



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sibumba ikamva elingcono!*

Lêer verw/ 15/3/3-14/Erf\_1963  
File ref: 15/3/6-14/Erf\_1963

Navrae/Enquiries:  
Ms D N Stellenberg

22 Februarie 2021

Planscape  
P O Box 557  
MOORREESBURG  
7310

**By Registered Mail**

Sir/Madam

**PROPOSED REZONING AND SUBDIVISION OF ERF 1963, YZERFONTEIN**

Your application with reference 76~1963-Yzer dated 16 September 2020 on behalf of Yzerfontein Property Developers has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 10 February 2021 to approve the application for the rezoning of erf 1963, Yzerfontein, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. An application for the subdivision of erf 1963, Yzerfontein is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. The approvals in paragraph A and B are subject to the following conditions:

**C1 TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 1963 be rezoned from General Residential zone 1 to Subdivisional area in order to make provision for the following land uses, namely: General Residential zone 1 and Residential zone 1;
- (b) Erf 1963 be subdivided into a remainder ( $\pm 20918 \text{ m}^2$  in extent) and portion A ( $\pm 1080 \text{ m}^2$  in extent);
- (c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the Swartland Municipal Land Use Planning By-law (PG 8226 of 25 March 2020), not be issued unless all the relevant conditions have been complied with;

**C2 WATER**

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

**C3 SEWERAGE**

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

**C4 DEVELOPMENT CHARGES**

- (a) The owner/developer makes a development charge for the regional bulk supply of water at R6 534,30. The development contribution is payable to Swartland Municipality at clearance stage.

*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**

- The 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 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 2020/2021 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 2020/2021 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 2020/2021 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 2020/2021 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 2020/2021 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 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. Condition 4(a) is excluded from the rebate. The rebate is valid for the 2020/2021 financial year and may be revised thereafter;

**C5 ELECTRICITY**

- (a) The electricity connection be made to the existing low tension network;
- (b) Additional to the abovementioned, the owner/developer pays for the electrical connection to the subdivided portion;

**C6 GENERAL**

- (a) If the extension of existing services are deemed necessary in order to provide the development with services connections, the expense is for the account of the owner/developer;
- (b) Mr Daniel Mostert (tel no. 0787110643) be contacted for a quotation with reference to paragraph C5(b);
- (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 will result 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;

**D. The application is supported for the following reasons:**

- (a) Erf 1963 does not have any physical restrictions which may impact negatively on this application;
- (b) The creation of a single residential erf similar size as the surrounding single residential erven will complement the character of the area;
- (c) The application is regarded as infill development and part of densification, which is supported at municipal and provincial level;
- (d) The application supports the optimal use of existing infrastructure;
- (e) The application complies with the SDF as well as the minimum erf size of 500 m<sup>2</sup>;
- (f) The application complies with the principles of LUPA and SPLUMA;
- (g) The application complies with the requirements of Sections 48 and 55 as well as Schedule 2 of the Planning By-law;
- (h) The creation of Portion A and the existing access from the street unlocks the potential of the erf.

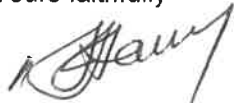
- A. In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 7741 of 3 March 2017), you as well as the objectors have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality 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 R2260-00 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: Financial Services*

*Director : Civil Engineering Services*

*Yzerfontein Property Developers, P O Box 44211, Claremont, 7735*

*The Surveyor-General, Private Bag X9028, Cape Town, 8000*

# SUBDIVISION PLAN ERF 1963, YZERFONTEIN

19/08/2020

1962

Atlantic Drive

Portion A  
(±1080m<sup>2</sup>)

Remainder  
(20 918m<sup>2</sup>)

1963

Atlantic Drive

Dassen Island Drive

Erf 1963, Yzerfontein is subdivide into

2 portions, namely:

Portion A (AHabc): 1080m<sup>2</sup>

and

Remainder (cBCDEFGabc): 20 918m<sup>2</sup>

Zoning:

Portion A : Residential zone 1

Remainder: General Residential zone 1

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

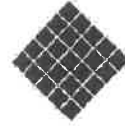
Onderverdeling toegestaan ingevolge artikel 70 van die  
Verordening insake Munisipale Grontgebruikbeplanning  
(PK 5226 van 25 Maart 2020), onderterwag aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land  
Use Planning By-Law (PN 3226 of 25 March 2020) subject to  
conditions.

22/02/2021

DATUMDATE

MUNISIPALE BESLUITER  
MUNICIPAL MANAGER



**PLANSCAPE**  
URBAN PLANNERS

PO Box 557

Moorreesburg, 7310

planscape@telkomsa.net

022 433 4408 (cell)

086 887 2059 (fax)

0722026557 (cell)

0m 5m 10m 20m 30m

All sizes subject to survey