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File ref: 15/3/6-14/Erf_473

Enquiries:
Mr AJ Burger

9 December 2021

Geosat Surveys
46 Welgelee Road
Constantia
CAPE TOWN
7800

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 473, YZERFONTEIN

Your application with reference YZ473, dated 20 October 2021, on behalf of LH & LRR Witbooi, regarding the subject 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 8226 of 25 March 2020), the application for subdivision of Erf 473, 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the registration of a services servitude on portion 1 in favour of the remainder of erf 473, Yzerfontein, is approved in terms of Section 70 of the By-Law.

Points A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 473, Yzerfontein (1115m² in extent), be subdivided into a remainder (615m² in extent) and Portion 1 (500m² in extent), as presented in the application;
- b) A services servitude (32m² in extent) be registered on portion 1 and that the servitude be included in the title deed of the newly created erf;
- 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 point of the conservancy tank be place to be easily accessible to the services truck;

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

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer;
- b) If any electrical cables need to be moved as a result of the subdivision, it will be for the cost of the owner/developer;
- c) Any electrical interconnection be isolated and removed completely;
- d) The electricity connection be made to the existing low tension network;
- e) Additional to the abovementioned, the owner/developer will be responsible for the costs of electrical connections to the subdivided portions;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R5 445,25 towards the bulk supply of water, at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R4 502,25 towards water reticulation at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R8 280,00 towards waste water treatment, at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-183-9210);
- d) The owner/developer is responsible for the development charge of R 5 612,00 towards sewerage at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R11 500,00 towards streets at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The owner/developer is responsible for the development charge of R3 192,40 towards storm water at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/248-144-9210);
- g) The owner/developer is responsible for the development charge of R10 419,00 towards electricity at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/253-164-9210);
- h) The Council resolution of May 2021 provides for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and may be revised thereafter. The discount is not applicable to 5(a).

6. 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) 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.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
AIB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Electrical Engineering Services
Director: Financial Services
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