



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-14/Erf_2976
15/3/6-14/Erf_2976

Enquiries:
Mr AJ Burger

15 November 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 2976, YZERFONTEIN

Your application with reference number YZER/11943/NJdK, dated 2 June 2021, on behalf of MM Bulcke, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for rezoning of erf 2976, Yzerfontein, is approved in terms of Section 70 of the By-Law.
- B.** 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8227 of 25 March 2020), the application for the subdivision of erf 2976, Yzerfontein, is approved in terms of Section 70 of the By-Law.

A & B above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 2976, Yzerfontein be rezoned from Business zone 1 to Subdivisional Area which includes the follow zonings, namely: Business zone 1 (5518m² in extent) and Transport zone 2 (744m² in extent);
- Erf 2976, Yzerfontein be subdivided into a remainder (744m² in extent), portion A (1411m² in extent), portion B (1279m² in extent), portion C (1417m² in extent) and portion D (1411m² in extent);
- Access to the newly created erven be restricted from the newly created road (remainder);
- 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;
- The newly created road be transferred to Swarthland Municipality simultaneously with the registration of the first newly created erf of which the cost will be for the owner/developer

2. WATER

- Each subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;
- The water network be extended in order to provide the subdivided portions with services connections. The owner/developer appoints an engineer registered in terms of the requirements of Act 46 of 2000 to design the water network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be undertaken under the supervising of the engineer;

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swarthlandmun@swarthland.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

Darling Tel: 022 492 2237

3. SEWERAGE

- a) Each erf be provided with a conservancy tank with a minimum capacity of 8000 litres. The suction point be placed to be accessible to the services truck. This condition is applicable at building plan stage;

4. STREETS AND STORMWATER

- a) The development be provided with an underground stormwater drainage system that can handle a 1: 5 year storm. The system be designed so that existing drainage systems are not overloaded and that conduits and ditches are not installed over private property;
- b) The developer appoints an engineer registered in terms of the provisions of Act 46 of 2000 to design the streets and stormwater. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

5. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer;
- b) The electricity connection be made to the existing low tension network;
- c) Additional to points 5(a) and 5(b), the costs of electrical connections to each subdivided portion is for the owner/developer;
- d) If the subdivision of erf 2976 requires more than 100kVA for the newly created 4 erven, the bulk contribution for electricity will be R878,46/kVA;
- e) Electrical connection cables and meters be provided and installed by the owner/developer;

6. GENERAL

- a) Should it be determined necessary to expand or relocate any of the engineering services in order to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- b) Fixed development charges are payable and are calculated by the time information regarding floor surfaces are known at building plan stage;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse;
- d) The approval does not exempt the applicant from adherence to any other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

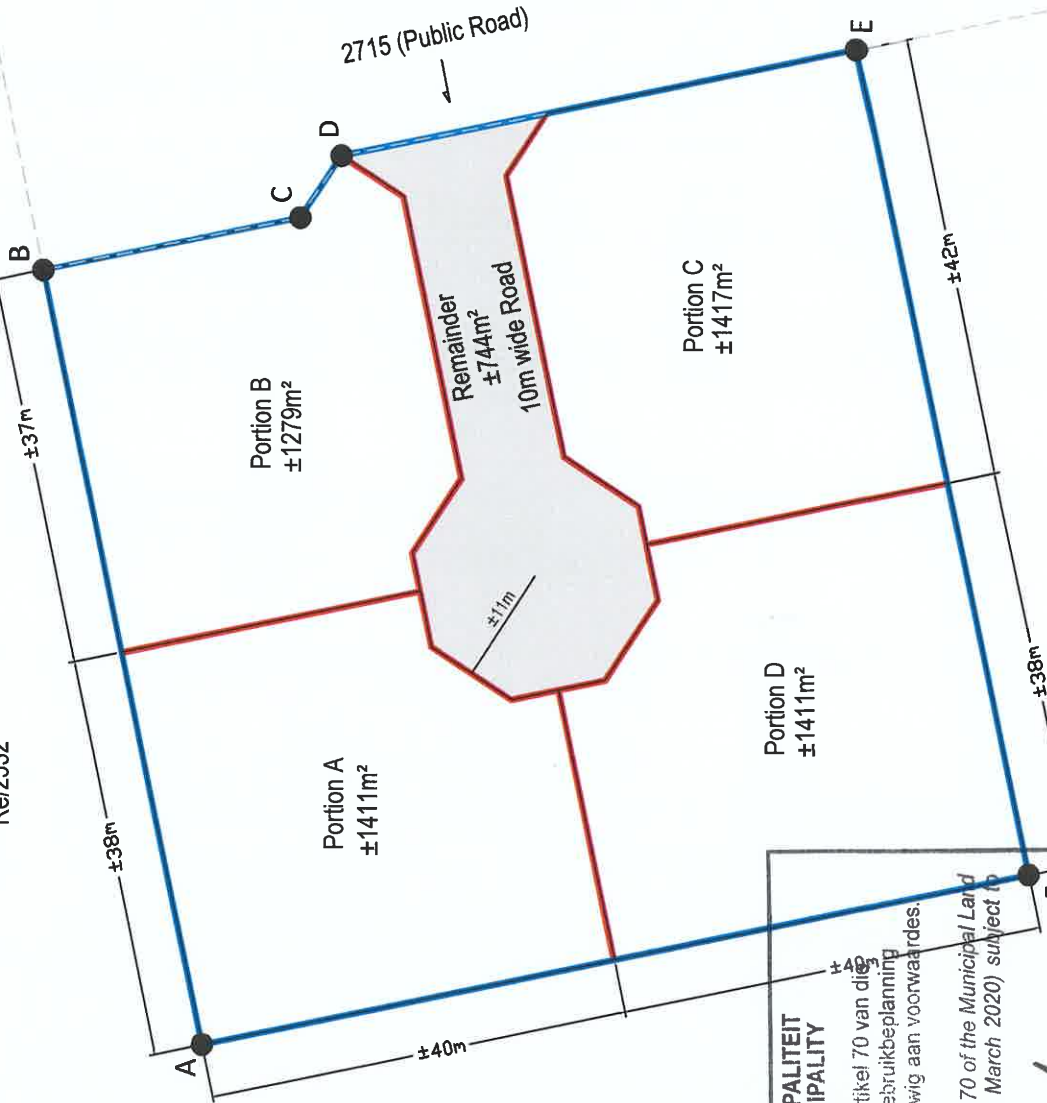
AJB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 MM Bulcke, PO Box 121, Yzerfontein, 7351



North

Rel/2532



NOTES:

1. Figure A B C D E F represents Erf 2976, Yzerfontein, measuring 6262m²

Subdivision:

Portion A: ±1411m²
Portion B: ±1279m²
Portion C: ±1417m²
Portion D: ±1411m²
Remainder: ±744m²

Total Size: 6262m²

LEGEND:

- Erf Boundary
- Subdivision line
- Access point
- 10 wide Road

2. Zoning: Business Zone 1
3. Proposed Zonings:
Business Zone 1
Transport Zone 2

SUBDIVISION PLAN ERF 2976, YZERFONTEIN	
NOTE: ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING	CK RUMBOLD AND PARTNERS TOWN PLANNING PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY TEL: 022 482 1895 FAX/tele: 022 487 1661 Email: rpsos@rumbold.co.za
DATE/ datum: October 2021	MUNICIPALITY/ munisipaliteit: SWARTLAND
REF/ verw: YZM/11943/NDK	PROJECT
SMARTREY elektroniese N.O. teken	

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Grondwet van die Republiek van Suid-Afrika (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.

2021/11/15
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

A. Raymar