



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



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Sakha ikusasa elingcono!*

File ref: 15/3/6-8/Erf\_868  
15/3/10-8/Erf\_868

Enquiries:  
Mr AJ Burger

2 February 2023

CK Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

**By Registered Post**

Dear Sir/Madam

### **PROPOSED SUBDIVISION AND CONSENT USE ON ERF 868, MALMESBURY**

Your application, with reference MAL/12664/EB/NG, dated 1 November 2022, on behalf of IKE Viljoen, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Development Management 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 868, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 868 (972m<sup>2</sup> in extent), be subdivided into a Remainder (406m<sup>2</sup> in extent) and Portion A (553m<sup>2</sup> in extent) as indicated on the approved subdivision plan;
- (b) A 5m x 5m splay be provided on the street corner of portion A which be surveyed and transferred to the municipality for the cost of the owner/developer;
- (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) Each subdivided portion be provided with a separate water connection at building plan stage;

#### **3. SEWERAGE**

- (a) The subdivided portion be provided with a separate sewerage connection at subdivision 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 through the relocation of electrical cables over the subdivided portions, 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

## **5. DEVELOPMENT CHARGES**

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to 7 340,83 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (c) The development charges towards sewerage amounts to R 3631,57 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (d) The development charges towards roads and stormwater amounts to R 5410,05 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (e) The development charges electricity amounts to R 4358,90 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/253-164-9210);
- (f) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

## **6. GENERAL**

- (a) 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;
- (b) 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;
- (c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. However, 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.

**B** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for consent use on portion A of Erf 868, 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 consent use be restricted to a double dwelling house, as presented in the application;
- (b) The double dwelling complies with all zoning scheme parameters applicable to the Residential zone 1 zoning;
- (c) Access to portion A be restricted not closer than 5m to the splay of the erf. This be achieved by means of the erection of a boundary wall;
- (d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

### **2. WATER**

- (a) Portion A be provided with a single water connection and no additional connections be provided;

### **3. SEWERAGE**

- (a) Portion A be provided with a single sewer connection and no additional connections be provided;

#### 4. REFUSE REMOVAL

- (a) The basic refuse removal tariff be charged for each dwelling on the property;

#### 5. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) and is for the account of the owner/developer at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to 7 340,83 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The development charges towards sewerage amounts to R 3631,57 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- d) The development charges towards roads and stormwater amounts to R 5410,05 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The development charges electricity amounts to R 4358,90 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/253-164-9210);
- f) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

#### 6. GENERAL

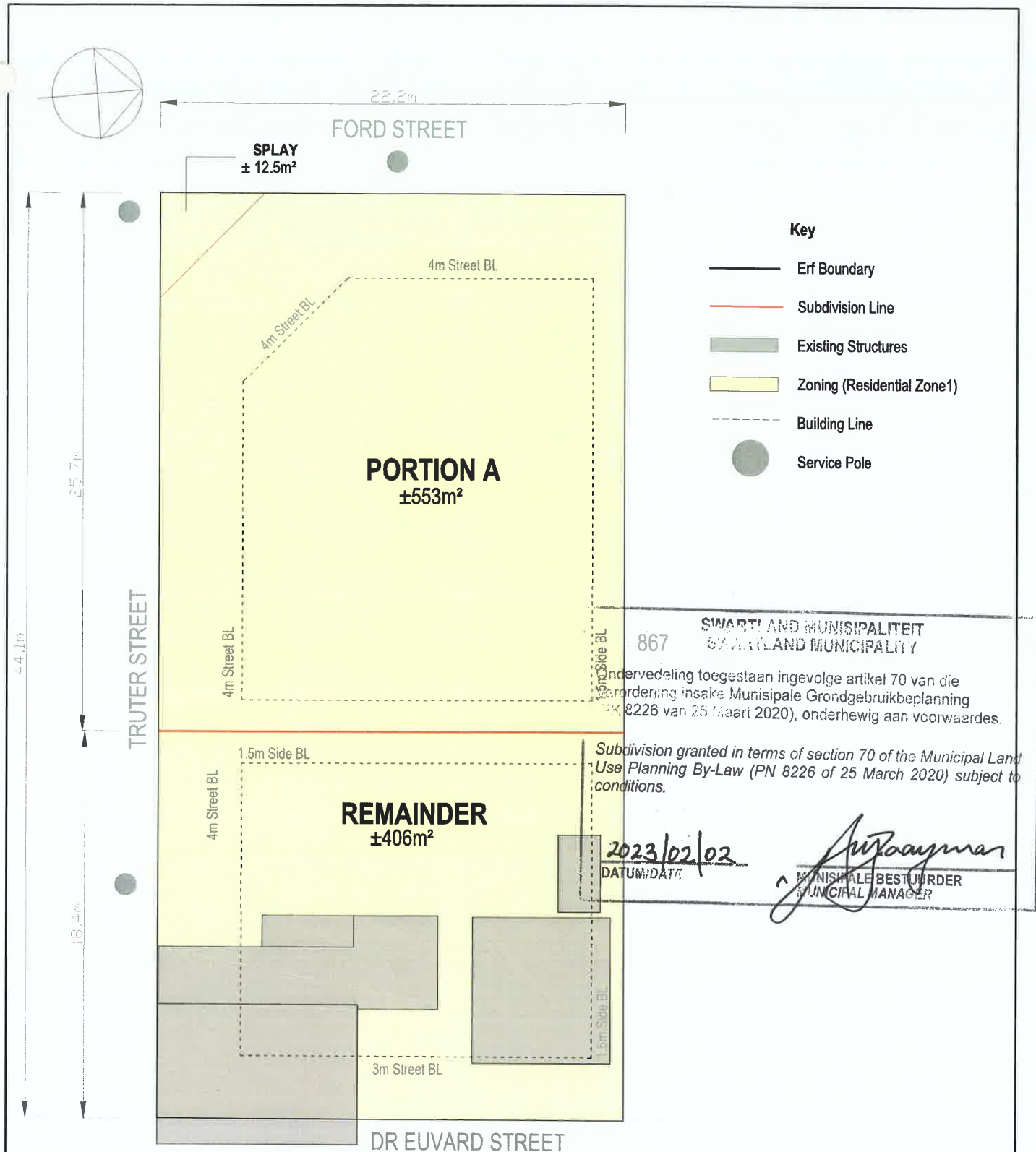
- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be met before the occupancy certificate for the proposed second dwelling be issued.
- (b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services

AJB/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
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SUBDIVISION PLAN: PROPOSED SUBDIVISION OF ERF 868, MALMESBURY

SCALE 1:250

ERF 868, MALMEBSURY	
ZONING	RESIDENTIAL ZONE 1
USE	DWELLING
EXTENT	972m²

PROPOSED SUBDIVISION		
	PORTION A	REMAINDER
EXTENT	± 553 m²	± 406 m²

NOTES:

This diagram illustrates the proposed subdivision of Erf 868 Malmesbury zoned Residential Zone 1 into two portions: Portion A measuring at ±553m² with a ± 12.5m² splay and Remainder portion measuring at ±406m² .

**CK RUMBOLL & PARTNERS**

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**PROPOSED SUBDIVISION OF ERF 868, MALMESBURY**

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