



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-9/Erf_2117

Enquiries:
Mr AJ Burger

14 July 2022

Planscape
PO Box 557
MOORREESBURG
7310

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2117, MOORREESBURG

Your application, with reference 299~2117-Mrb, dated 9 May 2022, on behalf of G Abrahams, 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 2117, 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 2117, Moorreesburg (7928m² in extent) be subdivided into a remainder (1983m² in extent), Portion A (1979,4m² in extent), Portion B (1979,4m² in extent), Portion C (1979,4m² in extent), Portion D (1979,4m²), Portion E (1979,4m² in extent), Portion F (1979,4m² in extent), Portion G (1979,4m² in extent), Portion H (1979,4m² in extent), Portion I (12,5m² in extent) and Portion J (12,5m² in extent);
- b) The splay portions be surveyed and transferred to Swartland Municipality for the cost of the owner/developer;
- 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 subdivided portion be provided with a separate water connection at building plan stage;
- b) The water network be expanded in order to provide each subdivided portion with a service connection. For this, the developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design must be submitted to the Director: Civil Engineering Services for approval after which the extension must be done under the supervision of the engineer;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate sewerage connection at clearance stage;
- b) The sewerage network be expanded in order to provide each subdivided part with a service connection. For this, the developer must appoint an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design must be submitted to the Director: Civil Engineering Services for approval after which the extension must be done under the supervision of the engineer;

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

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 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 per newly created erf towards the bulk supply of regional water, at clearance stage. The amount (total of R87 124,00) 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 per newly created erf towards bulk water reticulation, at clearance stage. The amount (total of R58 726,64) 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 per newly created erf towards roads and storm water, at clearance stage. The amount (total of R43 280,40) 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 per newly created erf towards sewerage, at clearance stage. The amount (total of R29 052,56) 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 per newly created erf towards electricity, at clearance stage. The amount (total of R34 871,20) 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 capital contributions 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;

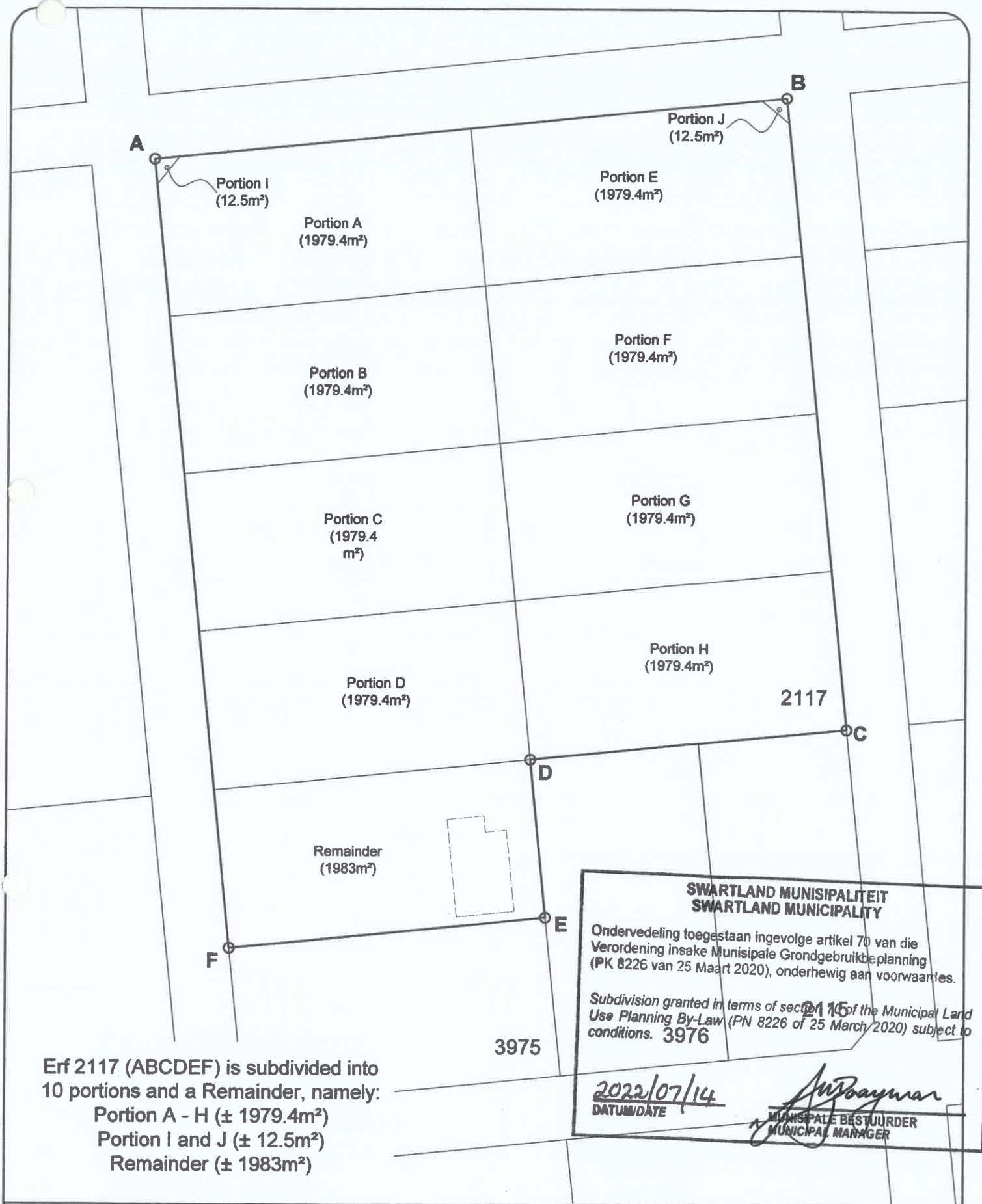
6. GENERAL

- a) 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. 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
 G Abrahams, 12 Daisy Way, Newlands, 7700
 Email: drqabrahams123@gmail.com



Erf 2117 (ABCDEF) is subdivided into 10 portions and a Remainder, namely:
 Portion A - H ($\pm 1979.4\text{m}^2$)
 Portion I and J ($\pm 12.5\text{m}^2$)
 Remainder ($\pm 1983\text{m}^2$)

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. 3976

2022/07/14
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Project: Erf 2117, Moorreesburg

Title: Subdivision plan

Owner: Dr. G Abrahams



Notes: All sizes subject to survey

Datum: 08/03/2022

Reference: 299~2117-Mrb

