



File ref: 15/3/6-9/Erf 2294

Enquiries:
A. de Jager

20 September 2024

Planscape
P.O. Box 557
MOORREESBURG
7310

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 2294, MOORREESBURG

Your application, with reference 370~2294~Mrb, submitted August 2024, on behalf of P.F.J. and M. Africa, 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 subdivision of Erf 2294, 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 2294 (9 913m² in extent) be subdivided into Portion A (3 845,4m² in extent), Portion B (12,5m² in extent) and the Remainder (6 055,1m² in extent), in accordance with subdivision plan K~2294~Mrb, dated 7 June 2024, presented in the application;
- b) The owner/developer be responsible for the costs related to the survey and transfer of the 5m x 5m splay (Portion B) to Swartland Municipality;
- c) A general plan or 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 plan;

2. WATER

- a) The new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) The new subdivided portion be provided with a separate sewerage connection at clearance 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;

- d) 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;
- e) All conditions of approval be implemented before the subdivision can vest and the new erf registered. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

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.F.J. and M. Africa, 4 Groeneweide Street, Moorreesburg, 7310
 Email: Adrianjulie9@gmail.com

- 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;

5. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge of R35 984,65 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer be responsible for the development charge of R13 360,70 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer be responsible for the development charge of R7 348,50 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - d) The owner/developer is responsible for the development charge of R22 067,35 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
 - e) The owner/developer is responsible for the development charge of R17 182,15 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - f) The owner/developer is responsible for the development charge of R4 920,30 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
 - g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;
- 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 departure of development parameters on portion A and the remainder of Erf 2294, Moorreesburg, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 6m side building lines along the common boundary between Portion A and the Remainder be reduced to 0m on each side in order to accommodate the existing garage structure that encroaches on the new property boundary;

The approval is subject to the following conditions:

- b) The departure be restricted to the extent of the existing, encroaching garage structure and that the remaining 6m building lines remain intact;
- c) The shared wall between the two land portion be reconstructed into a fire wall to the underside of the roof;

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) 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;
- c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;

Portion B
(±12.5m²)

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhevig 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.

2024/09/20
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

1 x garage

Portion A
(±3845.4m²)

5384

3 x garage

5367

House

5368

Remainder
(±6055.1m²)

5369

5390

Erven 2294 is subdivided into:
Portion A (± 3845.4m²)
Portion B (± 12.5m²)
Remainder (± 6055.1m²)

Project: Erf 2294, Moorreesburg

Title: Subdivision plan

Owner: PA Africa & MG Africa



Notes: All sizes subject to survey

Datum: 07/06/2024

Reference: K~2294-Mrb



PLANSCAPE

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