



File ref: 15/3/6-9/Erf 41, 43
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4 November 2024

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To whom it may concern

APPLICATION FOR THE SUBDIVISION AND CONSOLIDATION OF ERF 41 AND ERF 43, MOORREESBURG

Your application, with reference number MOO/13989/RP, dated 27 September 2024, on behalf of Swartland Local Municipality, 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 subdivision of Erf 41 and Erf 43, 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 41, Moorreesburg, (18,8206ha in extent), be subdivided into Portion A (1 126m² in extent) and the Remainder: (18,708ha in extent) in accordance with Subdivision Plan no. MOO/13989/RP, dated 14 August 2024, as presented in the application;
- b) Erf 43, Moorreesburg, (1,0983ha in extent), be subdivided into Portion B (4 201m² in extent) and the Remainder: (6 782m² in extent) in accordance with Subdivision Plan no. MOO/13989/RP, dated 14 August 2024, as presented in the application;

- 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 consolidation of a portion of Erf 41 with a portion of Erf 43, Moorreesburg, is approved, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The newly subdivided Portion A (1 126m² in extent) of Erf 41, be consolidated with the newly created Portion B (4 201m² in extent) of Erf 43, in order to create a new land unit of 5 327m² in extent, consistent with Consolidation Plan no. MOO/13989/RP, dated 7 August 2024, as presented in the application;
- b) 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 and consolidation;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plan;

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C. GENERAL

- a) The zoning of Erf 43 is determined as Community Zone 3: Institution, as the property has housed the Moorreesburg commando offices since before 1 July 1986, and proven by the approved building plans on record;
- b) The zoning of Portion A is determined as Community Zone 3: Institution, automatically, without necessitating rezoning, as the subdivision and consolidation of the portion comply with the requirements of deemed zoning, as defined in article 12.9(g) of the By-Law;
- c) The approval does not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- d) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- e) 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;
- f) 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 subdivision and consolidation become permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
AqJ/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Corporate Services
 Department: Civil Engineering Services
 Building Control Officer
 Madelaine Terblanche, terblanchem@swartland.org.za

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderthegwig aan voorwaardes.

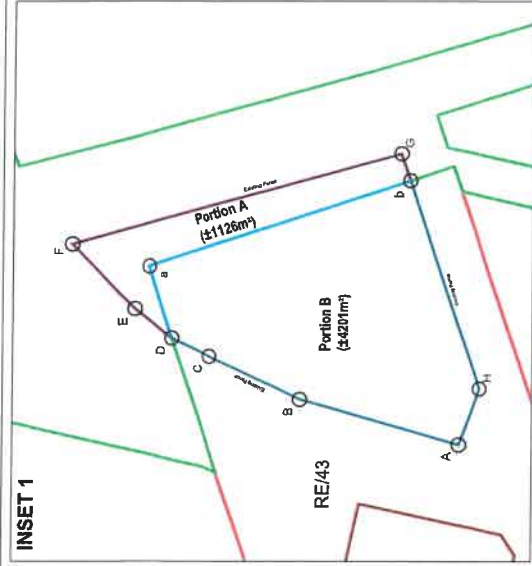
Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2024/11/04
DATUM/DATE

MUNICIPAL ENGINEER
MUNICIPAL MANAGER

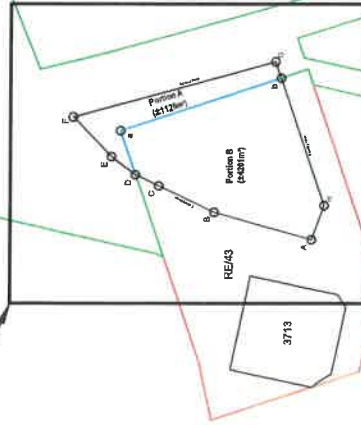
Amzaayman

INSET 1



See Inset 1

RE/41



3713

RE/41

RE/41

NOTES:

Subdivision of:

- Remainder Erf 41, Moorreesburg into two portions, namely:
 - Portion A measuring $\pm 1126\text{m}^2$ in extent represented by Figure D E F G b a; and
 - Remainder Erf 41 measuring $\pm 18.708\text{ ha}$ in extent.
- Erf 43, Moorreesburg into two portions, namely:
 - Portion B measuring $\pm 4201\text{m}^2$ in extent represented by Figure A B C D a b H; and
 - Remainder Erf 43 measuring $\pm 6782\text{m}^2$ in extent.

LEGEND:

- Remainder Erf 41, Moorreesburg
- Remainder Erf 43, Moorreesburg
- Portion A of Erf 41, Moorreesburg
- Portion B of Erf 43, Moorreesburg



SUBDIVISION PLAN: ERVEN 41 & 43, MOORREESBURG

PAPER SIZE: A4

**SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening Inasake munisipale Grondgebruikbeplanning (PK 8226 van 26 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2024/11/04
DATE

MUNICIPAL DEPUTY
MUNICIPAL MANAGER

RE/41

RE/43

Portion A
($\pm 1126\text{m}^2$)

Portion B
($\pm 4201\text{m}^2$)

Existing Fence

Existing Fence

NOTES:

Consolidation of:

- **Portion A** (Portion of Remainder Erf 41, Moorreesburg), measuring $\pm 1126\text{m}^2$ in extent;
- **Portion B** (Portion of Erf 43, Moorreesburg), measuring $\pm 4201\text{m}^2$ in extent.

in order to create consolidated Erf, measuring $\pm 5327\text{m}^2$ in extent as represented by Figure A B C D E F G H

LEGEND:

Portion A of Erf 41,
Moorreesburg

Portion A of Erf 43,
Moorreesburg

Consolidation



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**CONSOLIDATION PLAN:
Portions A of Erf 41 & Portion B of
Erf 43, Moorreesburg**

PAPER SIZE: A4

REF:MOO/13989/RP

Date: 07/09/2024

1. CONSOLIDATION: PORTION A OF REMAINDER ERF 41 & PORTION B OF ERF 43, MOORREESBURG