



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-14/Erf\_1721

Enquiries:  
Mr AJ Burger

3 December 2021

CK Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

Per Registered Mail

Dear Sir/Madam

## **PROPOSED CONSENT USE AND DEPARTURE ON ERF 1721, YZERFONTEIN**

Your application with reference no. YZR/12194/NJdK, dated 17 October 2021, on behalf of Ibitha Investments CC, refers.

- A** 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 1721, Yzerfontein, be 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) The double dwelling complies with all zoning parameters of the By-law;
- c) 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 R5 445,25 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 R4 502,25 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);

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:

The Municipal Manager  
Private Bag X52  
Malmesbury 7299

Moorreesburg Tel: 022 433 2246

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- c) The development charge towards waste water treatment amounts to R8 280,00, 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 R 5 612,00 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 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 2021/2022 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The development charge towards storm water amounts to R3 192,40 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 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 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 4.a).

## 5. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before the occupation certificate for the double dwelling, be issued and failing to do so will result in the approval lapsing. However 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.
- B** 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 the departure of development parameters in order to depart from the permitted 50% coverage to 55% on Erf 1721, Yzerfontein, be approved in terms of Section 70 of the By-Law, subject to the following condition:

- (a) The coverage departure be restricted to 55% for all proposed buildings

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Department: Electrical Engineering Services*  
                 *Building Control Officer*  
                 *Ibitha Investments CC, PO Box 41272, Craighall, 2024. [info@leeenterprises.co.za](mailto:info@leeenterprises.co.za)*