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File ref: 15/3/3-14/Erf 1218
15/3/4-14/Erf 1218

Enquiries:
A. de Jager

15 December 2021

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

By Registered Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL: THE REZONING OF AND DEPARTURE ON ERF 1218, YZERFONTEIN

Your application, with reference number YZR/11545/NJdK, dated 12 October 2021, on behalf of C.J. and A. Beukman, 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 amendment of conditions of approval regarding the rezoning of and departure on Erf 1218, Yzerfontein, is hereby approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition A.1.a), contained in approval letter 15/3/3-14/Erf 1218, dated 2 December 2020, that reads as follows:

"...Erf 1218 be rezoned from Residential Zone 1 to Business Zone 1 in order to convert the existing house into offices as presented in the application..."

be amended to read as follows:

"...Erf 1218 be rezoned from Residential Zone 1 to Business zone 1 in order to utilize the property as a business premises..."

- b) Condition A.1.c), contained in approval letter 15/3/3-14/Erf 1218, dated 2 December 2020, that reads as follows:

"A minimum of 7 on-site parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked to the satisfaction of the municipality..."

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darlinga 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

be amended to read as follows:

“...A minimum of 15 on-site parking bays be provided, finished in a permanent, dust free surface, be it tar, concrete, paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked to the satisfaction of the municipality...”

- c) The land uses on the property be restricted to the primary uses within the Business Zone 1 zoning, but to exclude the following: any form of accommodation, restaurant, animal hospital, tasting facility, liquor shop and service trade;

2. WATER

- a) The property be provided with a single water connection;

3. SEWERAGE

- a) The property be provided with a conservancy tank of a volume previously approved by the Director: Civil Engineering Services;

4. STREETS

- a) The entrance and portion of side walk that provides access to the parking bays be finished in the same permanent, dust free material as the parking bays, as previously approved by the Director:

5. DEVELOPMENT CONTRIBUTION

- a) The development charge toward the supply of regional bulk water amounts to R8 572,10 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 2020/2021 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R10 596,10 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards waste water treatment amounts to R19 881,20 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 2020/2021 and may be revised thereafter (mSCOA 9/240-183-9210);
- d) The development charge towards sewerage amounts to R13 304,35 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-184-9210);
- e) The development charge towards streets amounts to R11 040,00 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The development charge towards storm water amounts to R22 036,30 and is payable by the owner/developer at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/248-144-9210);
- g) The Council resolution of May 2021 provides 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 5.a).

B. GENERAL

- a) All other conditions of approval contained in approval letter 15/3/3-14/Erf 1218, dated 2 December 2020, remain unchanged;
- b) 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 must be complied with within the 5 year period 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 subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 C J & A Beukman, Posbus 414, YZERFONTEIN, 7351