



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-9/Erf_2010

Enquiries:
Mr HL Olivier

16 August 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2010, MOORREESBURG

Your application, with reference MOOR/12558/NJdK, dated 2 June 2022, on behalf of J Streicher, regarding the subject refers.

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 subdivision of Erf 2010, Moorreesburg, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 2010, Moorreesburg (11896m² in extent) be subdivided into Portion 1 (±2448m² in extent), Portion 2 (±2397m² in extent) and a Remainder (±7026m² in extent);
- (b) 5m x 5m splays on the street corners of the remainder and portion 1 be surveyed and transferred to Swartland Municipality for the cost of the owner/developer at clearance stage simultaneously with the first transfer;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at building plan stage;
- (b) The water network need to be expanded, in order to provide the subdivided portions with service connections;
- (c) The owner/developer appoints an engineer, appropriately registered in terms of Act 46 of 2000, to design the expansion of the water network;
- (d) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the expansion be completed under the supervision of the appointed engineer;
- (e) The conditions relating to the expansion of the water network are applicable at clearance stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate water connection at clearance stage;
- (b) The sewer network need to be expanded, in order to provide the subdivided portions with service connections;
- (c) The owner/developer appoints an engineer, appropriately registered in terms of Act 46 of 2000, to design the expansion of the sewer network;
- (d) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the expansion be completed under the supervision of the appointed engineer;
- (e) The conditions relating to the expansion of the sewer network are applicable at clearance stage;

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**

Yzerfontein Tel: 022 451 2366

Darling Tel: 022 492 2237

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection the cost be for the account of the owner/developer;
- (b) Any 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. The department Electrical Engineering Services (Mr Fanie Weideman) may be contacted at 082 928 3001 for a quotation;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R10 890,50 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R5 410,05 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210).
- (d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R4 358,90 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 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 any of the portions 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. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. 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.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 J Streicher, 71C Voortrekker Road, Malmesbury, 7300
 Email: pieterb@mbswartland.co.za

PLAN OF SUBDIVISION: ERF 2010, MOORREESBURG



Portion 1: ±2448m²
 Portion 2: ±2397m²
 Remainder: ±7026m²
 Total: 1.1896ha

Erf 2010 Boundary ———
 Subdivision line ———
 Zoning: Residential Zone 5

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 (PN 8226 of 25 March 2020) subject to conditions.

2022/08/16
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Drawing by: NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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|-------------------------|--------------------------------------|
| DATE: May 2022 | AUTHORITY: SWARTLAND MUNICIPALITY |
| REF: MOOR/12558/NJdK | SCALE: NTS |

