



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/10-14/Erf\_1089

Enquiries:  
Mr AJ Burger

18 January 2022

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**Per Registered Mail**

Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 1089, YZERFONTEIN**

Your application with reference YZE/12016/ZN/MV, dated 1 July 2021, on behalf of Innovative Financial Solutions Pty Ltd, refers.

Please note that this letter replaces the original letter dated 14 September 2021.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), the application for consent use for a double dwelling house on Erf 1089, 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 consent use authorises a double dwelling house, as presented in the application;
- b) The double dwelling complies with all the applicable zoning parameters;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

#### **2. WATER**

- a) A single water connection be provided and that no additional connections will be provided;

#### **3. SEWERAGE**

- a) The property be provided with a conservancy tank of minimum 8 000 litre capacity and that the tank be accessible to the municipal service truck via the street, to the satisfaction of the Director: Civil Engineering Services;

#### **4. DEVELOPMENT CHARGES**

- a) The owner/developer towards the supply of regional bulk water amounts to R5 445,25 and is for the account of the owner/developer 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);

*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](mailto:swartlandmun@swartland.org.za)**

*Kindly address all correspondence to:*

**The Municipal Manager  
Private Bag X52  
Malmesbury 7299**

**Moorreesburg Tel: 022 433 2246**

**Darling Tel: 022 492 2237**

**Yzerfontein Tel: 022 451 2366**

- b) The owner/developer towards bulk water reticulation amounts to R4 502,25 and is payable by the owner/developer 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 towards waste water treatment amounts to R8 280,00, and is for the account of the owner/developer 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 9/240-183-9210);
- d) The owner/developer towards sewerage amounts to R 5 612,00 and is payable by the owner/developer 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 towards streets amounts to R11 500,00 and is payable by the owner/developer 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 towards storm water amounts to R3 192,40 and is payable by te owner/developer 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 towards electricity amounts to R10 419,00 and is payable by the owner/developer 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 makes provision 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 4. a).

## 5. GENERAL

- a) 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 the approval lapsing.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Building Control Officer*  
                      *Innovative Financial Solutions Pty Ltd, 40 Voortrekkerstraat, Citrusdal, 7340.*