



File ref:

15/3/5-14/Erf_98
15/3/10-14/Erf_98

Enquiries:
Mr HL Olivier

11 October 2024

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P.O. Box 211
MALMESBURY
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By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND CONSENT USE ON ERF 98, YZERFONTEIN

Your application with reference YZER/13912/NJdK, dated 3 July 2024 on behalf of the Elna Oosthuizen Trust, 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 condition B3 registered against Erf 98, Yzerfontein, as contained in Title Deed T56120/2023, is hereby approved in terms of section 70 of the By-Law.

The following process be followed for decisions A

- (a) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the amendment and removal of the restrictive conditions;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (c) A certified copy of the amended title deed be provided to Swartland Municipality for record purposes, prior to final consideration of building plans.
- B. 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 consent use on erf 98, Yzerfontein, is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:
- 1. TOWN PLANNING AND BUILDING CONTROL**
- a) The consent use authorises a second dwelling house as presented in the application;
 - b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- 2. WATER**
- a) The erf be provided with only one water connection;

3. SEWERAGE

- a) The erf be provided with a conservancy tank with a minimum capacity of 8000 litres which is accessible for the municipal sewerage truck from the street;

4. DEVELOPMENT CHARGES

- a) The development charge towards the bulk water supply amounts to R 11 514,95 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 bulk water distribution 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 sewerage amounts to R 5 242,85 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);
- d) The development charge towards waste water treatment amounts to R 12 722,15 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 9/240-183-9210);
- e) The development charge towards roads amounts to R 7 200, 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 R 11 762,00 and is payable by the owner/developer at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/253-164-9210);
- g) The Council resolution of May 2024 provides for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter.

5. 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 approval is valid for a period of 5 years, in terms of section 76(2)(w) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal.
- c) All conditions of approval be implemented before the new land use come into operation/or occupancy certificate be issue and failing to do so, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the consent use will be permanent and the approval period will no longer be applicable.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Department Electrical Engineering Services
 Building Control Officer
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