



File ref: 15/3/6-9/Erf_2054

Enquiries:
Mr HL Olivier

23 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2054, MOORREESBURG

Your application, with reference MOO/14668/MH, dated 31 July 2025, on behalf of BJ Viljoen 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 2054, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 2054 (5959m² in extent) be subdivided into Portion A (±605m² in extent), Portion B (±605m² in extent), Portion C (±605m² in extent), Portion D (±605m² in extent), Portion E (±725m² in extent), Portion F (±729m² in extent), Portion G (±725m² in extent), Portion H (±12,5m² in extent) and a Remainder (±1347.5m² in extent), as presented in the application;
- (b) Portion H be surveyed and transferred to Swartland Municipality for the cost of the owner/developer simultaneously with the registration of any of the subdivided portions;
- (c) A general plan or diagram 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 subdivided portions be provided with separate water connections at building plan stage;
- (b) The existing water network be extended to provide service connections to the newly subdivided portions. To facilitate this, the developer appoint a professionally registered Engineer in accordance with the provisions of Act 46 of 2000. The appointed Engineer design the proposed extensions and submit the plans to the Director: Civil Engineering Services for approval. Once approved, the construction be carried out under the supervision of the said Engineer.

3. SEWERAGE

- (a) The subdivided portions be provided with separate sewerage connections at clearance stage;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (c) The existing sewer network be extended to provide service connections to the newly subdivided portions. To facilitate this, the developer appoint a professionally registered Engineer in accordance with the provisions of Act 46 of 2000. The appointed Engineer design the proposed extensions and submit the plans to the Director: Civil Engineering Services for approval. Once approved, the construction be carried out under the supervision of the said Engineer.

4. ELECTRICITY

- (a) Each 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;
- (e) Additional to the above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions;

5. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R24 423,70 per newly created 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 2025/2026 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R9 106,85 per newly created portion towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R5 008,25 per newly created portion towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R15 040,85 per newly created portion towards the wastewater treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R17 182,15 per newly created portion towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The owner/developer is responsible for the development charge of R4 989,00 per newly created portion towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (g) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 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 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;
- (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 erven registered. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the approval becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
HLO/ds

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PLAN OF SUBDIVISION: ERF 2054 MOORREESBURG



SWARTLAND MUNICIPALITEIT 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.

2025/10/23

DATUM DATE

A. Baywa
MUNICIPAL ENGINEER
MUNICIPAL ENGINEER

Erf Boundary:

Existing Building:

Subdivision Line:

Zoning: Residential Zone 1

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE

TOWN PLANNERS

PROFESSIONAL SURVEYORS

18 RAINIER STREET, MALMESSBURY

Tel: 022 - 4821945

Fax: 022 - 4871861

Email: team@rumbold.co.za



DATE:

July 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MOO/1668/MH

SCALE: NTS