



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/4-8/Erf 1563
15/3/6-8/Erf 1563

Enquiries:
A de Jager

15 December 2021

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1563, MALMESBURY

Your application, with reference MAL/12046/MH, dated 29 March 2021, on behalf of C.J. Treurnicht and C.E. Huyshamen, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 1563, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1563, Malmesbury (1 499m² in extent), be subdivided into Portion A (483m² in extent) and the Remainder (1 016m² in extent);
- b) The eastern side building line on Portion A be restricted to 3,5m, in order to create a total fire safety distance from the thatch roofed structure on the Remainder of 4,5m (including the 1m distance of the structure from the western boundary of the Remainder);
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- a) The subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- b) The subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ELECTRICITY

- a) The subdivided portion be provided with a separate electrical connection point and related costs be for the account of the owner/developer;
- b) Any costs incurred by the relocation of electrical cables over the relevant erf, be for the account of the owner/developer;
- c) Any electrical interconnection be isolated and completely removed;
- d) The electricity connection be joined to the existing low voltage network;
- e) Additional to the abovementioned, the owner/developer will be responsible for the costs incurred for the installation of the electricity meter on the subdivided portion/activation of electricity to the erf;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer is responsible for the development charge of R5 987,78 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
 - d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - e) The Council resolution of May 2020 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;
- B. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for permanent building line departure on Erf 1563, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 1,5m western building line on the Remainder be departed from to 1m for the extent of the existing thatch roofed lapa structure;

C. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 C.J. Treurnicht and C.E. Huyshamen, P.O. Box 302, Vredendal, 8160

TITLE: PROPOSED SUBDIVISION AND
PERMANENT DEPARTURE ON
ERF 1563, MALMESBURY



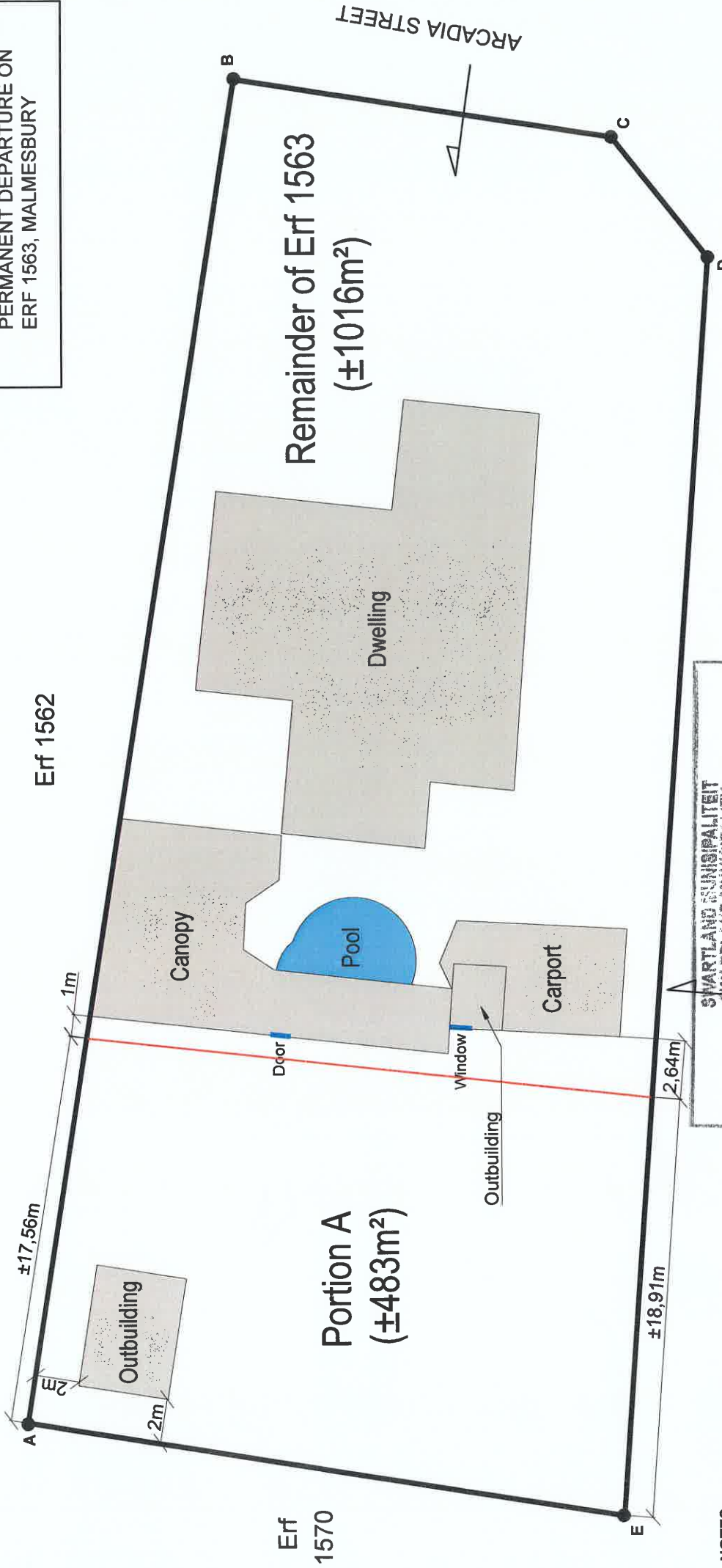
SUBDIVISION AND
PERMANENT DEPARTURES
ON ERF 1563 MALMESBURY

REF: MAL/12046/MH

Date: October 2021



SCALE 1 : 250



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderskeiding voorgestel deur **OWEN GOODE STREET**
Verordening in teake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderwerp aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2021/12/15

DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

NOTES:

- Figure ABCDE represents Erf 1563, Malmesbury measuring 1499m²

LEGEND:

Proposed Subdivision

Existing access

- Zoning: Residential Zone 1