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Municipality
Umasipala

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File ref: 15/3/3-14/Erf_1338
15/3/4-14/Erf 1338

Enquiries:
Mr AJ Burger

29 November 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 1338, YZERFONTEIN

Your application, with reference YZE/12659/ZN/MV, dated 24 August 2022, on behalf of the Baviaans Trust, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision 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 of 25 March 2020), the application for the rezoning of erf 1338, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1338 be rezoned from Residential zone 1 to Business zone 2;
- b) The use of the Business zone 2 zoning be restricted to medical consulting rooms which are used for human medically related consultation, examination or treatment, but does not include live-in facilities;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval for the change in use of the existing buildings;
- d) At least 6 on-site parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked to the satisfaction of the Director: Civil Engineering Services;
- e) Application be made to the Senior Manager: Built Environment for the display of advertising signs;

2. WATER

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

3. SEWERAGE

- a) A conservancy tank with a minimum capacity of 8000ℓ be provided which is accessible from the municipality street for the sewerage truck;

4. REFUSE REMOVAL

- a) No medical waste such as syringes and swabs may disposed of as general waste;

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

5. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R550,85 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 R763,60 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 sewerage amounts to R5 499,30 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);
- d) The development charge towards streets and stormwater amounts to R4872,55 and is payable by the owner/developer at clearance 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);
- e) 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).

B. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision 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 of 25 March 2020), the application for the departure of development parameters on erf 1338, Yzerfontein, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 3m side building line (southern boundary) to 2m.

C. 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 implemented before the occupation certificate be issued, without which, the approval will lapse.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies:

*Director: Civil Engineering Services
Building Control Officer
Baviaans Trust, PO Box 291, Yzerfontein, 7351
Email: martus.claassen@gmail.com*