



CLEAN AUDITS SINCE 2010/11



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

File ref: 15/3/6-14/Erf 1963

Navrae/Enquiries:
A. de Jager

16 August 2022

Planscape
P.O. Box 557
MOORREESBURG
7310

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 1963, YZERFONTEIN

Your application with reference number 296~1963~Yzerf, dated 19 May 2022, on behalf of Yzerfontein Property Developers (Pty) Ltd., refers.

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 subdivision of Erf 1963, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1963 be subdivided into no more than 24 portions consisting of 19 group housing erven, 4 private open spaces and private roads;
- b) The legal certificate which authorises the 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;
- c) The owner/developer is responsible for establishing an owners' association and the formulation of a constitution;
- d) The constitution of the owners' association be submitted to the Senior Manager: Built Environment for consideration and approval, before the transfer of the first land unit, making provision for-
 - i. the owners' association to formally represent the collective mutual interests of the development, set out in the constitution in accordance with the conditions of approval;
 - ii. control over and maintenance of buildings, services or amenities arising from the subdivision;
 - iii. the regulation of at least one annual meeting with its members;
 - iv. control over the design guidelines of the buildings and erven arising from the subdivision;
 - v. the ownership by the owners' association of all common property arising from the subdivision, including; private open spaces, private roads and land required for services provided by the owners association;
 - vi. The ownership mentioned in condition (v) above should simultaneously take place with the transfer of the first land unit;
 - vii. enforcement of conditions of approval or management plans;
 - viii. procedures to obtain the consent from members of the owners' association to transfer an erf in the event that the owners association ceases to function; and
 - ix. the implementation and enforcement by the owners' association of the provisions of the constitution;
- e) The constitution of an owners' association may have other objectives as set by the association but may not contain provisions that are in conflict with any law;
- f) The constitution of the owners' association takes effect on the registration of the first land unit;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- g) An owners' association may amend its constitution when necessary, but if an amendment affects the Municipality or a condition referred to in (v) above, the amendment must also be approved by the Municipality;
- h) An owners' association that comes into being in terms of condition 1(d) above -
 - i. has as its members, all the owners of the land units arising from the subdivision and their successors in title, who are jointly liable for expenditure incurred in connection with the association; and
 - ii. is upon registration of the first land unit automatically established;
- i) The design guidelines contemplated above may introduce more restrictive development rules than the rules provided for in the zoning scheme.

2. WATER

- a) The development be provided with a single water connection and internal reticulation network;
- b) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the internal water reticulation network;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- d) The internal water reticulation network not be adopted by the Municipality;

3. SEWERAGE

- a) The application proposes that the development be supplied with a communal conservancy tank. Consequently, the Municipality cannot provide sewerage suction services and a private contractor must be appointed by the owners' association;
- b) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the internal sewerage system;
- c) The sewerage system design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- d) The conservancy tank and pipe network not be adopted by the Municipality;

4. STREETS AND STORMWATER

- a) The internal roads be built to a permanent surface standard;
- b) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the internal road network;
- c) The internal road network design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- d) The development be provided with a stormwater drainage system, designed in such a way that existing drainage systems are not overloaded;
- e) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the internal stormwater system;
- f) The stormwater drainage design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- g) The internal road and stormwater systems not be adopted by the Municipality.
- h) The controlled entrance gates and structures be built at such a distance from Dassen Island Drive that it does not obstruct traffic entering the development

5. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, costs to be borne by the owner/developer;
- b) The costs related to the removal and/or relocation of any electrical cables over the subdivided portions, be the responsibility of the owner/developer;
- c) The electrical connections be connected to the existing low-voltage network to the satisfaction of the Director: Electrical Engineering Services;
- d) The infrastructure design allows for the electrical demand of 78kVA. Solar geysers and other energy saving devices be promoted to minimise the supply required from the existing municipal network;
- e) The electrical reticulation design be submitted to the Director: Electrical Engineering Services for consideration and approval, prior to construction;

6. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R85 542,72 (R4 502,25 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R103 459,75 (R5 445,25 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R106 628,00 (R5 612,00 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The development charge towards waste water treatment amounts to R157 320,00 (R8 280,00 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-183-9210);
- e) The development charge towards roads amounts to R218 500,00 (R11 500,00 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The development charge towards stormwater amounts to R60 655,60 (R3 192,40 per residential erf) and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/248-144-9210);
- g) The development charge towards electricity amounts to R197 961,00 (R10 419,00 per residential erf) and is payable by the owner/developer at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/253-164-9210);
- h) The Council resolution of May 2022 provides for a 35% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2022/2023 and may be revised thereafter. The discount is not applicable to 6.a).

7. GENERAL

- a) Should it be deemed necessary to extend the existing services network in order to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore;

Yours faithfully

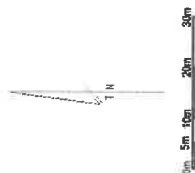

MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control Officer
 Yzerfontein Property Developers (Pty) Ltd., P.O. Box 44211, Claremont, 7708
 zyerfont@mweb.co.za

SUBDIVISION PLAN ERF 1963, YZERFONTEIN

Ref: 298-1963-Yzer

19/05/2021



PORTION	AREA (m²)
1	686.5
2	533.2
3	705.0
4	705.0
5	705.0
6	724.8
7	868.2
8	940.0
9	940.0
10	940.0
11	940.0
12	979.7
13	800.0
14	800.0
15	800.0
16	839.5
17	900.7
18	811.2
19	911.8
20	961.5
21	287.5
22	369.1
23	187.5
24	3397.8

All sizes subject to survey

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die
Verordening insake Municipale Grondgebruiksbeplanning
(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.

2022/08/16

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

LAND BUDGET

Use	No. Units	Area (m²)	Portion No's
Residential	19	15711.7	1 - 19
Open space (OS2)	4	1805.6	20 - 23
Street (TZ2)	1	3397.8	24

Min. Erf size: 533.2 m²
Max. Erf size: 979.7 m²
Avg. Erf size: 817.4 m²

PLANScape
URBAN PLANNERS

PO Box 557

Moorreesburg, 7310

planscape@telkomsa.net

022 4334408 (tell)

086 697 2069 (fax)

0722026587 (cell)