



File ref: 15/3/3-14/Erf 2132
15/3/6-14/Erf 2132
15/3/8-14/Erf 2132

Enquiries:
A de Jager

19 February 2025

Planscape
PO Box 557
MOORREESBURG
7310

Per e-mail: planscape@telkomsa.net

Dear Mr. Langenhoven

PROPOSED REZONING, SUBDIVISION AND SERVITUDE REGISTRATION ON ERF 2132, YZERFONTEIN

Your application with reference number 375~2132~Yzer, dated November 2024, on behalf of B.J. and A.A. van der Walt, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management 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 8227 of 25 March 2020), the application for rezoning of Erf 2132, Yzerfontein, from Residential Zone 1 and Open Space Zone 2 to Subdivisional Area, is approved in terms of Section 70 of the By-Law;
- B. By virtue of the authority delegated to the Senior Manager: Development Management 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 8227 of 25 March 2020), the application for subdivision of Erf 2132, Yzerfontein, is approved in terms of Section 70 of the By-Law;

Decisions A. and B. above be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2132 (6 476m² in extent) be rezoned from Residential Zone 1 and Open Space Zone 2, to Subdivisional Area, in accordance with Zoning Plan 375~2132~Yzer, dated 4 November 2024, as presented in the application;
- b) Erf 2132 (6 476m² in extent) be subdivided into Portion A (1 875m² in extent) and the Remainder (4 601m² in extent)
- c) The zoning on each of the new Subdivisional Areas be allocated as follows:
- i. Portion A (1 875m² in extent): Open Space Zone 2 of 1 475m² in extent; and Residential Zone 1 of 400m² in extent; and
- ii. The Remainder (4 601m² in extent): Open Space Zone 2 of 2 659m² in extent; and Residential Zone 1 of 1 942m² in extent;
- d) A minimum of two on-site parking bays be provided on each residential component;
- e) Building plans for any unauthorised structures be submitted to the Senior Manager: Development Management for consideration and approval;

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2. WATER

- a) Each portion be provided with a separate water connection, at building plan stage;

3. SEWERAGE

- a) Each portion be provided with a conservancy tank, of which the minimum capacity is 8 000 litres, and that is accessible for the vacuum truck from the street;
- b) The condition is applicable at building plan stage;

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, for the account of the owner/developer;
- b) The relocation of any electrical cables, caused by the subdivision, be for the account of the owner/developer;
- c) Any electrical interconnection be isolated and removed completely;
- d) The electrical connection point be linked to the existing low-voltage network;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R35 984,65 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer is responsible for the development charge of R3 268,30 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer is responsible for the development charge of R11 264,25 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - d) The owner/developer is responsible for the development charge of R27 333,20 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
 - e) The owner/developer is responsible for the development charge of R14 434,80 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - f) The owner/developer is responsible for the development charge of R11 762,00 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;
- C. By virtue of the authority delegated to the Senior Manager: Development Management 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 8227 of 25 March 2020), the application for the registration of a right-of-way servitude over the newly created Portion A, in favour of the Remainder of Erf 2132, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the registration of a right-of-way servitude of 104m² in extent (4m wide x 26m long), over the newly created Portion A, in favour of the Remainder, in accordance with Zoning Plan 375~2132~Yzer, dated 4 November 2024, as presented in the application;
- b) The owners/developers submit the subdivision and servitude diagrams to the Surveyor General for approval, including proof of the following:
 - i. The approval letter for the subdivision and servitude, containing the conditions of approval;
 - ii. The approved subdivision plans;

2. GENERAL

- a) Any existing services connecting the Remainder and Portion A, be relocated and/or disconnected, in order for the pipework of each erf to be separated and located on the applicable property;
- b) Should the expansion of the existing services be necessary, in order to provide service connections to the subdivided portions, the costs will be for the account of the owner/developer;
- c) The owner/developer is responsible to ensure that the various right-of-way servitudes, that provide access to the Remainder, are also registered in the title deed of Portion A;
- d) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- e) 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 within the 5 year period and failing to do so will result in this approval expiring.

Yours sincerely

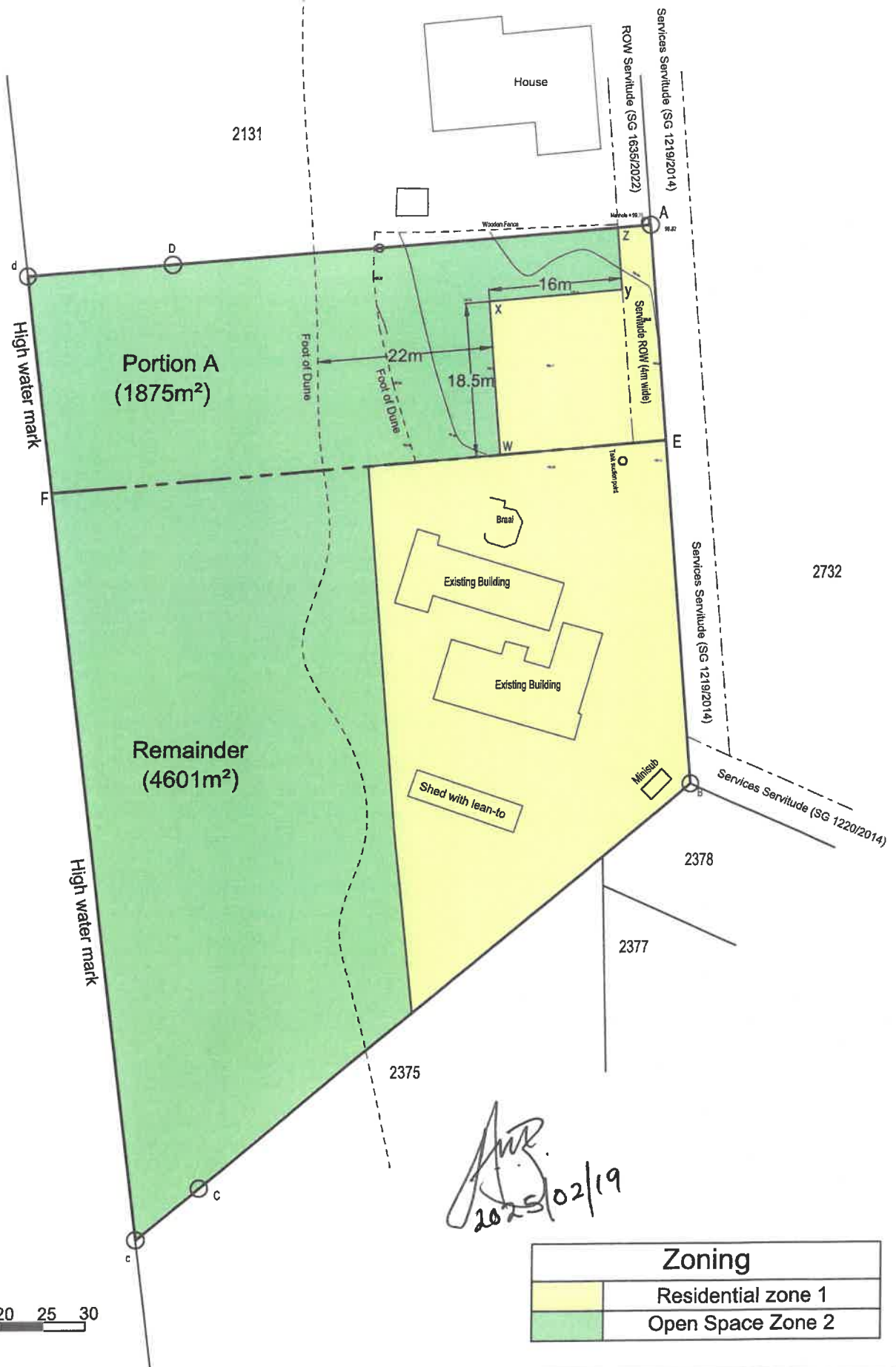


MUNICIPAL MANAGER

per Department Development Services
Ad./ds

Copies:

- Surveyor General, Private Bag X9028, Cape Town, 8000*
- Director: Civil Engineering Services*
- Director: Electrical Engineering Services*
- Director: Financial Services*
- Building Control Officer*
- B.J. and A.A. van der Walt, P.O. Box 1523, Afafi, 0260*
- stay@rooieee.com*



Project: Erf 2132, Yzerfontein

Title: Zoning plan

Owner: BJ & AA van der Waldt



Notes: All area subject to surveying.

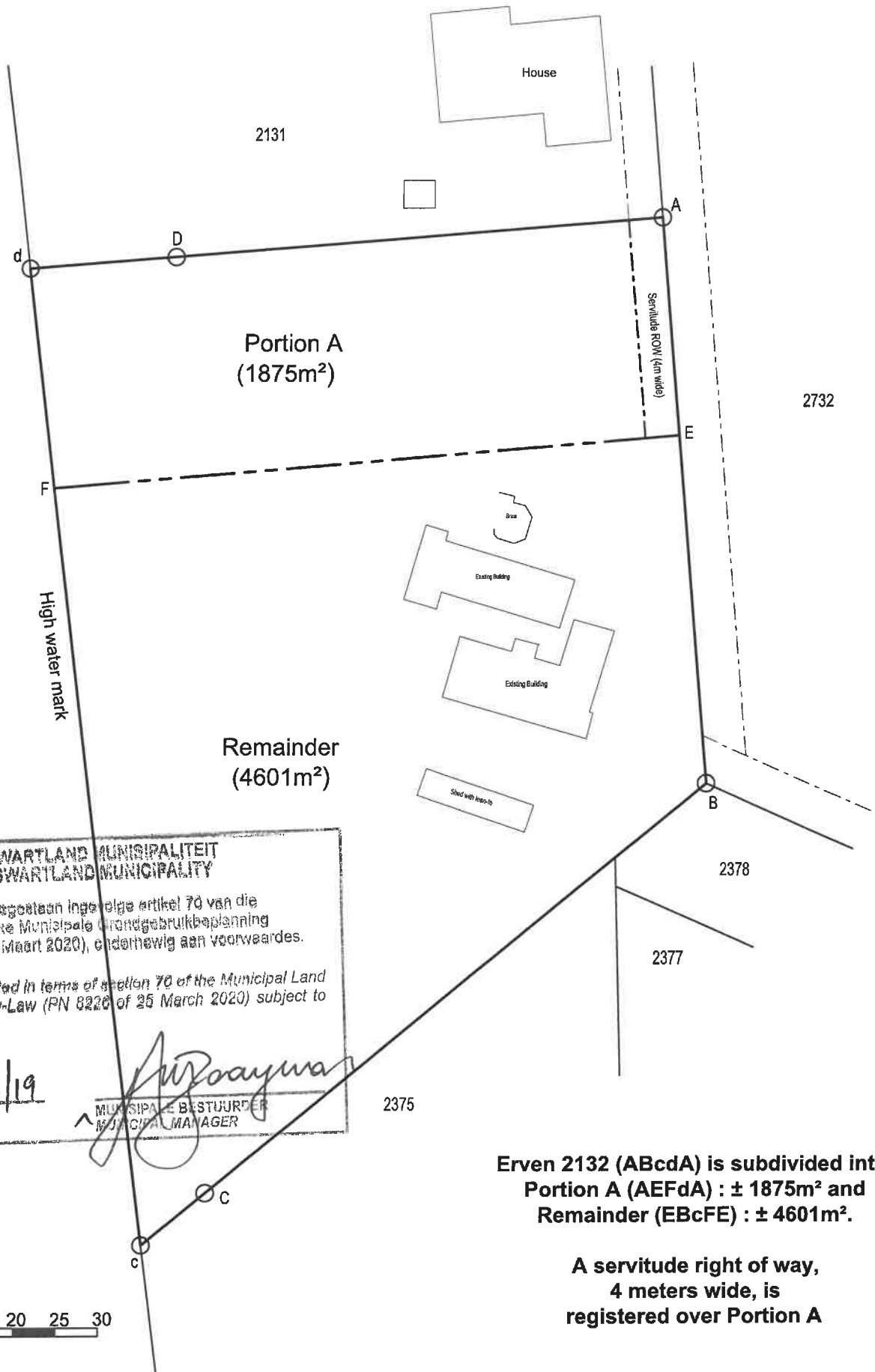
Date: 04/11/24

Reference: 375~2132-Yzer



PLANSCAPE

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Project: Erf 2132, Yzerfontein

Title: Subdivision and Servitude plan

Owner: BJ & AA van der Waldt



Notes: All area subject
to surveying.

Date: 04/11/24

Reference: 375~2132-Yzer



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