



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3 – 14/Erf_106
15/3/5 – 14/Erf_106

Enquiries:
Mr AJ Burger

8 October 2021

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir

PROPOSED REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS ON ERF 106, YZERFONTEIN

Your application, with reference YZ/11934/CVDW/JL, dated 14 June 2021, on behalf of Northern Jungle Trading 34 Pty Ltd, regarding the subject 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), application for the removal of restrictive conditions from Title Deed T23578/2006, as registered against Erf 106, Yzerfontein, is approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Restrictive conditions B(l)(1) & B(l)(3), that reads as follows:

"...B(l)(1)) That the erf be used for residential purposes only...", and

"...B(l)(3) That not more than one dwelling, together with the necessary outbuildings and appurtenances be erected on the erf;..."

be removed from Title Deed 23578/2006.

- b) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
- c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
 - Original title deed, and
 - Copy of the notice, which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

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

- 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 rezoning of Erf 106, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 106 (632m² in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to operate a nursery, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) A minimum of 8 on-site parking bays and 1 on-site loading bay be provided on the business premises, as presented in the application;
- d) The parking bays be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services, and that the parking bays and loading bay be clearly demarcated;
- e) Access to and from erf 106 be restricted to adjoining the erf boundary of erf 109;
- f) The owner/developer erect a boundary wall on the communal boundary of erven 106 and 109 to the satisfaction of the owner of erf 109;
- g) Application be made to the Senior Manager: Built Environment for the right to display an advertising sign;

2. WATER

- a) The property be provided with a single water connection and that no additional connections will be provided;

3. SEWERAGE

- a) The property be provided with a conservancy tank with a minimum capacity of 8000 liters which is accessible for the services truck from the street;

4. DEVELOPMENT CHARGES

(Please note that the development charges are calculated on 200m² GLA as presented in the application. The development charges may change if the development proposal changes at building plan stage.)

- a) The development charge towards the supply of regional bulk water amounts to R2 205,70 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 R1 727,30 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R 3 809,95 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);
- d) The development charge towards waste water treatment amounts to R5 750,00, 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);
- e) The owner/developer is responsible for the development charge towards storm water, to the amount of R 9 009,10 at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) Council's resolution dated May 2021 makes provision for a 40% rebate applicable on the development charges to Swartland Municipality. This rebate is valid for the 2021/2022 financial year and may be revised thereafter. The rebate is not applicable to point 4(a);

5. TRAFFIC

- a) The owner/developer ensure that no obstruction and parking occurs on road side because access to property is in close proximity of stop street.

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 occupancy certificate be issued and failing to do so will result in this approval expiring.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
A.B/ds

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