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File ref: 15/3/4-8/Erf 203  
15/3/6-8/Erf 203

Enquiries:  
A. de Jager

21 August 2024

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By Registered mail

Dear Sir/Madam

## **PROPOSED SUBDIVISION AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 203, MALMESBURY**

Your application, with reference MAL/13825/HDT, dated 05 June 2024, on behalf of R.W. Moreland, 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 the subdivision of Erf 203, 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 203 (2 467m<sup>2</sup> in extent) be subdivided into Portion A (524m<sup>2</sup> in extent) Portion B (504m<sup>2</sup> in extent) Portion C (12,5m<sup>2</sup> in extent) Portion D (12,5m<sup>2</sup> in extent) and the Remainder (1 414m<sup>2</sup> in extent), in accordance with subdivision plan MAL/13825/HDT, dated April 2024, as presented in the application;
- b) The covered roof on Portion B be demolished at clearance stage, as presented in the application and on subdivision plan MAL/13825/HDT, dated April 2024;
- c) The existing outbuildings on portions A & B be converted into dwellings. Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- d) The 5m x 5m splays (Portion C and Portion D) be surveyed and transferred to Swartland Municipality for the cost of the owner/developer;
- e) A general plan or diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
  - i. The municipality's decision to approve the subdivision;
  - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
  - iii. The approved subdivision plan;

### **2. WATER**

- a) The relevant new subdivided portions be provided with separate water connections at subdivision stage;

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

Darling Tel: 022 492 2237

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

Yzerfontein Tel: 022 451 2366

### **3. SEWERAGE**

- a) The relevant new subdivided portions be provided with a separate sewerage connections at subdivision stage;

### **4. ELECTRICITY**

- a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer;
- b) The relocation of electrical cables across the relevant subdivided portions will be relocated for the cost of the owner/developer;
- c) Any electrical interconnections be isolated and fully removed;
- d) The electricity connection will be connected to the existing low-voltage network;
- e) The developer is responsible for the electrical connections to the subdivided sections;

### **5. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for a development charge towards the bulk supply of regional water of R17 273,00 per newly created erf, at clearance stage. The amount (total of R34 546,00) is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
  - b) The owner/developer is responsible for the development charge towards bulk water reticulation of R9 702,55 per newly created erf, at clearance stage. The amount (total of R19 405,10) is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - c) The owner/developer is responsible for the development charge towards sewerage of R5 279,65 per newly created erf, at clearance stage. The amount (total of R10 559,30) is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
  - d) The owner/developer is responsible for the development charge towards the waste water treatment works of R5 723,55 per newly created erf, at clearance stage. The amount (total of R11 447,10) is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
  - e) The owner/developer is responsible for the development charge towards roads of R20 706,90 per newly created erf, at clearance stage. The amount (total of R41 413,80) is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
  - f) The owner/developer is responsible for the development charge towards electricity of R4 920,30 per newly created erf, at clearance stage. The amount (total of R9 840,62) is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/253-164-9210);
  - g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;
- B. 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 building line departure on Erf 203, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

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

- a) The 1,5m north-western side building line be departed from and reduced to 0m, as presented in the application;
- b) The departure is restricted to the portion of the existing garage encroaching on the building line;

### **2. 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 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 any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal;
- e) All conditions of approval be implemented before clearance be issued and failing to do so, will cause the approval to lapse. Should all conditions of approval be met within the 5 year period the land use becomes permanent and the approval period will no longer be applicable.

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*  
                 *R.W. Moreland (c.o. J. du Plessis), 34 School Street, Malmesbury, 7299*  
                 *jdupl@yahoo.com*  
                 *LC Smith – agbolandair@gmail.com*

# PLAN OF SUBDIVISION: ERF 203, MALMESBURY

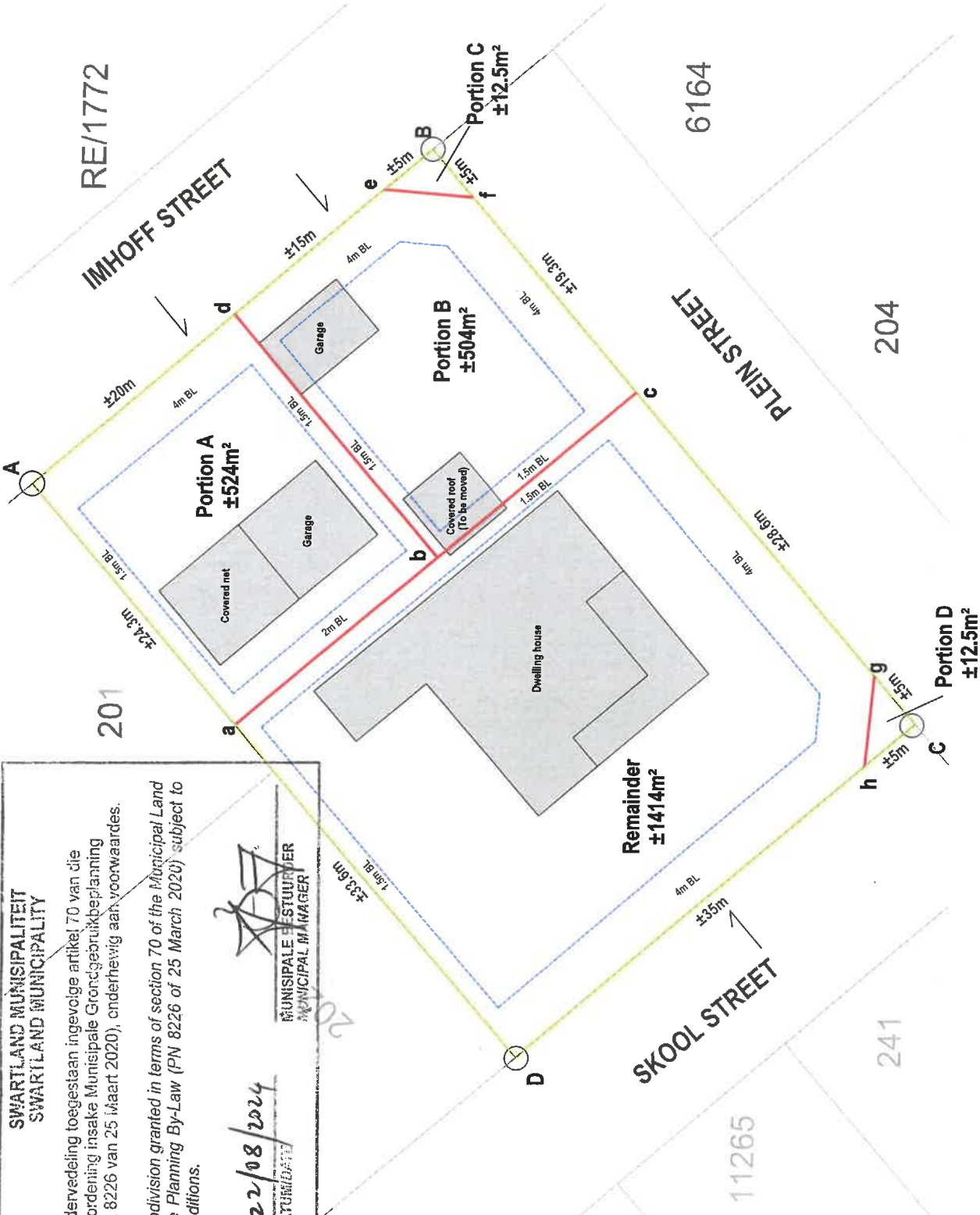
SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onverdeelings toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhewig 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.

22/08/2024  
DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



- NOTES:
- Figure A B C D represents Erf 203 Langebaan which measures ±2468m². Erf 203 is to be subdivided into:
- a) Portion A (±524m²) represented by Figure A a b d
  - b) Portion B (±504m²) represented by Figure b d e f c
  - c) Portion C (±12.5m²) represented by Figure e f B
  - d) Portion D (±12.5m²) represented by Figure h g C
  - e) Remainder (±1414m²) represented by Figure a b c g h D
- Subdivision Line
- Erf boundary
- Possible access points (building plans to confirm)
- Existing building
- Zoning: Residential Zone 1

Title: SUBDIVISION PLAN	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALMESBURY Tol: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumboll.co.za	
DATE: April 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/13825HDT	SCALE: NTS