



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



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File ref: 15/3/6-9/Erf 548

Enquiries:
A. de Jager

6 July 2023

Planscape
P.O. Box 557
MOORREESBURG
7310

By registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 548, MOORREESBURG

Your application, with reference 318~548~Mrb, dated 18 April 2023, on behalf of M. van Zyl, regarding the subject 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 548, 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 548, Moorreesburg (2 380m² in extent), be subdivided into Portion A (500m² in extent), Portion B (500m² in extent) and the Remainder (1 380m² in extent);
- 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;

2. WATER

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

3. SEWERAGE

- a) Each 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;
- 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 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 Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R32 591,00 (R16 296,50 per new portion) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R12 100,30 (R6 050,15 per new portion) towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R27 524,00 (R13 762,00 per new portion) towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210).
- d) The owner/developer is responsible for the development charge of R8 470,90 (R4 235,45 per new portion) towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R25 435,70 (R12 717,85 per new portion) towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- f) The owner/developer is responsible for the development charge of R9 240,00 (R4 620,00 per new portion) towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

6. 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 separate 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. Should all the conditions of approval be met before the 5 years lapse, 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
 M. van Zyl, 15 Sentraal Street, Moorreesburg, 7310
 Email: marleneboshoff0@gmail.com

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruiksbeplanning
(PK 3226 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.

2023/07/06
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

546

547

Central Street

B

1.5m building line

House

Outbuilding

Remainder
($\pm 1379.6\text{m}^2$)

4m building line

1.5m building line

51

A

5640

1.5m building line

Portion A
($\pm 500.2\text{m}^2$)

4m building line

1.5m building line
1.5m building line

Portion B
($\pm 500.2\text{m}^2$)

2m building line

2m building line

1.5m building line

4m building line

Royal Street

D

550

Vrede Street

563

Erf 548(ABCD) is subdivided into
2 portions and a Remainder, namely:
Portion A ($\pm 500.2\text{m}^2$)
Portion B ($\pm 500.2\text{m}^2$)
Remainder ($\pm 1379.6\text{m}^2$)

Project: Erf 548, Moorreesburg

Title: Subdivision plan

Owner: M van Zyl



Notes: All sizes subject to survey

Datum: 17/04/2023

Reference: 318~548-Mrb



PLANSCAPE

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