



CLEAN AUDITS SINCE 2010/11



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

Lêer verw/ 15/3/6-14/Erf\_1876  
File ref: 15/3/13-14/Erf\_1876

Navrae/Enquiries:  
Ms D N Stallenberg

18 August 2022

C K Rumboll & Partners  
P O Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir/Madam

**PROPOSED SUBDIVISION AND EXEMPTION ON ERF 1876, YZERFONTEIN**

Your application with reference YZER/12515/NJdK dated 26 April 2022 on behalf ASS Jonker & E Theron has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 10 August 2022 to approve the application for the subdivision of Erf 1876, 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 1876, Yzerfontein (1037 m<sup>2</sup> in extent) be subdivided into Portion A (500 m<sup>2</sup> in extent) and the Remainder (537 m<sup>2</sup> 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 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 with a minimum capacity of 8 000 litre;
  - (b) The conservancy tank be accessible for the sewerage truck from the municipal road;
  - (c) The conditions are 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;

*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**

## **A5 DEVELOPMENT CHARGES**

- (a) The development charge of R6 543,30 towards the bulk supply of regional water be for the account of the owner/developer payable at clearance stage. The amount is due to 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 R5 402,70 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 R6 080,05 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 970,00 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 R4 560,90 towards storm water 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 registration of a 4 m wide right-of-way servitude over the Remainder of Erf 1876, Yzerfontein, in favour of Portion A of Erf 1876, Yzerfontein, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;
- D. 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 500m<sup>2</sup>;
  - (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;

- 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.

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

Yours faithfully

**MUNICIPAL MANAGER**

 $/ds$ 

*Director : Civil Engineering Services*

*Director : Financial Services*

# PLAN OF SUBDIVISION: ERF 1876, YZERFONTEIN

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

185 Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderthelwig 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.

1868/2022

DATUM/DATE

185

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*[Signature]*

Portion A  
±500m<sup>2</sup>

Remainder  
±537m<sup>2</sup>

±26,6m

2m Rear BL  
2m Rear BL

±27m

1,5m Side BL

±25m

2m Rear BL

±28,6m

4m wide right of way servitude

Dassen Island Drive

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Vygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

1868/2022

DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*[Signature]*

## NOTES:

Figure A B C D represents Erf 1876 Yzerfontein which measures ±1037m<sup>2</sup>. Erf 1876 is to be subdivided into:

- a) Portion A (±500m<sup>2</sup>) represented by Figure a B C b,
- b) Remainder (±537m<sup>2</sup>) represented by Figure A a b D

Erf boundary

Subdivision Line

±4m wide right of way servitude

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. BUMBOLL & VENOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
10 PAINIER STREET, WILMERSBURG  
Tel: 022 - 4621845  
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DATE:  
APRIL 2022

AUTHORITY:  
SWARTLAND MUNICIPALITY

REF.:  
YZER/12515NJK

SCALE: NTS