



CONSECUTIVE CLEAN AUDITS



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Sibumba ikamva elingcono!*

File ref: 15/3/5-14/Erf_1042
15/3/6-14/Erf_1042

Enquiries:
Mr HL Olivier

14 April 2021

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS & SUBDIVISION ON ERF 1042, YZERFONTEIN

Your application with reference YZE/11741/MH dated 20 November 2020 on behalf of the La Nostra Terra Trust, refers.

Please note that this letter replaces the letter of approval dated 31 March 2021.

- A.** 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 7741 of 3 March 2017), the application for the removal of restrictive conditions B7(a), B7(b), B7(b)(i), B7(b)(ii), C1 and C2 registered against Erf 1042, Yzerfontein, as contained in Title Deed T45119/2019, is approved in terms of section 70 of the By-Law:

The approval is subject to the following process:

- (a) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (c) A copy of the amended title deed be provided to Swartland Municipality for record purposes, prior to final consideration of building plans;
- B.** By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of erf 1042, Yzerfontein is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1042 (1462m² in extent) be subdivided into Portion A (≥500m² in extent) and a Remainder (±962m²), as presented in the application;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Yzerfontein Tel: 022 451 2366

- (b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval as presented in the amended proposal dated 16 March 2021;
- (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;

2. WATER

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

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000liters. The connection be placed as such that it is accessible for the service truck. This condition is applicable on building plan stage;

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection to the cost of the owner/developer;

5. DEVELOPMENT CHARGES

- (a) The owner/developer make a development charge for the regional bulk supply of water at R5 445,25. This development charge is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (b) A fixed development charge towards water be made to this municipality to the amount of R4 502,25 at building plan stage. This amount is payable to vote number 9/249-174-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (c) A fixed development charge towards sewerage be made to this municipality to the amount of R5 612,00 at building plan stage. This amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (d) A fixed development charge towards waste water treatment be made to this municipality to the amount of R8 280,00 at building plan stage. This amount is payable to vote number 9/240-183-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (e) A fixed development charge towards roads be made to this municipality to the amount of R 11 500,00 at building plan stage. This amount is payable to vote number 9/247-188-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (f) A fixed development charge towards stormwater be made to this municipality to the amount of R 3 192.40 at building plan stage. This amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (g) A fixed development charge towards electricity be made to this municipality to the amount of R 10 419.00 at building plan stage. This amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (h) Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development charges of Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter.

6. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before clearance be given and failing to do so will result in the approval expiring.

- C. 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 7741 of 3 March 2017), the application for the removal of restrictive conditions B7(c) and B7(d) registered against Erf 1042, Yzerfontein, as contained in Title Deed T45119/2019, is not approved in terms of section 70 of the By-Law.

Yours faithfully



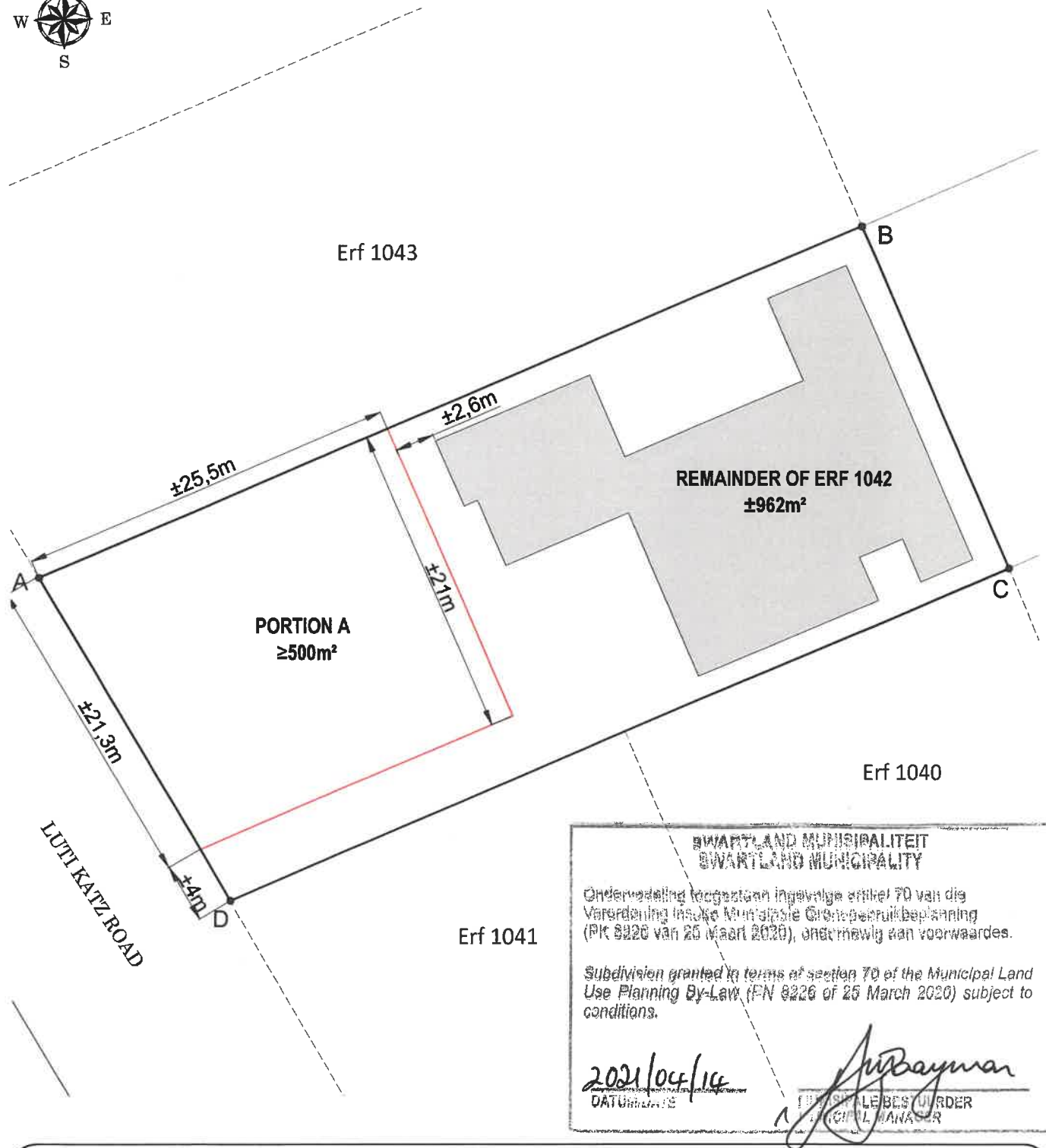
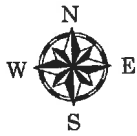
MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies:

- Department Financial Services*
- Department Civil Engineering Services*
- Building Control Officer*
- La Nostra Terra Trust, P O Box 977, YZERFONTEIN, 7351*



Subdivision Plan - Erf 1042 Yzerfontein

Description of application:	Overview of proposed erven		Physical address:
Application for Subdivision of Erf 1042 Yzerfontein into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Residential Zone I	Residential Zone I
	Current land use	Vacant	Vacant
	Size	±962m²	≥500m²
 Proposed new dwelling			Notes: All areas and distances subject to final survey
			CREATED BY  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE: MARCH 2021
			REF: YZE/11741/MH
			AUTHORITY: SWARTLAND MUNICIPALITY