



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



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sakha ikusasa elingcono!*

File ref: 15/3/6-14/Erf_1539

Navrae/Enquiries:
Mr AJ Burger

12 September 2022

HS Mitchell
PO Box 536
YZERFONTEIN
7351

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 1539, YZERFONTEIN

Your application received by Swartland Municipality on 14 July 2022 regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 subdivision of Erf 1539, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1539 be subdivided into a remainder (685m² in extent) and portion 1 (510m² in extent), as presented in the application;
- b) The legal certificate which authorises the 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 erf be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each erf be provided with a conservancy tank with a minimum capacity of 8000 litres which is accesable for the municipal sewerage truck from the street. This condition is applicable at building plan stage;

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, costs to be borne by the owner/developer;
- b) The electrical connections be connected to the existing low-voltage network to the satisfaction of the Director: Electrical Engineering Services;
- c) Additional to the abovementioned the owner/developer must pay for the electrical connections to the subdivided erven. Please contact the Director: Electrical Engineering Services for a quotation;

5. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R4 502,25 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R5 445,25 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R5 612,00 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The development charge towards waste water treatment amounts to R8 280,00 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-183-9210);
- e) The development charge towards roads amounts to R11 500,00 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The development charge towards stormwater amounts to R3 192,40 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/248-144-9210);
- g) The development charge towards electricity amounts to R10 419,00 per newly created residential erf and is payable by the owner/developer at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/253-164-9210);
- h) The Council resolution of May 2022 provides for a 35% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2022/2023 and may be revised thereafter. The discount is not applicable to 5.a).

6. GENERAL

- a) Should it be deemed necessary to extend the existing services network in order to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- b) 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. 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.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
A.B/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 estham@kingsleymail.co.za

Voorgestelde onderverdeling van Erf 1539 Yzerfontein in:

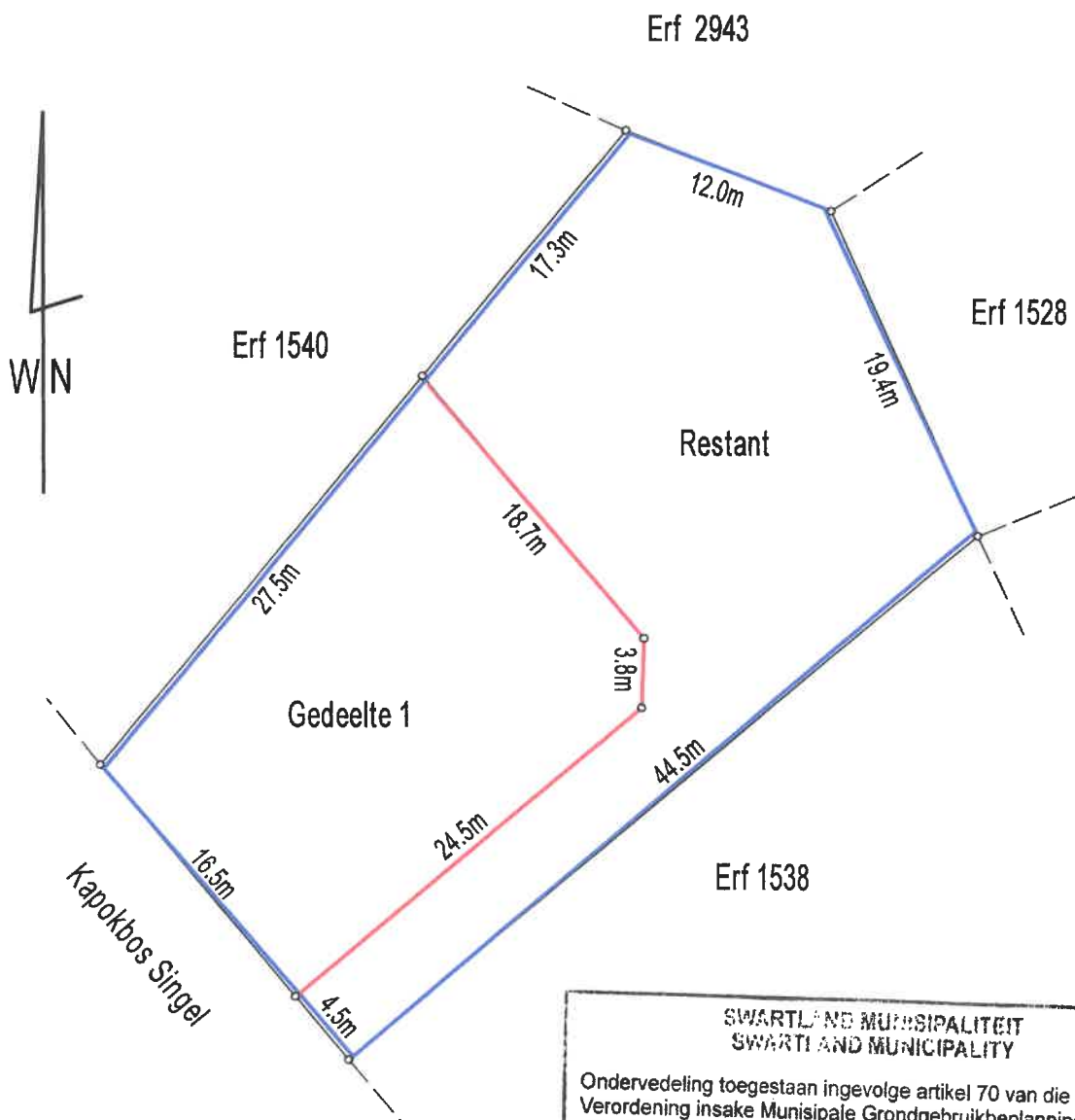
1. Gedeelte 1 , groot 510 vierkante meter , en
2. Restant , groot 685 vierkante meter

Gelee in die Swartland Munisipaliteit

Admin. Dist. Malmesbury

Provinsie Wes- Kaap

Skaal 1:400



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.

2022/09/12
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER