



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-9/Erf 2235

Enquiries:
A. de Jager

8 March 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2235, MOORREESBURG

Your application, with reference MOOR/12328/NJdK, dated 19 January 2022, on behalf of P.J and A.S.A. Mathee, 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 2235, 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 2235, Moorreesburg (1.2072Ha in extent), be subdivided into Portion A (2 000m² in extent) and the Remainder (10 072m² in extent);
- b) 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) The subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- a) The subdivided portion be provided with a separate conservancy tank of minimum 8 000 litre at clearance stage and that the tank be accessible to the service truck from the road;

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 as a result of the relocation of electrical cables over the relevant erf, 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;

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

- 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. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

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. 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
Add/ds

Copies:

Surveyor General, Private Bag X9028, Cape Town, 8000


Director: Civil Engineering Services

Director: Electrical Engineering Services

Director: Financial Services

P.J and A.S.A. Matthee, 18 Fourth Avenue, Hooikraal, Moorreesburg, 7310

SUBDIVISION PLAN: ERF 2235 MOORREESBURG



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling 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.

2022/03/08
DATUM/DAY

Antonyman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Note:
Figure A B C D E F G represents Erf 2235, Moorreesburg measuring ±12072m²

Erf 2235 to be subdivided into:

Portion A
Figure A B a represents Portion A of Erf 2235, Moorreesburg, Measuring ±2000m²

Remainder
Figure a b C D E F G represents Remainder of Erf 2235, Moorreesburg, Measuring ±10 072m².

Distances:
A a - ±22.58m
B b - ±24.96m
a b - ±93.93m

Portion	Area (±m ²)	Zoning
A	2000	Residential Zone 5
Remainder	10 072	Residential Zone 5
Total area: ±12 072m ²		

Dwelling house
Erf 51, Darling
Subdivision Line



CK RUMBOLL & PARTNERS
18 Fisher Street, Moorreesburg
T: 022 442 1845 E: info@ckrumboll.co.za

SUBDIVISION OF ERF 2235
MOORREESBURG

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