



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

Lêer verw/
File ref: 15/3/6-14/Erf_1262

Navrae/Enquiries:
Ms D N Stellenberg

17 August 2022

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION ON ERF 1262, YZERFONTEIN

Your application with reference YZ/12460/EB/NG dated 12 April 2022 on behalf of Zanal Foods Pty Ltd has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 10 August 2022 to approve the application for subdivision of Erf 1262, Yzerfontein, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2021), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1262, Yzerfontein (1036m² in extent) be subdivided into portion 1 (506m² in extent) and portion 2 (529m² in extent) as presented in the application;
- (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;

A2 WATER

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

A3 SEWERAGE

- (a) Each subdivided portion be provided with a conservancy tank which is accessible for the sewerage truck from the municipality road. This condition is applicable at building plan stage;

A4 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 through the relocation of electrical cables over the subdivided portions, 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;

A5 DEVELOPMENT CHARGES

- (a) The development charge of R5 445,25 towards the bulk supply of regional water be for the account of the owner/developer payable at clearance stage. The amount is due to the Swartland Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The development charge of R4502,25 towards bulk water distribution be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The development charge of R5 612,00 towards sewerage be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/240-184-9210);
- (d) The development charge of R8 280,00 towards waste water treatment works be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The development charge of R11 500,00 towards roads be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/247-188-9210);
- (f) The development charge of R3 414,35 towards stormwater be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/247-144-9210);
- (g) The development charge of R10 419,00 towards electricity be for the account of the owner/developer payable at clearance stage. The amount is due to the Municipality, is 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 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition A5(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

B. 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 connections, said expansion and/or relocation be for the cost of the owner/developer;
- (c) The owner/developer be responsible for the costs incurred for the installation of the electricity meter on the subdivided portion/activation of electricity to the erf. The Municipality may be contacted for a quotation;
- (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.

C. The application be supported for the following reasons:

- (a) The proposal is consistent with the spatial proposals of the SDF;
- (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 land owners will not be negatively impacted;
- (g) The proposal makes additional opportunities for rural residential development available and may create additional employment opportunities;
- (h) The subdivision promotes the optimal utilisation of land and the existing engineering services;
- (i) Property values of the surrounding properties will not be affected negatively;

- (j) The development potential of the newly created erven are surely in keeping with the character of Pikkewyn Crescent;
- (k) Erf 1262 has the development potential to be subdivided unlike many other properties in Yzerfontein.

In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 8226 of 25 March 2020), you as well as the objectors have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against Council's decision.

Should you decide to appeal, you can write to the following address:

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299

Please note that if the applicant/objector does appeal, an appeal fee of R4 500-00 is payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours faithfully



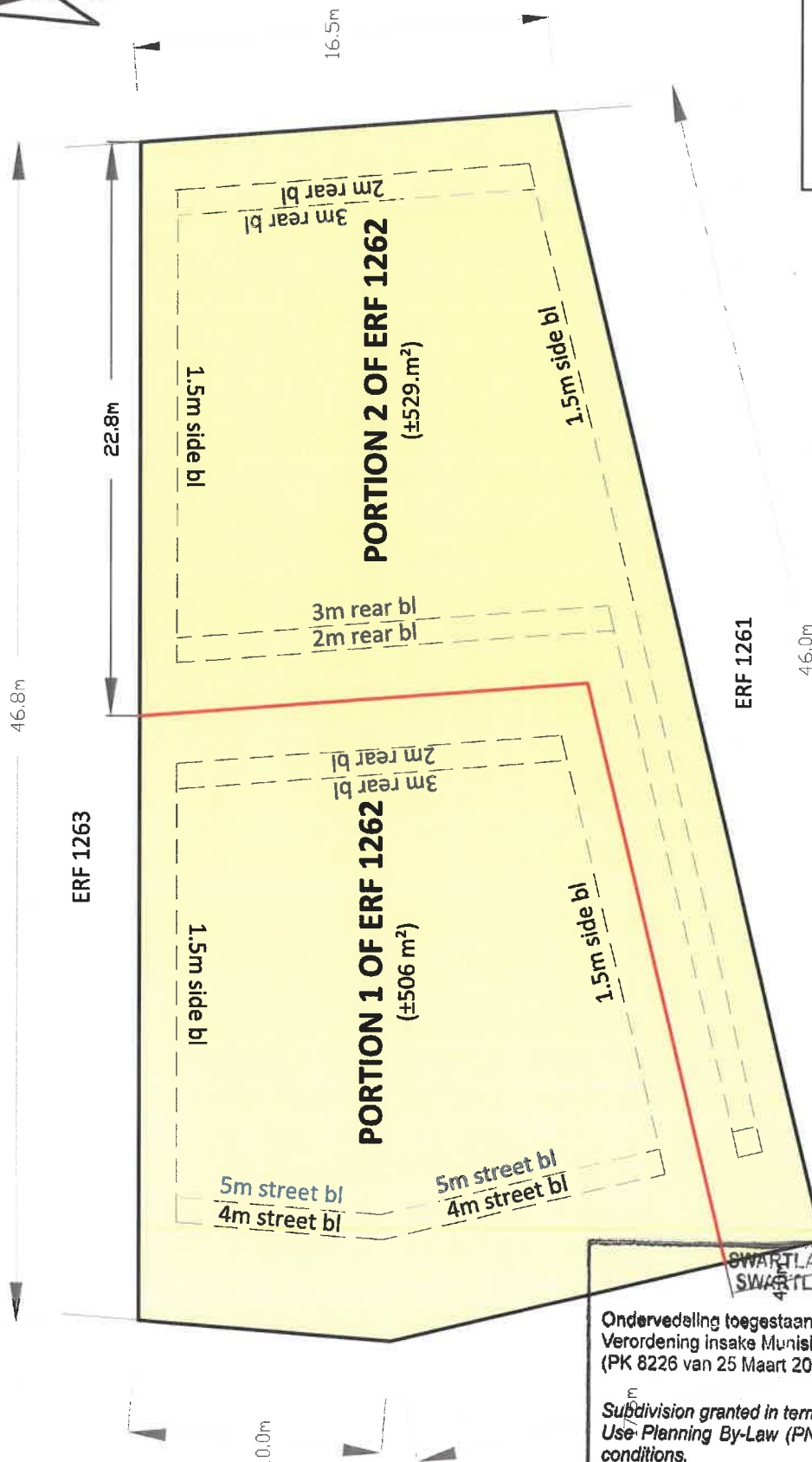
MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : Director : Civil Engineering Services

Director : Financial Services

Building Control Officer



TITLE: SUBDIVISION ERF 1261 YZERFONTEIN

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

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TOWN PLANNERS
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DATE:

APRIL 2022

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

YZ/12460/EBING

SCALE 1:250

KEY:

- Erf 1261 boundary
- Proposed subdivision
- Building Lines (municipal By-law)
- Building lines (Title Deed)
- Zoning: Residential 1

SUBDIVISION AREA:

Proposed Portion 1 ± 506.9m²
Proposed Portion 2 ± 529.1 m²

NOTES:

This diagram illustrates the subdivision of Erf 1261 Yzerfontein, zoned Residential Zone 1 and measuring 1036m² into two new portions.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling 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.

17/08/2022
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

PIKKEWYN STREET