



File ref: 15/3/6-9/Erf_244

Enquiries:
Mr AJ Burger

18 August 2026

Planscape
13 Church Street
MOORREESBURG
7310

Email: planscape@telkomsa.net

By registered mail

To whom it may concern

PROPOSED SUBDIVISION OF ERF 244, MOORREESBURG

Your application, with reference number 424~244~Mrb, dated May 2026, on behalf of JH Herring, refers.

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 244, 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 244 (1487m² in extent), be subdivided into Portion A (832m² in extent) and a Remainder (655m² in extent), as presented in the application;
- b) New property diagrams 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 plans;
- c) The structures that are indicated to be demolished, be removed at clearance stage;

2. WATER

- a) Each subdivided erf be provided with a separate water connection. This condition is applicable at building plan stage;

3. SEWERAGE

- a) Each subdivided erf be provided with a separate sewerage connection. This condition is applicable at subdivision stage;

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 between the portions be isolated and completely removed;
- d) The electricity supply to the portions be connected to the existing low voltage network;

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- e) Additional to the above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions. Please contact Fanie Weideman for a quotation;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R11 374,65 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
- b) The owner/developer is responsible for the development charge of R4 223,95 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
- c) The owner/developer is responsible for the development charge of R2 324,15 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-195);
- d) The owner/developer is responsible for the development charge of R6 975,90 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);
- e) The owner/developer is responsible for the development charge of R17 120,05 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9195);
- f) The owner/developer is responsible for the development charge of R5 239,09 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-164-9195);
- g) Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and may be revised thereafter;

C. GENERAL

- 1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
- 2. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers.
- 3. 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.
- 4. 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.
- 5. All conditions of approval be implemented at subdivision stage, 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.
- 6. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 200,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


^ MUNICIPAL MANAGER
per Department Development Services
A/Bids

Copies: sgdatawc@dlrrd.gov.za
Department: Financial Services
Department: Civil Engineering Services
Department: Electrical Engineering Services
Building Control Officer
Johnherring60@gmail.com

1068

A

243

4978

C

241

B

Portion A
(±832m²)

244

Dwelling

Remainder
(±655m²)

Outbuilding
(to be
demolished)

b

a

5m

C

Tuin Street

SWARTLAND MUNISIPALITEIT
SWARTLAND 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.

2026/08/18
DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Subdivision summary

Portion	Size	Zoning
A (BabcB)	±655m ²	Residential zone I
Remainder (AcbaCDA)	±832m ²	Residential zone I

Project: Erf 244 Moorreesburg

Title: Subdivision Plan

Owner: J.H.Herring



Notes: 0 1 2 3 7
Meter

Datum: 21/05/2026

Reference: 424~244-Mrb



PLANSCAPE

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