



File ref: 15/3/4-8/Erf_994
15/3/6-8/Erf_994

Enquiries:
Mr AJ Burger

17 March 2026

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MOORREESBURG
7310

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Sir

APPLICATION FOR THE SUBDIVISION AND DEPARTURE ON ERF 994, MALMESBURY

Your application, with reference number 404~994-Mbury, dated September 2025, on behalf of LC Papier, 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 994, 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 994, Malmesbury (714m² in extent), be subdivided into Portion A (325m² in extent) and the Remainder (389m² in extent), as presented in the application on Subdivision plan with reference number 404~994-Mbury, dated 5 August 2025;
- b) The new property diagram be submitted to the Surveyor General for approval, 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) Each portion be provided with a separate water connection. The condition is applicable at subdivision stage;
- b) There is no water pipe in Moorrees Street and the subdivision cannot be provided with a water connection. In order to provide the water connection, the water network be extended from St John Street. For this, the owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension.
- c) The design be submitted to the Director Civil Engineering Services for approval after which it must be installed under the supervision of the engineer;

3. SEWERAGE

- a) Each portion be provided with a separate sewerage connection. The condition is applicable 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 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 between the portions be isolated and completely removed;
- d) The electricity supply to the portions be connected to the existing low voltage network;
- e) Additional to the above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R2 759,32 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R1 550,01 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R1 566,33 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R1 698,02 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R8 779,51 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The owner/developer is responsible for the development charge of R4 989,61 towards the electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- g) Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter.

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), application for departure of development parameters, be approved in terms of section 70 of the By-Law, as follows:

1. Departure of the minimum erf size of 400m² to 325m² and 389m² respectively.

C. GENERAL

1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
2. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers.
3. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.
4. 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 on the appeal.
5. All conditions of approval be implemented at subdivision stage, 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.
6. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late

and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
AJS/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Financial Services
Department: Civil Engineering Services
Department: Electrical Engineering Services
Email: Suezet.adams@pepsico.com

Moorrees Street

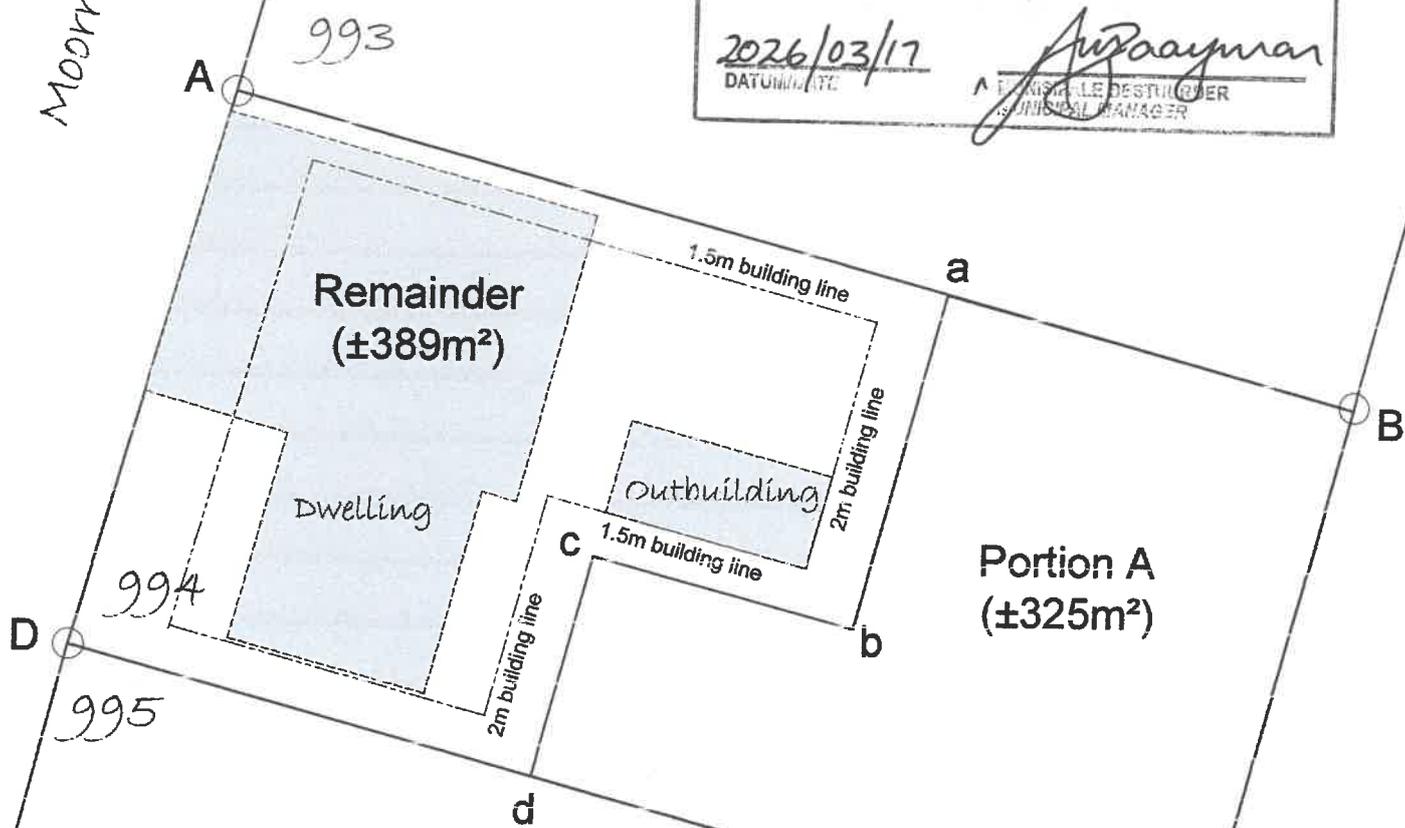
SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2026/03/17
 DATUM/DATE

[Signature]
 A. L. ...
 MUNICIPAL MANAGER



Subdivision summary		
Portion	Size	Zoning
A (aBCdcbA)	±325m ²	Residential zone I
Remainder (AabcdDA)	+389m ²	Residential zone I

Project: Erf 994, Malmesbury

Title: Subdivision Plan

Owner: L.C. Papier



Notes: Meter

Datum: 05/8/2025

Reference: 404~994-Mbury

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