



Lêer verw/ 15/3/6-14/Erf_1037
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

19 March 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION OF ERF 1037, YZERFONTEIN

Your application with reference YZER/14186/NJdK dated 28 November 2024 on behalf of Johan Viviers Kriel, has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 12 March 2025 to approve the application for the subdivision of Erf 1037, Yzerfontein in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1037, Yzerfontein (1325 m² in extent) be subdivided into portion 1 (±821 m² in extent) and portion 2 (±504 m² in extent) as presented in the application;

A2 WATER

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

A3 SEWERAGE

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

A4 ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection, costs to be borne by the owner/developer;
- (b) Any relocation of electrical cables be for the owners/developer's account;
- (c) Any electrical inter-connection be isolated and completely removed;
- (d) The electrical connections be connected to the existing low-voltage network;
- (e) Additional to the abovementioned the owner/developer must pay for the electrical connections to the subdivided erven. The Director: Electrical Engineering Services be contacted for a quotation;

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A5 DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R4 318,19 towards 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 is responsible for the development charge of R392,21 towards bulk water distribution, 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 is responsible for the development charge of R2 826,34 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 R6 858,20 towards wastewater 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 R11 437,56 towards roads, 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 R11 762,00 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (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. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;
- (b) Any existing services connecting the remainder and/or new portions be disconnected, and relocated, for each erf to have a separate connection and pipe work;
- (c) Should it be deemed necessary to extend the existing services network to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- (d) 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.
- (e) Appeals against the Tribunal decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000, 00 is to accompany the appeal and Section 90 of the By-Law complied with, for the appeal to be valid. Appeals received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

C. The application be supported for the following reasons:

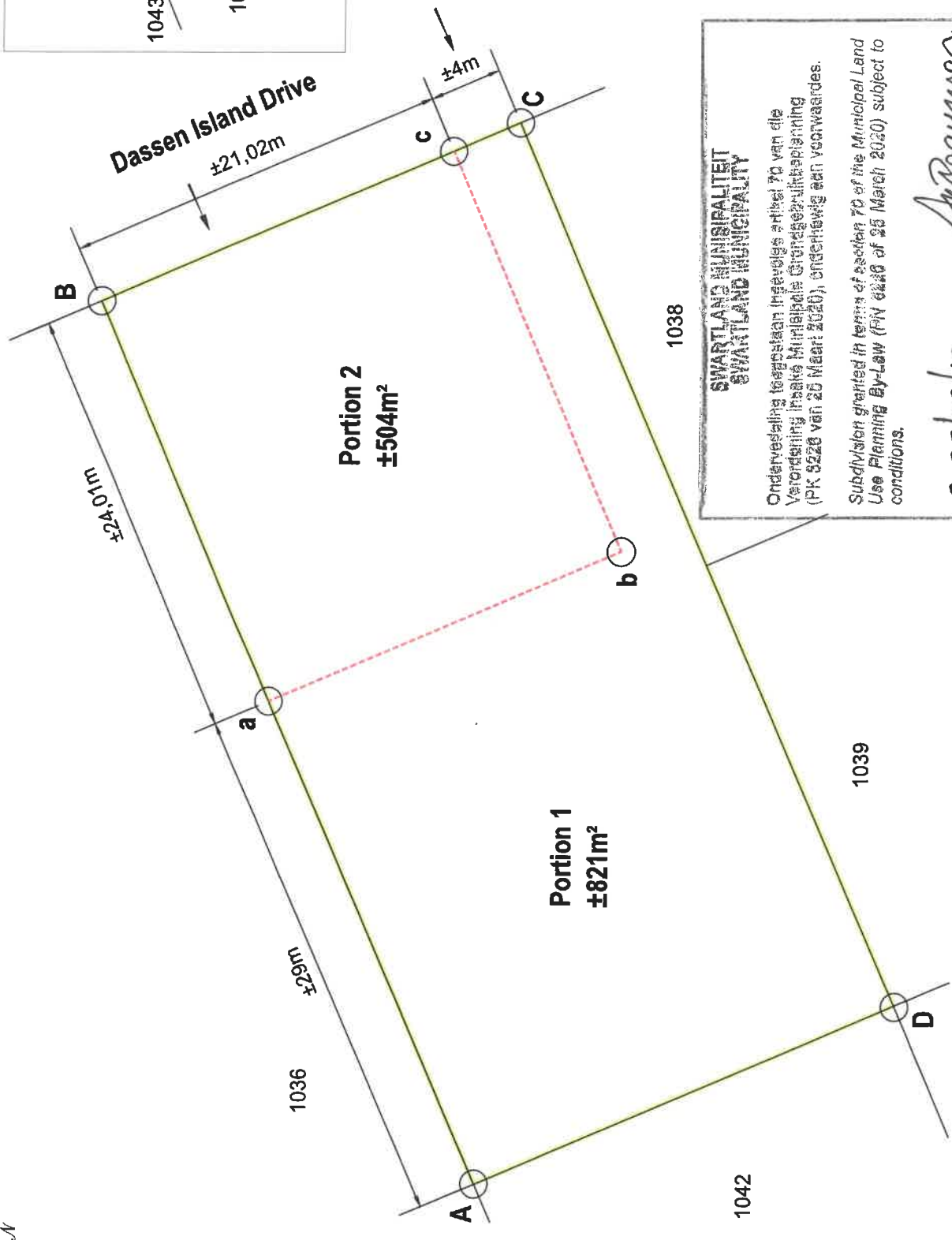
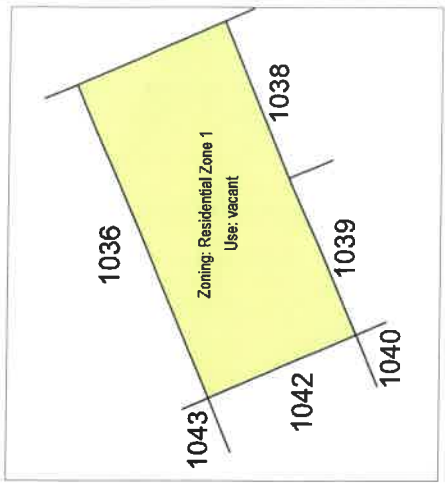
- (a) The proposal is consistent with the spatial proposals of the Municipal SDF, 2023;
- (b) The proposal is consistent with the minimum erf size determined by the SDF, namely 500 m²;
- (c) The development promotes densification in an urban area, consistent with national, provincial, and local legislation and policy;
- (d) The proposal complies with the principles of LUPA and SPLUMA;
- (e) The zoning of the properties will remain unchanged and consistent with the character of the area;
- (f) The rights of the surrounding landowners will not be negatively impacted;
- (g) The subdivision promotes the optimal utilisation of land and the existing engineering services;
- (h) There are no physical restrictions that prevent the subdivision from being approved;
- (i) Property values of the surrounding properties will not be affected negatively.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department : Infrastructure and Civil Engineering Services
 Department : Financial Services
 Department Electrical Engineering Services
 Johan Viviers Kriel, P/O Box 211, Malmesbury, 7300, Rmarais.uan@gmail.com

PLAN OF SUBDIVISION: ERF 1037, YZERFONTEIN



NOTES:

- Figure A B C D represents Erf 1037 Yzerfontein which measures 1325m². Erf 1037 is to be subdivided into:
- a) Portion 1 (±821m²) represented by Figure A a b c c d,
- b) Portion 2 (±504m²) represented by Figure a B c b



Zoning: Residential Zone 1

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Onderverdeling toestaan inagelys artikel 70 van die Verordening inasake Munisipale Grondgebruiksbeplanning (PK 5220 van 20 Maart 2020), onderhawig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 5220 of 25 March 2020) subject to conditions.

2025/03/19
DATE

[Signature]
MUNICIPAL MANAGER

Drawing by: N/ de Kook	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	C/K RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PARKER STREET, MILMESBURY TEL 022-4621845 Fax 022-4671661 Email: planning@rumbold.co.za
DATE: November 2024	AUTHORITY: SWARTLAND MUNICIPALITY	
REF: YZER/14186NAJK	SCALE: NTS	