



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



Munisipaliteit  
Municipality  
Umasipala

*Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sakha ikusasa elingcono!*

File ref: 15/3/10-14/Erf 1742

Enquiries:  
A. de Jager

30 November 2022

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

**Per Registered Mail**

Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 1742, YZERFONTEIN**

Your application with reference no. YZE/12648/ZN-GT, dated 6 October 2022, on behalf of H & H SA Development Projects (Pty) Ltd, 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 1742, 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 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 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 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);

*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

- d) The 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 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 development charge towards storm water amounts to R4 560,90 and is payable by te 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 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 before occupancy certificate be issued, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AdJds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Building Control Officer*  
                      *H & H SA Development Projects (Pty) Ltd, 47 Fynbos Street, Yzerfontein, 7351*  
                      *heiko@hwoconsulting.com*