



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\_2131

Navrae/Enquiries:  
Ms D N Stallenberg

23 November 2021

C K Rumboll & Partners  
P O Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir/Madam

**PROPOSED SUBDIVISION ON ERF 2131, YZERFONTEIN**

Your application with reference YZE/11641/JL/KS dated September 2020 on behalf of Jager Family Trust has reference.

The Municipal Planning Tribunal has resolved at a meeting held on 17 November 2021 to approve the application for subdivision of Erf 2131, 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 following conditions that:

**A1 TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 2131 be subdivided into a remainder ( $\pm 3609 \text{ m}^2$  in extent) and portion A ( $\pm 3139 \text{ m}^2$  in extent), as presented in the application;
- (b) A servitude right of way be registered in favour of portion A in order for it to be accessed from the public road, R315;
- (c) A servitude right of way be registered against portion A in favour of the remainder as well as Erf 2132 in order to ensure access to the neighbouring properties;
- (d) The development on portion A as well as the remainder of Erf 2131 be restricted to the area demarcated as a,b,c,d,e,and f on the approved subdivision plan;

**A2 WATER**

- (a) Portion A be provided with a separate water connection and is applicable at building plan stage;

**A3 SEWERAGE**

- (a) Portion A be provided with a conservancy tank with a minimum capacity of 8000 litres. The suction point be placed to be accessible to the service truck. The condition is applicable at building plan stage;

**A4 DEVELOPMENT CHARGES**

- (a) The owner/developer be responsible to make a development charge for the regional bulk supply of water at R10 890.50. The development contribution is payable to Swartland Municipality at clearance stage. The amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;

*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

- (b) A fixed development charge towards water be made to the Municipality to the amount of R5 402.70 at clearance stage. The amount is payable to vote number 9/249-174-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (c) A the fixed development charge towards sewerage be made to the Municipality to the amount of R6 080.05 at clearance stage. The amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (d) A fixed development charge towards waste water treatment be made to the Municipality to the amount of R8 970.00 at clearance stage. The amount is payable to vote number 9/240-183-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (e) A fixed development charge towards roads be made to the Municipality to the amount of R11 500.00 at clearance stage. The amount is payable to vote number 9/247-188-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (f) A fixed development charge towards stormwater be made to the Municipality to the amount of R 4 560.90 at clearance stage. The amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (g) A fixed development charge towards electricity be made to the Municipality to the amount of R 10 419.00 at clearance stage. The amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2021/2022 and may be revised thereafter;
- (h) Council's resolution dated May 2021 makes provision for a 40% rebate applicable on the development charges of Swartland Municipality. Condition A4(a) is excluded from the rebate. The rebate is valid for the 2021/2022 financial year and may be revised thereafter;

#### **A5 ELECTRICITY**

- (a) Each subdivided portion be provided with a separate electrical connection for the costs of the owner/developer;
- (b) The relocation of any electrical cables, currently over the relevant subdivided portion, be for the costs of the owner/developer;
- (c) Any electrical inter-connection between the remainder and portion 1 be isolated and fully removed;
- (d) The electricity be connected to the existing low tension network;
- (e) Additional to the abovementioned, the owner/developer is responsible for the electrical connections to the subdivided portion;

#### **B. GENERAL**

- (a) If the extension of existing services are deemed necessary in order to provide the subdivided portion with services connections, the expense is for the account of the owner/developer;
- (b) The Department Electrical Engineering Services of the Municipality be contacted for a quotation with reference to condition A5 above;
- (c) The approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and that failing to do so results in the lapsing of the approval;
- (d) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority;
- (e) The applicant/objectors be notified of the outcome and their right to appeal in terms of Chapter VII, Section 89 of the By-law;
- (f) The legal certificate which authorises transfer of the subdivided portion in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

#### **C. The application is supported for the following reasons:**

- (a) The application is in compliance with the minimum erf size as determined by the SDF;
- (b) The application is seen as densification which is supported by the SDF and PSDF;
- (c) The application complies with section 42 of SPLUMA and Principles referred to in Chapter VI of LUPA;
- (d) The proposed subdivision will not negatively affect the character of the area;
- (e) Surrounding properties consist of similar development potential as Erf 2131;
- (f) There is sufficient services capacity to accommodate the newly created erf;
- (g) All development parameters of the By-Law will be adhered to;
- (h) Effective utilization of land and existing infrastructure;

- (i) Access to the newly created portion can be established through an agreement with affected property owners.

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 R2 400-00 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 : Electrical Engineering Services*


*Building Control Officer*

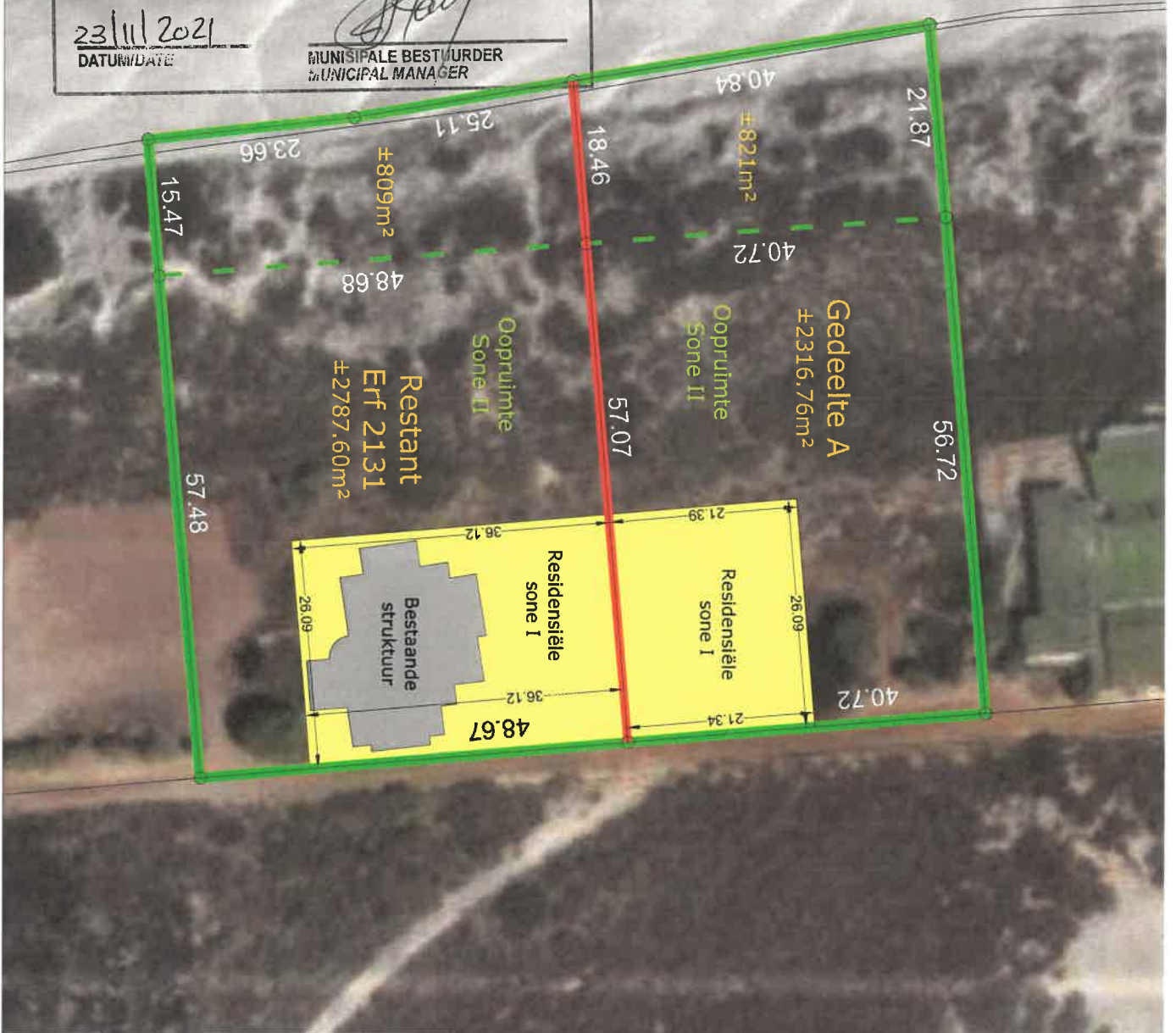
**SWARTKOPSE MUNISIPALITEIT**  
**SWARTKOPSE MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die  
 Verordening in sake Munisipale Grondgebruiksplaning  
 (PK 8226 van 25 maart 2020), onderhevig 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.

23/11/2021  
 DATUM/DATE

  
 MUNISIPALE BESTUURDER  
 MUNICIPAL MANAGER



**SONERING:**

Restant Erf 2131	Area	± 3596.60m²
Residensiële Sone I		± 942.42m²
Oopruimte Sone II		± 2654.18m²
Gedeelte A	Area	± 3137.76m²
Residensiële Sone I		± 567.59m²
Oopruimte Sone II		± 2580.20m²

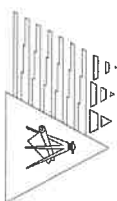
**TITEL:**

VOORGESTELDE ONDERVERDELING VAN  
 ERF 2131, YZERFONTEIN

**ALG. NOTA**

ALLE GROOTTES EN AFSTANDE IS ONDERHEWIG AAN OPMETING

**OPGESTEL DEUR**



C.K. RUMBOLL EN VENNOTE  
 STADS EN STREEKSBEREINERS  
 PROFESSIONELE LANDMETERS  
 RAINIER STRAAT 16, MALMESBURY  
 Tel: 022 - 482 845  
 Faks: 022 - 487 1661  
 e-pos: reception@rumboll.co.za

**DATUM:**  
 NOV 2011

**SKAAL:**  
 1 : 5000 (A4)

**VERW:**

