



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/4-9/Erf 5140
15/3/6-9/Erf 5140

Enquiries:
A. de Jager

21 April 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE OF ERF 5140, MOORREESBURG

Your application, with reference MOOR/12394/NJdK, dated 15 February 2022, on behalf of H.J. and L. Van Zyl, regarding the subject refers.

A 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 5140, 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 5140, Moorreesburg (5 948m² in extent), be subdivided into Portion A (1 910m² in extent), Portion B (1 900m² in extent) and the Remainder (2 138m² in extent);
- b) Building plans for the existing unauthorised structures be submitted to the Senior Manager: Built Environment for consideration and approval within 60 days from this approval;
- c) 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) Each subdivided portion be provided with a separate water connection;
- b) The condition is applicable at clearance stage for Portion A and the Remainder, and at building plan stage for Portion B;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litres at clearance stage;
- b) The sewerage connection be accessible to the vacuum truck from the street;

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 through the relocation of electrical cables over the subdivided portions, be for the account of the owner/developer;

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

- c) Any electrical interconnection be isolated and completely removed;
- d) The electricity connection be joined to the existing low voltage network;
- 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. Fanie Weideman may be contacted at 082 928 3001 for a quotation;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R21 781,00 (R10 890,50 per new portion) 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 R14 681,66 (R7 340,83 per new portion) 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 R10 820,10 (R5 410,05 per new portion) 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 R7 263,14 (R3 631,57 per new portion) 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 R8 717,80 (R4 358,90 per new portion) 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;
- B** 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 permanent building line departure on Erf 5140, Moorreesburg, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 6m side building line on the southern border of the Remainder be departed from to 1,2m and 1,73 respectively, to accommodate the existing structures in relation to the new subdivision line;
- b) The 6m side building line on the northern border of Portion A be departed from to 0,95m, to accommodate the existing structure in relation to the new subdivision line;

C 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. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. 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

AdJ/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 H.J & L. van Zyl, 6 Vallei Street, Hooikraal, Moorreesburg, 7310*

PLAN OF SUBDIVISION: ERF 5140, MOORREESBURG MUNICIPALITY

Onderverdeling 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.

2022/04/21
DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

5219

NOTES:

Figure A B C D represents Erf 5140 Moorreesburg which measures $\pm 5948\text{m}^2$. Erf 5140 is to be subdivided into:

- a) Portion A ($\pm 1910\text{m}^2$) is represented by Figure a b c d
- b) Portion B ($\pm 1900\text{m}^2$) is represented by Figure d c D
- c) Remainder (2138m^2) is represented by Figure A B b a

Zoning: Residential Zone 5

Subdivision Line

Subject property

Existing buildings

Drawing by:

NU de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
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PROFESSIONAL SURVEYORS
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DATE:
FEB 2021

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MOOR/12394/UK

SCALE: NTS

THIRD AVENUE

VALLEI STREET

