



**CONSECUTIVE CLEAN AUDITS**



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Sibumba ikamva elingcono!*

File ref: 15/3/10-14/Erf 420

Enquiries:  
Mr H L Olivier

21 June 2021

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

**Per Registered Mail**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 420, YZERFONTEIN**

Your application with reference no. YZER/11919/NJdK, dated 13 April 2021, on behalf of John Mostert Trust, refers.

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), the application for consent use on Erf 420, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

### **1. 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: Built Environment for consideration and approval;

### **2. WATER**

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

### **3. 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;

### **4. DEVELOPMENT CHARGES**

- (a) The development charge towards the regional bulk supply of water amounts to R5 445,25 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 fixed development charge towards bulk water reticulation amounts to R4 502,25 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 fixed development charge towards waste water treatment, to the amount of R8 280,00 is payable by the owner/developer, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-183-9210);

- (d) The fixed development charge towards sewerage amounts to R 5 612,00 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-184-9210);
- (e) The fixed development charge towards streets amounts to R11 500,00 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter. (mSCOA 9/249-188-9210);
- (f) The fixed development charge towards storm water, to the amount of R3 192,40 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/248-144-9210);
- (g) The fixed development charge towards electricity, to the amount of R10 419,00 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/253-164-9210);
- (h) The Council resolution of May 2020 provides for a 40% discount on development charge to Swartland Municipality. The discount is valid for the financial year 2020/2021 and may be revised thereafter. The discount is not applicable to 4.(a);

## 5. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with before occupancy certificate will be issued and failing to do so will result in administrative action.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
HLO/ds

Copies:            *Department Financial Services*  
  
                      *Department Civil Engineering Services*  
  
                      *Building Control Officer*  
  
                      *John Mostert Trust, 19 Main Road, Vredenburg, 7380*