



CLEAN AUDITS SINCE 2010/11



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Lêer verw/ 15/3/10-14/Erf\_1858  
File ref:

Navrae/Enquiries:  
Ms D N Stallenberg

17 May 2022

C K Rumboll & Partners  
P O Box 211  
MALMESBURY  
7299

e-mail : retiefnelia@gmail

**By Registered Mail**

Sir/Madam

#### **PROPOSED CONSENT USE ON ERF 1858, YZERFONTEIN**

Your application with reference YZR/12265/CVDW/JL dated 14 January 2022 on behalf of CJ Retief, has reference.

**A** The Municipal Planning Tribunal has resolved at a meeting held on 11 May 2022 to approve the application for consent use on Erf 1858, Yzerfontein in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2021), subject to the conditions that:

#### **A1 TOWN PLANNING AND BUILDING CONTROL**

- (a) The consent use be restricted to enable the existing dwelling to be used as a guesthouse, including;
  - (i) 4 x guest bedrooms with en-suite bathrooms, to be occupied by a maximum of 8 paying guests at any time;
  - (ii) 1 x open plan kitchen, dining room and lounge;
  - (iii) 1 x study;
  - (iv) 1 x double garage;
- (b) A minimum of three (3) on-site parking bays be provided and the parking bays be finished in a permanent dust free surface whether it be tar, concrete, paving or any other material, as approved by the Municipality beforehand, and the parking bays be clearly demarcated;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (d) A site development plan, including parking layout and proposed landscaping which complements the residential character of the dwelling, be submitted to the Senior Manager: Built Environment at building plan stage for consideration and approval;
- (e) A contact number of the owner/manager of the facility be displayed conspicuously on the premises at all times for emergency and/or complaint purposes;
- (f) All amenities and provision of meals be for the sole benefit of bona fide lodgers;
- (g) A register of guests and lodgers be kept and completed when rooms are let, and the register be produced for inspection on request by a municipal official;
- (h) Guest rooms not be converted to, or used as separate dwelling units;
- (i) Application be made to the Senior Manager: Built Environment for the right to construct or affix and display any signage;

*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**

- (j) Any signage be limited to 1 m<sup>2</sup> in area and may not project over a public street;
- (k) A Certificate of Compliance be obtained from the West Coast District Municipality for the operation of the guesthouse;
- (l) A trade licence be obtained from Swartland Municipality for the operation of the guesthouse;
- (m) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be adhered to, to the satisfaction of the relevant authority;
- (n) No guests be allowed to park within the road reserve;

**A2 WATER**

- (a) The existing connection be used and no additional connections be provided;

**A3 SEWERAGE**

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

**A4 DEVELOPMENT CHARGES**

- (a) The development charge towards the supply of regional bulk water amounts to R1 815,08 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);
- (b) The development charge towards bulk water reticulation amounts to R1 500,75 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 development charge towards waste water treatment amounts to R2 760,00, 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 development charge towards sewerage amounts to R1 870,67 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 development charge towards streets amounts to R3 833,33 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 development charge towards storm water amounts to R1 064,13 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 9/248-144-9210);
- (g) The development charge towards electricity amounts to R3 473,00 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 A4(a);

**B. GENERAL**

- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be met before the guesthouse comes into operation and the occupancy certificate is issued, after which the 5 year period will no longer be applicable;
- (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 this 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 guesthouse is a residential use and is consistent with the proposals of the MSDF;
- (b) A guesthouse 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 guesthouse will support the tourism industry in Yzerfontein, as well as the local economy;

- (e) The development proposal will not negatively impacts on the character of the surrounding neighbourhood or the larger Yzerfontein;
- (f) The concerns of the neighbouring and affected property owners are sufficiently addressed in the conditions of approval.

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*

*C J Retief, 20 Roosmaryn Street, Yzerfontein, 7351*