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File ref: 15/3/3-14/Erf\_2126  
15/3/6-14/Erf\_2126

Navrae/Enquiries:  
Mr AJ Burger

6 October 2021

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

By Registered Mail

Sir / Madam

**PROPOSED AMENDMENT OF EXISTING APPROVAL AND SUBDIVISION PLAN: REZONING AND SUBDIVISION OF ERF 2126, YZERFONTEIN (PREVIOUSLY ERF 2532, YZERFONTEIN)**

Your application with reference YZER/11524/NJdK, dated 14 July 2021, on behalf of Automated Irrigation Technology CC, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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), application for the amendment of an existing approval regarding the rezoning and subdivision of erf 2126, Yzerfontein, is approved in terms of section 70 of the above By-Law as follows:

Decision C currently reads as follows:

- "...C** The application for the subdivision of portion A ( $\pm 7,78$ ha in extent) in order to create 95 general residential zone 2 erven, 1 general residential zone 3 erf (60 flat units), 5 private open spaces and 5 private roads, is approved in terms of Section 70 of the Swartland Municipal Land Use Planning By-Law (PG 7741 of 3 March 2017), subject to the following conditions, that:..."

Decision C is amend to the following:

- "...C** The application for the subdivision of portion A ( $\pm 7,78$ ha in extent) in order to create **98 general residential zone 2 erven**, 1 general residential zone 3 erf (60 flat units), **2 private open spaces and 2 private roads**, is approved in terms of Section 70 of the Swartland Municipal Land Use Planning By-Law (PG 7741 of 3 March 2017), subject to the following conditions, that:..."

Please note that condition C7 is amended as follows:

**C7 DEVELOPMENT CHARGES**

- (a) The owner/developer makes a development charge for the bulk water distribution to the amount of R5 402,70 per newly created unit. The following development charges are payable per phase:  
Phase 2: R199 899,90;  
Phase 3: R216 108,00;  
Phase 4: R113 456,70 and  
Fase 5: R270 135,00 (calculated on 60 units).

This development charge is payable to Swartland Municipality at clearance stage. This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to vote number 9/249-176-9210;

- (b) The fixed development charge towards bulk water supply to the amount of R6 534,30 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R241 769,10;  
Phase 3: R261 372,00;  
Phase 4: R137 220 and  
Phase 5: R326 715,00 (calculated on 60 units).

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the vote number 9/249-174-9210;

- (c) The fixed development charge towards sewerage to the amount of R6 080,50 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R224 978,50;  
Phase 3: R243 220,00;  
Phase 4: R127 690,50 and  
Phase 5: R336 720,00 (calculated on 60 units).

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the vote number 9/240-184-9210;

- (d) The fixed development charge towards waste water treatment works to the amount of R8 970,00 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R331 890,00;  
Phase 3: R358 800,00;  
Phase 4: R188 370,00 and  
Phase 5: R496 800,00 (calculated on 60 units).

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the vote number 9/240-183-9210;

- (e) The fixed development charge towards roads to the amount of R11 500,00 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R425 500,00;  
Phase 3: R460 000,00;  
Phase 4: R241 500,00 and  
Phase 5: R690 000,00 (calculated on 60 units).

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the votenumber 9/247-188-9210;

- (f) The fixed development charges towards storm water to the amount of R4 560,90 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R168 753,30;  
Phase 3: R182 436,00;  
Phase 4: R95 778,90 and  
Phase 5: R204 861,00.

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the votenumber 9/247-144-9210;

- (g) The fixed development charge towards electricity to the amount of R10 419,00 per newly created portion be made to this municipality at clearance stage. The following development charges are payable per phase:  
Phase 2: R385 503,00;  
Phase 3: R416 760,00;  
Phase 4: R218 799,00 and  
Phase 5: R625 140,00 (calculated on 60 units).

This amount is valid for the financial year 2021/2022 and may change thereafter and is payable to the vote number 9/253-164-9210;

- (h) Council's resolution dated May 2021 makes provision for a 40% rebate on the development charges applicable to Swartland Municipality, excluding point C7(a). This rebate is valid for the financial year 2021/2022 and may be revised thereafter;

**Please note that the other conditions of approval dated 30 January 2018 remains unchanged.**

- B** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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), application for the amendment of the approved subdivision plan of erf 2126, Yzerfontein, is approved in terms of section 70 of the above By-Law.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services

AJB/ds

**Copies:**            *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                         *Department: Financial Services*  
                         *Department: Civil Engineering Services*  
                         *Department: Electrical Engineering Services*  
                         *Automated Irrigation Technology CC, 364 Byers Baude Avenue, Rustenburg, 0299*

