



**CLEAN AUDITS SINCE 2010/11**



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File ref: 15/3/3-8/Erf 426  
15/3/4-8/Erf 426

Enquiries:  
A. de Jager

5 August 2021

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

**By Registered Mail**

Dear Sir/Madam

**PROPOSED REZONING AND DEPARTURE ON ERF 426, MALMESBURY**

Your application with reference number MAL/11823/JL/KS, received on 21 July 2021, on behalf of C.J. Viljoen, 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 rezoning of Erf 426, Malmesbury, from Residential Zone 1 to General Residential Zone 3, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The rezoning authorises a residential development of 297m<sup>2</sup> in extent in the form of four (4) flats on Erf 426 (843m<sup>2</sup> in extent) ;
- b) A minimum of six (6) on-site parking be provided as presented in the application and that the parking areas be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services, and the parking bays need to be clearly demarcated;
- d) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- e) Application be made to the Senior Manager: Built Environment for the right to display an advertising sign/development name;

**2. WATER**

- a) The existing water connection be used and that no additional connections be provided;

**3. SEWERAGE**

- b) The existing sewerage connection be used and that no additional connections be provided;

**4. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for a development charge of R19 602,90 towards the bulk supply of regional water, at building plan 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 R22 022,49 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2021 and may be revised thereafter (mSCOA: 9/249-174-9210);

*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

- c) The owner/developer is responsible for the development charge of R10 894,74 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - d) The owner/developer is responsible for the development charge of R16 230,15 towards roads and storm water, at building plan 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).
  - e) The owner/developer is responsible for the development charge of R13 076, 70 towards electricity, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/253-164-9210);
  - f) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2021/2022 and may 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 8227 of 25 March 2020), the application for departure on Erf 426, 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 north-eastern 5m side building line be departed from to 0,99m;
- b) The south-eastern 5m building line be departed from to 2,59m;
- c) The south-western 5m building line be departed from to 3,08m;
- d) The north-western 5m building line be departed from to 2,03m;
- e) The departures be restricted to the portions of the existing buildings that encroach and the minor renovations proposed, as presented in the application;

## **2. 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 complied with by no later than 30 September 2021 and failing to do so will result in further administrative action.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Adj/ds

Copies:      *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *C.J. Viljoen, 21 Bergzicht Street, Malmesbury, 7299*