



Lêer verw/
File ref: 15/3/10-14/Erf_1623

Navrae/Enquiries:
Ms D N Stallenberg

23 June 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED CONSENT SE ON ERF 1623, YZERFONTEIN

Your application with reference YZER/14230/NJdK dated 25 March 2025 on behalf of LJ & J van Wyk has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 June 2025 to approve the application for a consent use on erf 1623, Yzerfontein in terms of Section 70 of the By-law, subject to the following conditions:

A1 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: Development Management, for consideration and approval;

A2 WATER

- a) A single water connection be provided and that no additional connections will be provided;

A3 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;

A4 DEVELOPMENT CHARGES

- (a) The development charge towards the supply of regional bulk water amounts to R11 514,95 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 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R1 045,35 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards waste water treatment amounts to R12 722,45 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 - apho abantu beza kufezekisa amaphupho abo!

- (d) The development charge towards sewerage amounts to R5 242,85 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
- (e) The development charge towards streets amounts to R7 200,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The development charge towards electricity amounts to R11 762,00 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/253-164-9210)
- (g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

B. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.

C. The application be supported for the following reasons:

- (a) The proposed double dwelling is consistent with local, provincial and national legislation in support of densification.
- (b) The application area is situated within an area with a residential character where densification is supported by the SDF.
- (c) Erf 1623 has no physical restrictions which impacts negatively on the application.
- (d) The impact of the development proposal on the surrounding area is deemed minimal and not considered to be detrimental to the rights of surrounding land owners.
- (e) The double dwelling will appear as one, harmonious architectural unit, similar to a large, single dwelling, and therefore the character of the area will not be negatively impacted.
- (f) The development proposal complies with all the zoning parameters applicable to the property.

Yours faithfully


MUNICIPAL MANAGER
 via Department Development Services
 /ds

Copies : *Director : Civil Engineering Services*

Director : Financial Services

Building Control Officer

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