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File ref: 15/3/3-14/Erf_2148, 2152
15/3/6-14/Erf_2148, 2152

Enquiries:
Mr H L Olivier

15 May 2023

Planscape
P.O. Box 557
MOORREESBURG
7310

By Registered Mail

Dear Sir/Madam

APPLICATION FOR REZONING AND AMENDMENT OF GENERAL PLAN: ERVEN 2148 AND 2152, YZERFONTEIN (UNREGISTERED PORTIONS OF ERF 1626)

Your application with reference 316~2152 & 2148-Yzerf dated 20 March 2023, on behalf of Yzerfontein Property Developers, 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 8226 of 25 March 2020), application for the rezoning of a portion of erf 2148, Yzerfontein (portion of erf 1626), is hereby 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 8226 of 25 March 2020), application for the amendment of the approved general plan for the Ocean Villas development, is hereby approved in terms of section 70 of the By-Law;

Approvals **A** and **B** above are subject to the following conditions;

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion of erf 2148 ($\pm 170\text{m}^2$ in extent), Yzerfontein be rezoned from Open Space Zone 2 to General Residential Zone 2;
- (b) General Plan No. 2384 of 2004 be amended in order to reconfigure the irregular shape of erf 2152 as indicated on Plan 1316~2152-Yzer dated 14/02/2023;

2. WATER

- (a) The consolidated property be provided with a single water connection;

3. SEWERAGE

- (a) The town housing units each be provided with a conservancy tank with a minimum capacity of 8000l which is accessible for a service truck from the street. As alternative, a central conservancy tank be provided for the whole town housing development which is maintained and managed by the owners association;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
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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. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R5 445,25 per additional unit towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R4 502,25 per additional unit towards bulk water distribution, 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: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R5 612,00 per additional unit towards sewerage, 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: 9/240-184-9210).
- (d) The owner/developer is responsible for the development charge of R8 280,00 per additional unit towards waste water treatment works, 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: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R11 500,00 per additional unit towards roads, 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: 9/247-188-9210);
- (f) The owner/developer is responsible for the development charge of R3 192,40 per additional unit towards storm water, 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: 9/247-144-9210);
- (g) The owner/developer is responsible for the development charge of R10 419,00 per additional unit towards electricity, 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 makes provision for a 35% discount on capital contributions to Swartland Municipality, except for condition 4.(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

5. GENERAL

- (a) Should it be deemed necessary to extend the existing services network in order to provide the consolidated 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 approval will be permanent and the validity period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Service

HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services
 Director: Financial Services
 Surveyor General, Private Bag X9028, Cape Town, 8000
 Yzerfontein Property Developers, P O Box 44211, CLAREMONT, 7734
 Yzerfontein Property Developers, zyerfont@mweb.co.za

2154

2155

Remainder
1626

DASSENISLAND DRIVE

2153

2152

Portion A
($\pm 170\text{m}^2$)

2788

2151

2148

2141

2786

2783

2784

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2023/05/15
DATUM/DATE

2785

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Amendment of General Plan 2384/2004
to consolidate Portion A with erf 2152
to create:
Erf 2152 - 2096m²
Erf 2148 = 2176m²

Project: Erven 2152 & 2148, Yzerfontein

Title: Amendment of General Plan

Owner: Yzerfontein Property Developers

Notes: 0 3 12
Meter

Date: 14/02/2023

Reference: 1316~2152-Yzer



PLANSCAPE

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