



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-9/Erf\_563

Enquiries:  
Mr AJ Burger

2 June 2023

Planscape  
P O Box 557  
MOORREESBURG  
7310

Per Registered Post

Dear Sir/Madam

## **PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF THE SUBDIVISION PLAN : SUBDIVISION OF ERF 563, MOORREESBURG**

Your application, with reference 304~563-Mrb, dated 20 April 2023, received by Swartland Municipality on 4 May 2023, on behalf of Mr L von Solms, 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 amendment of condition of approval 1(a) regarding the subdivision of Erf 563, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law. Condition 1(a) is amended to read as follows:

1(a) Erf 563, Moorreesburg (2380m<sup>2</sup> in extent) be subdivided into Portion A (1026m<sup>2</sup> in extent), Portion B (12m<sup>2</sup> in extent) and a Remainder (1342m<sup>2</sup> in extent);

The amendment of condition 1(a) has to effect that the conditions of approval are amended as follows:

### **1. TOWN PLANNING AND BUILDING CONTROL**

(b) Portion C be surveyed and transferred to Swartland Municipality with the transfer of portion A, at clearance stage for the cost of the owner/developer;

### **2. WATER**

(a) The newly created A portion be provided with separate water connection at building plan;

### **3. SEWERAGE**

(a) The newly created portion A be provided with separate sewer connection at clearance stage;

### **4. ELECTRICITY**

- (a) The newly created portion A be provided with separate electrical connections the cost be for the account of the owner/developer;
- (b) Any relocation of electrical cables over the subdivided portions, 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;

- (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 Engineering Services may be contacted at 082 928 3001 for a quotation;

## 5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 7 623,35 (R10 890,50 x 0,7 Res Medium density) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality per newly created unit, valid for the financial year of 2022/2023 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 per newly created unit to Swartland Municipality, valid for the financial year of 2022/2023 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 per newly created unit to Swartland Municipality, valid for the financial year of 2022/2023 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 per newly created unit to Swartland Municipality, valid for the financial year of 2022/2023 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 per newly created unit to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (f) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

## 6. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portion in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;
- (b) Any existing service connecting the remainder and/or new portions, 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) 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. However, 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.

**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 amendment of the subdivision plan regarding the subdivision of Erf 563, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services

AJB/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Electrical Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *L von Solms, 25 Royal Street, Moorreesburg, 7310*  
                 *Email: [leonvonsolms@gmail.com](mailto:leonvonsolms@gmail.com)*

Royal Street

565

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderskeiding toegestaan ingevolge artikel 70 van die  
Verordening insake Munisipale Grondgebruikbeplanning  
(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.

2023/05/02  
DATUM/DATE

*A. Raayman*  
MUNISIPALE BESTOUDER  
MUNICIPAL MANAGER

A

563

Remainder  
( $\pm 1342\text{m}^2$ )

Outbuilding

Pool

House

Portion A  
( $\pm 1026\text{m}^2$ )

B

26.4m

D

Vrede Street

557

558

Portion B  
( $12\text{m}^2$ )

C

Rivier Street

Erf 563 (ABCD) is subdivided into  
2 portions and a Remainder, namely:  
Portion A ( $\pm 1026\text{m}^2$ )  
Portion B ( $\pm 12\text{m}^2$ )  
Remainder ( $\pm 1342\text{m}^2$ )

Project: Erf 563, Moorreesburg

Title: Subdivision plan: Amendment

Owner: L von Sloms



Notes: All sizes subject to survey

Datum: 20/04/2023

Reference: 304~563-Mrb



**PLANSCAPE**  
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