



CLEAN AUDITS SINCE 2010/11



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Lêer verw/
File ref: 15/3/10-14/Erf_1821

Navrae/Enquiries:
Ms D N Stallenberg

15 Maart 2022

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 1821, YZERFONTEIN

Your application with reference YZR/12273/NJdK dated 25 November 2021 on behalf of A du Rand and M J J Wessels, has reference.

A. The Municipal Planning Tribunal has resolved at a meeting held on 9 March 2022 to approve the application for consent use on Erf 1821, Yzerfontein in terms of Section 70 of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a second dwelling, as presented in the application;
- (b) The second dwelling adheres to the applicable development parameters;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

A2 WATER

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

A3 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;

A4 DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for the development charge of R5 445,25 towards the supply of regional bulk water, at building plan stage. The amount is due to Swarthland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R4 502,25 towards bulk water reticulation, at building plan stage. The amount is due to Swarthland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R8 280,00 towards waste water treatment, at building plan stage. The amount is due to Swarthland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-183-9210);
- (d) The owner/develop be responsible for the development charge of R5 612,00 towards sewerage, at building plan stage. The amount is due to Swarthland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

**Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swarthlandmun@swarthland.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

- (e) The owner/developer be responsible for the development charge of R11 500,00 towards streets, at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA 9/249-188-9210);
- (f) The owner/developer be responsible for the development charge of R3 192,40 towards storm water, at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/248-144-9210);
- (g) The owner/developer be responsible for the development charge or R10 419,00 towards electricity, at building plan stage. The amount is due to Swartland 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 A4(a);

B. GENERAL

- (a) 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 before occupancy certificate be issued and failing to do so may result in administrative action;
- (b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority;
- (c) The applicant/objectors be notified of the outcome and their right to appeal in terms of Chapter VII, Section 89 of the By-law;

C. The application be supported for the following reasons:

- (a) The proposed second dwelling is a residential use and is therefore consistent with the proposals of the SDF;
- (b) A second dwelling is accommodated as a consent use under Residential Zone 1 of the By-Law;
- (c) The development proposal supports the optimal utilisation of the property;
- (d) The second dwelling may support the tourism industry in Yzerfontein, as well as the local economy;
- (e) The second dwelling provides in a need for a larger variety of housing opportunities to the wider population;
- (f) The development proposal will not negatively impact on the character of the surrounding neighbourhood or the larger Yzerfontein.

In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 8226 of 25 March 2020), 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 R2 400-00 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 : Civil Engineering Services
Director : Financial Services
Building Control Officer*