



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-14/Erf 1433

Enquiries:
A. de Jager

11 August 2022

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1433, YZERFONTEIN

Your application with reference no. YZE/12459/MH, dated 6 May 2022, on behalf of I.B. Sim, refers.

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 on Erf 1433, 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) 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 is responsible for a development charge towards the supply of regional bulk water amounts to R6 534,30 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 owner/developer is responsible for a development charge towards bulk water reticulation amounts to R5 402,70 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 owner/developer is responsible for a development charge towards waste water treatment amounts to R8 970,00, and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-183-9210);
- d) The owner/developer is responsible for a development charge towards sewerage amounts to R6 080,05 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);
- e) The owner/developer is responsible for a development charge 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 2022/2023 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The owner/developer is responsible for a development charge towards storm water amounts to R4 560,90 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 owner/developer is responsible for a development charge 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 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 4.a).

5. GENERAL

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 consent use will be permanent and the approval period will not be applicable anymore

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Ad.J/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
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