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File ref: 15/3/4-8/Erf\_822  
15/3/6-8/Erf\_822  
15/3/10-8/Erf\_822

Enquiries:  
Mr AJ Burger

20 September 2023

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7300

Per registered post

Dear Sir/Madam

**PROPOSED SUBDIVISION, CONSENT USE AND DEPARTURE OF DEVELOPMENT  
PARAMETERS ON ERF 822, MALMESBURY**

Your application, with reference MAL/12210/NJdK, dated 17 April 2023, on behalf of JAR Loubser, 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 822, Malmesbury, is approved in terms of Section 70 of the By-Law.
- 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 a consent use of Erf 822, Malmesbury, is approved in terms of Section 70 of the By-Law.

Decisions A & B are subject to the following conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 822 (837m<sup>2</sup> in extent), be subdivided into Portion A (354m<sup>2</sup> in extent) and the Remainder (486m<sup>2</sup> in extent), as presented in the application;
- b) The consent use authorises a double dwelling on the remainder of erf 822, as presented in the application;
- 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 new subdivided portion be provided with a separate single water connection at subdivision stage;

**3. SEWERAGE**

- a) Each new subdivided portion be provided with a separate single sewerage connection at subdivision stage;

Rig asseblief alle korrespondensie aan:  
Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299  
Darling Tel: 022 492 2237

Tel: 022 487 9400  
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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

#### **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 as a result of 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. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

#### **5. DEVELOPMENT CHARGES**

##### **5.1 Applicable to the subdivision:**

- a) The owner/developer is responsible for a development charge of R10 862,90 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R6 101,90 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 795,00 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R4 113,55 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R11 938,15 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The owner/developer is responsible for the development charge of R4 620,01 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

##### **5.2 Applicable to the double dwelling:**

- a) The owner/developer is responsible for a development charge of R10 862,90 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 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R6 101,90 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 795,00 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R4 113,55 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R11 938,15 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The owner/developer is responsible for the development charge of R4 620,01 towards electricity, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);

- g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;
- C 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 departure of development parameters on the remainder of Erf 822, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:
- a) Departure of the required 50% coverage to 56,9%;
  - b) Departure of the 2m rear building line to 1,5m;
  - c) Departure of the required 3 on-site parking bays to 2 parking bays.
- D 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 departure of development parameters on portion A of Erf 822, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:
- a) Departure of the required 3 on-site parking bays to 2 parking bays.

#### **E 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 separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the date of decision.

All conditions of approval be implemented before clearance be given and failing to do so the approval will lapse.

Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

Yours sincerely

  
**MUNICIPAL MANAGER**

per Department Development Services  
AJ-B/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Electrical Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *JAR Loubser, 62 Dr Euvrard Street, Malmesbury, 7300*  
                 *Email : [jar@jartransport.co.za](mailto:jar@jartransport.co.za)*

# PLAN OF SUBDIVISION: ERF 822, MALMESBURY



Drawing by: NI de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLD & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
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DATE: August 2022  
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAJ/12210NJK  
SCALE: NTS