



File ref: 15/3/4-9/Erf_3902
15/3/6-9/Erf_3902

Enquiries:
Mr HL Olivier

17 September 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 3902, MOORREESBURG

Your application, with reference MOR/13869/JL/GB, dated 3 July 2024, on behalf of GD Rhodes, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management 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 the subdivision of Erf 3902, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 3902 (1001m² in extent) be subdivided into Portion A (500m² in extent) and the Remainder (501m² in extent), as presented in the application;
- (b) Any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Development Management for consideration and approval;
- (c) The temporary structure to be removed as indicated on the subdivision plan at clearance stage;
- (d) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - (i). The municipality's decision to approve the subdivision;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved subdivision plan;

2. WATER

- (a) The newly subdivided portions each be provided with separate water connections at building plan stage;

3. SEWERAGE

- (b) The newly subdivided portions each be provided with separate sewerage connections at clearance stage;

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer;
- (b) Any relocation of electrical cables across the relevant subdivided portions will be relocated for the cost of the owner/developer;
- (c) Any electrical interconnection be isolated and fully removed;
- (d) The electricity connection be connected to the existing low-voltage network;
- (e) In addition to the above, the owner/developer must pay for the electricity connections to the subdivided portions;
- (f) The Department Electrical engineering services be contacted for a quotation for the provision of electrical services to the subdivided portion;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R1 630,70 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (b) The owner/developer is responsible for the development charge of R4 895,55 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (c) The owner/developer is responsible for the development charge of R11 993,35 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (d) The owner/developer is responsible for the development charge of R 4 920,31 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (e) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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 portion, 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 separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) 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 for or against the appeal;
- (e) All conditions of approval be implemented before clearance be issued and failing to do so, will cause the approval to lapse. Should all conditions of approval be met within the 5 year period the land use becomes permanent and the approval period will no longer be applicable;

- B. By virtue of the authority delegated to the Senior Manager: Development Management 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 the departure of the development parameters on the Remainder of Erf 3902, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law, as follows:



1. TOWN PLANNING AND BUILDING CONTROL

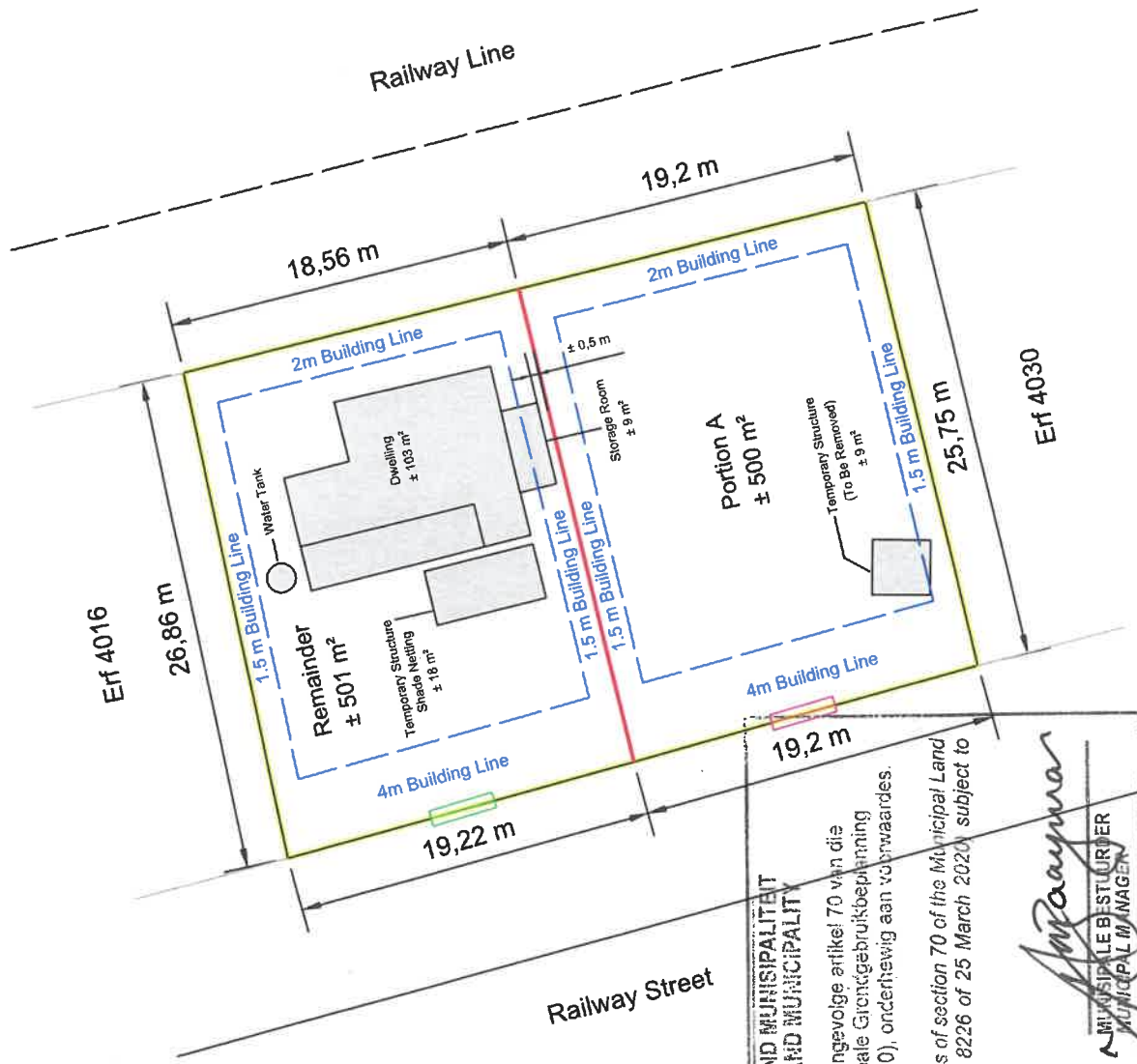
- (a) The side building line in respect of the existing buildings on the proposed remainder of erf 3902, Moorreesburg be departed from in order to subdivide up to 500mm from the existing building, in lieu of the 1,5m building line parameter.
- (b) No openings be permitted in the wall facing portion A, situated 500mm from the new property boundary.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLOds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 Mr GD Rhodes, 14 Rivier Street, Moorreesburg, 7310

LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Building Lines	
Subdivision Lines	
Existing Structures	
Existing Access	
Proposed Access	
TITLE: SUBDIVISION PLAN ERF 3902 MOORREESBURG	
PHYSICAL ADDRESS: 14 RAILWAY STREET, MOORREESBURG, 7310	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning6@rumboll.co.za	
DATE: MAY 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: MOR/13859/JJGB	



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruiksbeëmpning (FK 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.

2024/09/12
DATUM/DATE

[Signature]
MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

