



CONSECUTIVE CLEAN AUDITS



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Sibumba ikamva elingcono!*

File ref: 15/3/10-14/Erf 1624

Enquiries:  
Me A. de Jager

3 March 2021

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

**Per Registered Mail**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 1624, YZERFONTEIN**

Your application with reference no. YZE/11729/JL/KS, received 6 January 2021, on behalf of EL Kleinhans, 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 1624, 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 distribution 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 owner/developer is responsible for the fixed development charge towards waste water treatment, to the amount of R8 280,00, at building plan stage. The amount is payable to this

*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**

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 owner/developer is responsible for the fixed development charge towards storm water, to the amount of R3 192,40 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 owner/developer is responsible for the fixed development charge towards electricity, to the amount of R10 419,00 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 charges 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, only valid for a period of 5 years. All conditions of approval be complied with before certificate of occupancy be issued and failing to do so will result in the approval lapsing.

Yours sincerely

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

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Building Control Officer*  
                      *E.L. Kleinhans, 8 Arum Street, Yzerfontein, 7351*