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File ref: 15/3/3-9/Erf\_2840

Navrae/Enquiries:  
Mr AJ Burger

23 May 2024

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

Sir / Madam

By Registered Mail

## PROPOSED REZONING OF ERF 2840, MOORREESBURG

Your application with reference number MOO/13577/MH, dated 2 April 2024, on behalf of A Mia, regarding the subject, refers.

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 rezoning of Erf 2840, 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 2840 be rezoned from Residential Zone 1 to Business zone 2, in order to develop the property with a shopping centre, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration of approval;
- c) The minimum of sixty (60) on-site parking bays and 1 loading bay be provide and that the parking bays and loading zone be finished in a permanent, dust free material, be it tar, concrete, paving or any other material pre-approved by the Director: Civil Engineering Services and that the parking bays and loading bay are clearly marked;
- d) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage;

### 2. WATER

- a) The water network be expanded in order to provide the development with a service connection. For this, the owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director: Civil Engineering Services for approval after which the extension be done under the supervision of the engineer;

### 3. SEWERAGE

- a) The sewerage network be expanded in order to provide the development with a service connection. For this, the owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director: Civil Engineering Services for approval after which the extension 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. STREETS AND STORMWATER

- a) Omega Street from Palm Street to Charles Malherbe Street and Charles Malherbe Street from Goudmyn Street to Omega Street be upgraded to a permanent surface standard;
- b) Stormwater from the development is piped underground to the nearest suitable municipal collection point;
- c) The proposed parking spaces, including sidewalks that provide access, are provided with a permanent surface;
- d) For the conditions 4(a) to 4(c), the owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the street upgrades, storm water and parking spaces. The design be submitted to the Director: Civil Engineering Services for approval after which the works be done under the supervision of the engineer.

#### 5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R33 654,69 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R12 495,10 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R9 502,81 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R28 537,70 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R133 888,98 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter;
- g) The installation and upgrading of external services is, where applicable, deductible from fixed capital contributions;

#### 6. GENERAL

- a) 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;
- b) All conditions of approval be implemented before the new land uses come into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely

  
MUNICIPAL MANAGER

per Department Development Services  
AJB/ds

Copies:      Department: Financial Services (Michael Nolan)  
                 Department: Civil Engineering Services  
                 Building Control Officer  
                 A Mia, 28 Main Street, Moorreesburg, 7310  
                 Email: [miaa3835@gmail.com](mailto:miaa3835@gmail.com)