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File ref: 15/3/3-14/Erf_119
15/3/5-14/Erf_119

Enquiries:
Mr HL Olivier

21 August 2023

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

By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND REZONING ON ERF 119, YZERFONTEIN

Your application with reference YZF/13205/MH dated 7 June 2023 on behalf of Zanal Foods Pty Ltd, refers.

- A.** By virtue of the authority delegated to the Senior Manager: Development Management 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 removal of restrictive conditions B I. (1) & (3) registered against Erf 119, Yzerfontein, as contained in Title Deed T23136/2022, is hereby approved in terms of section 70 of the By-Law:

1. TOWN PLANNING AND BUILDING CONTROL

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The restrictions to be removed read as follows:

- B I. (1) That the erf be used for residential purposes only.*
B I. (3) That not more than one dwelling, together with the necessary outbuildings and appurtenances be erected on the erf."

- B.** The application for the rezoning of Erf 119, Yzerfontein from Residential Zone 1 to Business Zone 1, is hereby approved in terms of section 70 of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

B1 TOWN PLANNING AND BUILDING CONTROL

- (a) The use of the business premises be restricted to offices as presented in the application;

B2 WATER

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

B3 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;

B4 STREETS AND STORMWATER

- (a) The proposed parking area, including the access to Buitenkant Street, be provided with a permanent dust free surface in accordance with the amended site development plan SSS 2023 - 10 PAGE 1 . The materials used be pre-approved by the Director: Civil Engineering Services on building plan stage;

B6 DEVELOPMENT CHARGES

- (a) The development charge towards bulk water provision amounts to R13 578,63 and be for the account of the owner/developer payable at building plan stage. The amount is due to the Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The fixed development charge towards bulk water reticulation amounts to R1 233,38 and be for the account of the owner/developer payable at building plan stage. The amount is due to the Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The fixed development charge towards sewerage amounts to R 6 182,69 and be for the account of the owner/developer payable at building plan stage. The amount is due to the Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The fixed development charge towards wastewater treatment to the amount of R15 003,19 be for the account of the owner/developer payable at building plan stage. The amount is due to the Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The fixed development charge towards streets amounts to R10 781,25 and be for the account of the owner/developer payable at building plan stage. The amount is due to the Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/249-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

C. GENERAL

- (a) The following process be followed as far as it relates to the Removal of restriction:
- (i) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the amendment of the restrictive condition;
 - (ii) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - a. Copy of the approval by Swartland Municipality;
 - b. Original Title Deed, and
 - c. Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (iii) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.
- (b) Should it be necessary to upgrade any existing services in order to accommodate the access or service connections of the proposed development, the cost thereof be for the developer's account;
- (c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. The owner/developer be responsible to ensure that every condition of approval is complied with before the occupancy certificate be issued and failing to do so, the approval will lapse. However, if the conditions of approval be met within the 5 year period, the land use will be permanent and the approval period will no longer be applicable.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services

HLO/ds

Copies : Director : Civil Engineering Services

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

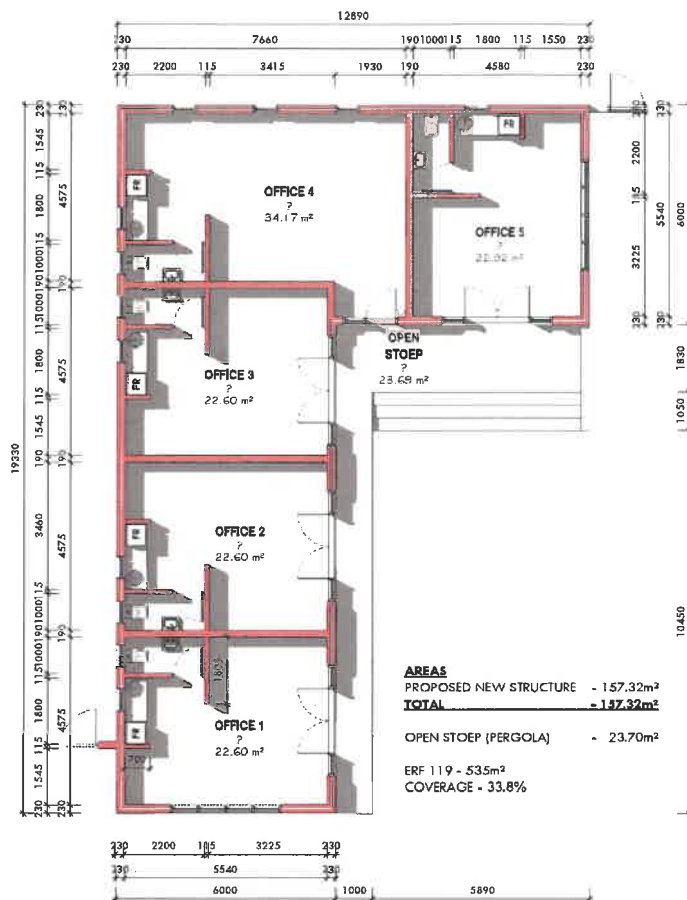
Yzerfontein Tel: 022 451 2366

Building Control Officer

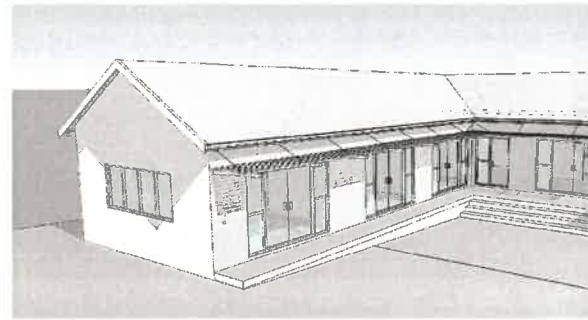
Director : Financial Services

*ZANAL FOODS PTY LTD, Postnet Suite 969, Private Bag X37, Lynnwood Ridge, PRETORIA,
0040*

wouter@gmtfood.co.za, planning1@rumboll.co.za

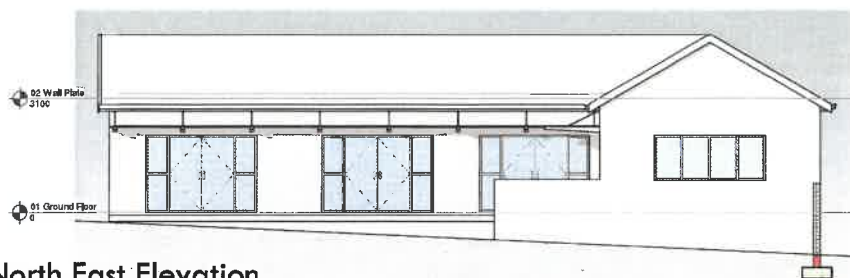


7 3D View 1

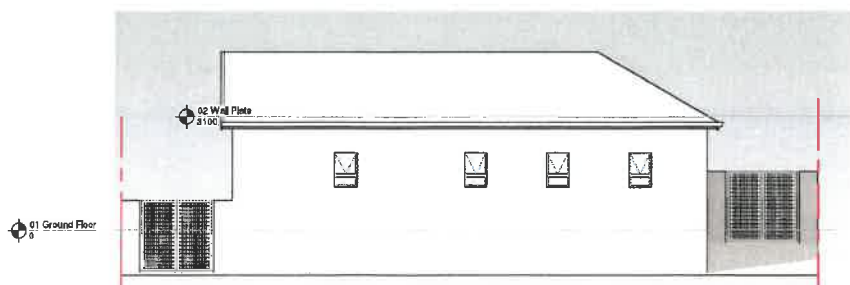


8 3D View 2

1 01 Ground Floor
1 : 100



3 North East Elevation
1 : 100



4 North West Elevation
1 : 100

Parking Bay Table

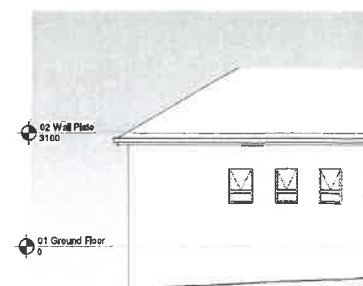
Parking for business is 1 per 25m² GLA

Office 1	- 22.6m ² (exl. toilet)
Office 2	- 22.6m ² (exl. toilet)
Office 3	- 22.6m ² (exl. toilet)
Office 4	- 34.2m ² (exl. toilet)
Office 5	- 22.9m ² (exl. toilet)
Covered stoep	- 23.7m ²

Total - 124.9m²

124.9m² total GLA = 5 parking bay

Total required = 5 parking bay
TOTAL PROVIDED ON SITE = 5 PARKING BAY



5 South West Elevation
1 : 100