



CONSECUTIVE CLEAN AUDITS



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

Enquiries:
Mr HL Olivier

31 March 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.

- 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 Municipality: 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;
- (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.

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*



Erf 1043

B

1.5m building line

2m building line

REMAINDER OF ERF 1042

±962m²

A

1.5m building line

PORTION A

±500m²

2m building line

2m building line

1.5m building line

C

1.5m building line

LUTIKATZ ROAD

D

Erf 1041

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY


Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Gronegebruikbeplanning
(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.

2021/03/31
DATUM/DATE

[Signature]
MUNISIPALE BESIGTER
MUNICIPAL MANAGER

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
	Primary right	Dwelling house	Dwelling house
	Size	962m ²	500m ²
			Notes: All areas and distances subject to final survey
			CREATED BY  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFFESIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE: NOVEMBER 2020
			REF: YZE/11741/MH
			AUTHORITY: SWARTLAND MUNICIPALITY