



CLEAN AUDITS SINCE 2010/11



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We shape a beter future!  
Sibumba ikamva elingcono!*

File ref: 15/3/6-9/Erf\_3924

Enquiries:  
Mr AJ Burger

31 May 2022

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

**Per Registered Post**

Dear Sir/Madam

## **PROPOSED SUBDIVISION OF ERF 3924, MOORREESBURG**

Your application, with reference MOOR/12445/NJdK, dated 5 April 2022, on behalf of A Mouton, 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 3924, 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 3924, Moorreesburg (7928m<sup>2</sup> in extent) be subdivided into Portion A (3554m<sup>2</sup> in extent) and the Remainder (4349m<sup>2</sup> in extent);
- b) Building plans for any unauthorised structures be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) A 5m x 5m splays on the street corners of the remainder and portion A be surveyed transferred to Swartland Municipality for the cost of the owner/developer;
- d) 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 subdivided portion be provided with a separate water connection;
- b) The condition is applicable at clearance stage for the Remainder, and at building plan stage for Portion A;

### **3. SEWERAGE**

- a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litres at clearance stage;
- b) The sewerage connection be accessible to the vacuum truck from the street;
- c) These conditions are applicable at building plan 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;

*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**

- b) Any costs incurred through the 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. 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 2021/2022 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 2021/2022 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 2021/2022 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 2021/2022 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 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 5.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

## 6. 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) 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  
AJB/ds

Copies:     *Surveyor General, Private Bag X9028, Cape Town, 8000*  
              *Director: Civil Engineering Services*  
              *Director: Electrical Engineering Services*  
              *Director: Financial Services*  
              *Building Control Officer*  
              *A Mouton, 19 Constantia Street, Hooikraal, Moorreesburg, 7310*  
              *Email: [Fm5803@gmail.com](mailto:Fm5803@gmail.com)*

**SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale 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.

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

2022/05/31  
DATUM/DATE

**NOTES:**

Figure A B C D represents Erf 3924 Moorsburg which measures ±7928m<sup>2</sup>. Erf 3924 is to be subdivided into:

- a) Portion A (±3554m<sup>2</sup>) is represented by Figure A a b c d e f
- b) Remainder (4349m<sup>2</sup>) is represented by Figure a B h g d c b

Zoning: Residential Zone 5

- Subdivision Line
- Subject property
- Existing buildings

Drawing by:

NJ de Kock

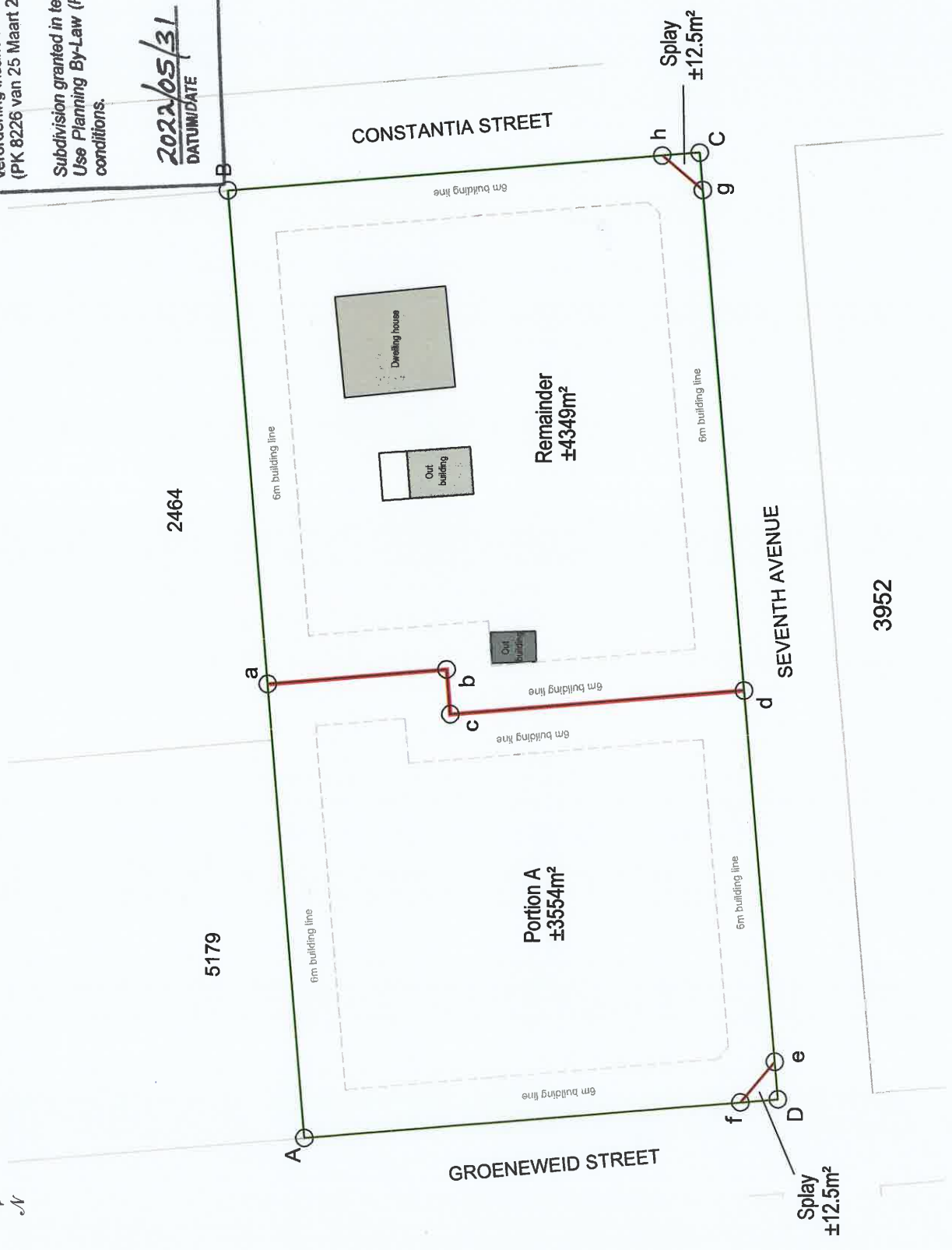
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 PRINIER STREET, WILMERSBURG  
Tel: 022 - 4821846  
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DATE: APRIL 2022  
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MOOR/12445/NJRK  
SCALE: NTS



2464

5179

Portion A  
±3554m<sup>2</sup>

Remainder  
±4349m<sup>2</sup>

CONSTANTIA STREET

SEVENTH AVENUE

GROENEWEID STREET

3952

Splay  
±12.5m<sup>2</sup>

Splay  
±12.5m<sup>2</sup>