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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/3-9/Erf_3715
15/3/6-9/Erf_3715

Navrae/Enquiries:
A. de Jager

29 November 2023

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

**AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF SUBDIVISION AND SITE
DEVELOPMENT PLAN : REZONING AND SUBDIVISION ON ERF 3715, MOORREESBURG**

Your application with reference MOO/9939/ZN_4, dated 1 November 2023 on behalf of Swartland Municipality refers.

- A. 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 2023), application for the amendment of conditions of approval on Erf 3715, Moorreesburg, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING/ BUILDING CONTROL

- a) Condition B.D1(b) contained in approval letter 13/3/3-9/Erf_3715 & 15/3/6-9/Erf_3715, dated 28 May 2019 that reads as follows:

"...Erf 3715 be subdivided into a remainder (±1,2899ha), portion A (±2,1494ha) as well as portion B (±17,7930ha) as presented in the amended subdivision plan..."

be amended to read as follows:

Erf 3715 be subdivided into Portion A (2,7809ha in extent), Portion B (17,8073ha in extent) and the Remainder (1,2899ha in extent) as presented in the application;

- b) Condition A.1.a) contained in approval letter 13/3/3-9/Erf_3715 & 15/3/6-9/Erf_3715, dated 3 June 2020 that reads as follows:

"...Portion A (±2,1242ha) be subdivided as phase 1 in order to accommodate incremental housing as part of the expansion of the existing Sibanye Informal Settlement, as presented in the amended site development plan, and which consists of the following:

*115 Residential Zone 4 erven (1,1829ha in extent);
3 Community Zone 2: Place of Worship erven (564m² total extent, 188m² each);
1 Community Zone 1: Place of Education erf (188m² in extent);*

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

2 Open Space Zone 1: Public Open Space erf (376m² total extent, 188m² each);
1 Transport Zone 2 erf (8 537m² in extent);

be amended to read as follows:

Portion A (±2,7809ha) be subdivided as Phase 1 in order to accommodate incremental housing as part of the expansion of the existing Sibanye Informal Settlement, as presented in the amended site development plan, and which consists of the following:

- i. 127 Residential Zone 4 erven – 1,2971ha in extent;
- ii. 17 Residential Zone 2 erven – 2 849m² in extent;
- iii. 3 Community Zone 2 (church) erven – 564m² in extent;
- iv. 1 Community Zone 1 (creche) erf – 188m² in extent;
- v. 2 Open Space Zone 1 erven – 376m² in extent;
- vi. 1 Transport Zone 2 erf – 8 537m² in extent;

c) Condition A. contained in approval letter 13/3/3-9/Erf 3715 & 15/3/6-9/Erf_3715, dated 21 July 2023 and that reads as follows:

“...D1(d)

Portion B (±17,7930ha) be subdivided in order to accommodate a mixed use, mixed density residential development as part of phase 2 of the development, which consists of the following:

*179 residential Zone 2 erven—±3,0214ha in extent (IRDP housing)
410 Residential Zone 2 erven—±4,8006ha in extent (Walk-up housing)
27 Residential Zone 1 erven—±7735m² in extent (affordable housing)
12 Residential Zone 4 erven—±1142m² in extent
3 Open Space Zone 1 erven—±1,8269ha
1 Open Space Zone 2 erf—±2,4203ha (sport facilities and fields)
1 Business Zone 1 erf—±2559m²
1 Community Zone 2 erf—±1157m² (Church)
2 Transport Zone 2 erven—±4,3689ha (Roads)...”*

be amended to read as follows:

Portion B (±17,8073ha) be subdivided in order to accommodate a mixed use, mixed density residential development as part of Phase 2 of the development, which consists of the following:

- i. 214 Residential Zone 2 erven – 3,8012ha in extent (IRDP housing);
- ii. 408 Residential Zone 2 erven – 4,7689ha in extent (Walk-up housing);
- iii. 24 Residential Zone 1 erven – 6 456m² in extent (affordable housing);
- iv. 2 Open Space Zone 1 erven – 1,9033ha in extent;
- v. 1 Open Space Zone 2 erf – 1,8720ha in extent (sport facilities and fields);
- vi. 1 Business Zone 1 erf – 2 535m² in extent;
- vii. 1 Community Zone 2 erf – 1 133m² in extent (Church);
- viii. 3 Authority Zone erven – 72m² in extent (mini-substations);
- ix. 2 Transport Zone 2 erven – 4,4426ha (Roads)...”

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 the amendment of the Subdivision and Site Development Plan on Erf 3715, Moorreesburg, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING/ BUILDING CONTROL

- a) Subdivision Plan 2, with reference number MOO/9939/ZN_2, dated April 2019, be amended and replaced by Subdivision Plan MOO/9939/ZN_4, dated October 2023;
- b) Site Development Plan 6, with reference number MOO/9939/NJ_6 and dated June 2023, be amended and replaced by Site Development Plan 9, with reference number MOO/9939/ZN_9, dated October 2023, as presented in the application;

2. GENERAL

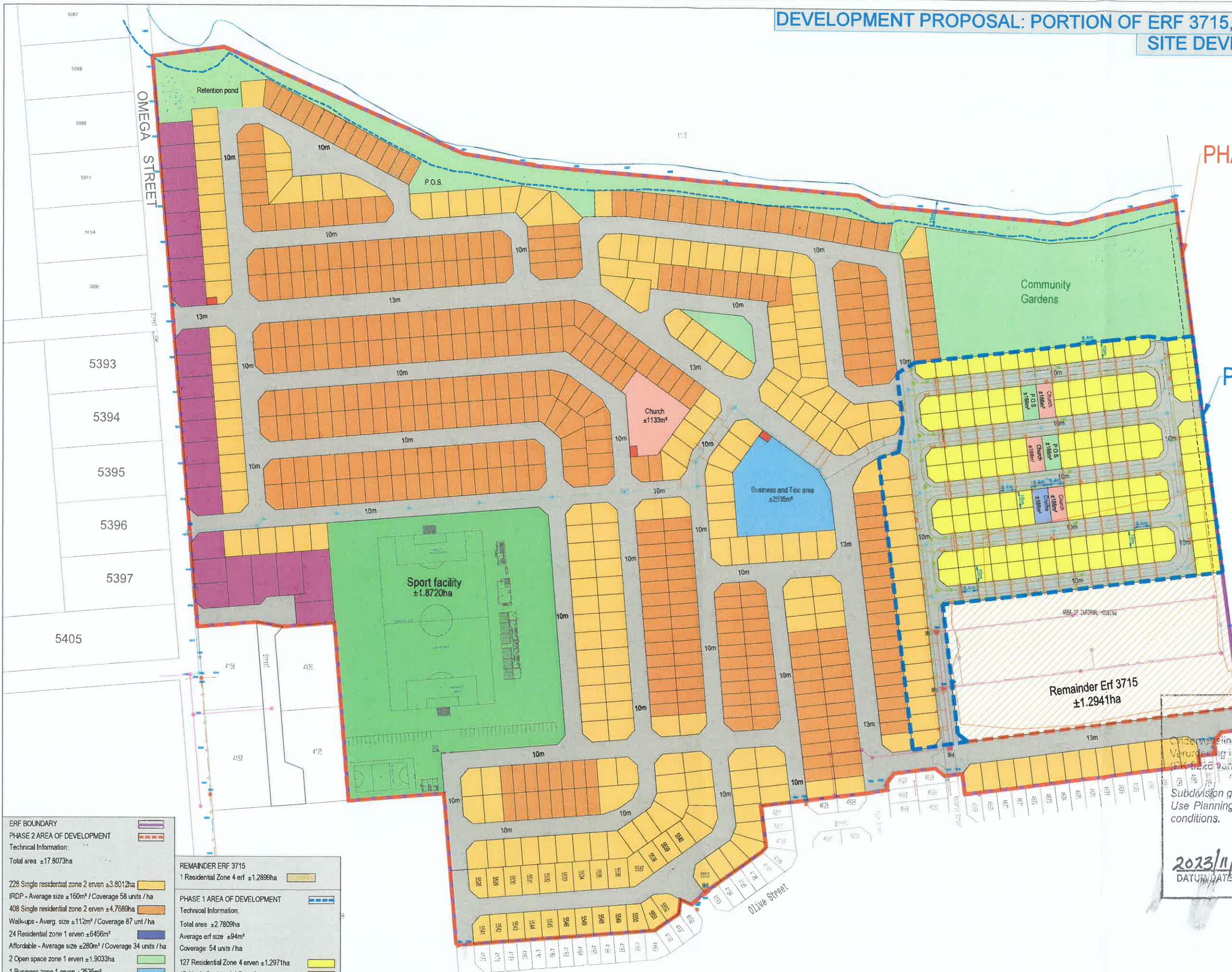
- a) The remaining conditions of approval contained in previous approval letters, that have not been specifically amended, remain applicable.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
AdJ/ds

Copies : Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Financial Services (Attention: Michael Nolan)
 Director: Civil Engineering Services
 Director: Electrical Services
 Director: Development Services (Attention: Sylvester Arendse)
 Building Control Officer

DEVELOPMENT PROPOSAL: PORTION OF ERF 3715, MOORREESBURG
SITE DEVELOPMENT PLAN 9



PHASE 2

PHASE 1

ERF BOUNDARY	
PHASE 2 AREA OF DEVELOPMENT	
Technical Information:	
Total area: ±17.8073ha	
228 Single residential zone 2 erven ±3.8012ha	
IRDP - Average size ±160m² / Coverage 58 units / ha	
408 Single residential zone 2 erven ±4.7689ha	
Walk-ups - Avg. size ±112m² / Coverage 87 unit / ha	
24 Residential zone 1 erven ±6456m²	
Affordable - Average size ±280m² / Coverage 34 units / ha	
2 Open space zone 1 erven ±1.9033ha	
1 Business zone 1 erven ±2535m²	
1 Community zone 2 (Church) erf ±1133m²	
1 Open space Zone 2 erf ±1.8720ha	
3 Authority Zone erven ±72m²	
2 Transport Zone 2 erf ±4.4426ha	
REMAINDER ERF 3715	
1 Residential Zone 4 erf ±1.2899ha	
PHASE 1 AREA OF DEVELOPMENT	
Technical Information:	
Total area: ±2.7809ha	
Average erf size: ±94m²	
Coverage: 54 units / ha	
127 Residential Zone 4 erven ±1.2971ha	
17 Single Residential Zone 2 erven ±2849m²	
3 Community Zone 2 (Church) erf ±564m²	
1 Community Zone 1 (Creche) erf ±188m²	
2 Open Space Zone 1 ±376m²	
1 Transport Zone 2 erf ±1.0861 ha	

Phase 1 Residential erven: 144
Phase 2 Residential erven: 660

Remainder Erf 3715
±1.2941ha

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ons versprekings toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PN 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.

2023/11/29
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: CARL RUMBOLD & VENHOTE PROFESSIONAL ENGINEERS 14 PARKSIDE DRIVE, VANDERBIJLPAN T 018 253 4874 F 018 253 4875 E info@rumboldvenhote.co.za	
DATE OCTOBER 2023	SCALE 1:2100 (A3)
REF MOOR/8938/ZN_9	