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Lêer verw/ 15/3/10-14/Erf\_1196 File ref:

Navrae/Enquiries: Ms D N Stallenberg

19 October 2022

C K Rumboll & Partners P O Box 211 MALMESBURY 7299

By Registered Mail

Sir/Madam

# PROPOSED CONSENT USE ON ERF 1196, YZERFONTEIN

Your application with reference YZE/12524/MH dated 30 June 2022 on behalf of WN & RA Scheepers, has reference.

A The Municipal Planning Tribunal has resolved at a meeting held on 12 October 2022 to approve the application for consent use on Erf 1196, Yzerfontein in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2021), subject to the conditions that:

# A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent authorises a double dwelling on Erf 1196, as presented in the application;
- (b) The double dwelling complies with the applicable zoning parameters of the By-law;
- (c) At least 4 on-site parking bays be provided as presented in the application;
- (d) Building plans be submitted to the Senior Manager: Built Environment, for consideration and approval;

#### A2 WATER

(a) The existing water connection be used and that no additional connections be provided;

## A3 SEWERAGE

- (a) The property be provided with a conservancy tank of appropriate size (minimum capacity of 8000l), as pre- approved by the Director: Civil Engineering Service;
- (b) The conservancy tank be accessible to the municipal vacuum truck from the street;

## A4 DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R5 445,25 towards the bulk supply of regional water, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R4 502,25 towards bulk water distribution, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R5 612,00 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/240-184-9210);

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- (d) The owner/developer be responsible for the development charge of R8 280,00 towards waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/240-183-9210);
- (e) The owner/developer be responsible for the development charge of R11 500,00 towards streets, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The owner/developer be responsible for the development charge of R3 192,40 towards storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (g) The owner/developer be responsible for the development charge of R10 419,00 per newly created erf towards electricity, at clearance sage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/253-164-9210):
- (h) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition A4(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

#### A5 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 the occupancy certificate be issued. Failure to comply will result in the approval expiring;

Appeals against the Tribunal decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to <a href="mailto:swartlandmun@swartland.org.za">swartlandmun@swartland.org.za</a>, no later than 21 days after registration of the approval letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

- B. The application be supported for the following reasons:
  - (a) The application is in compliance with the planning principles of LUPA and SPLUMA.
  - (b) The application is consistent with local, regional and provincial spatial planning policy.
  - (c) The development proposal complies with all applicable zoning parameters of the Residential zone 1 zoning and will not have a negative impact on the privacy of neighbouring properties.
  - (d) Erf 1196 does not have any physical restrictions which may have a negative impact on this application.
  - (e) The proposed double dwelling will complement the surrounding residential area.
  - (f) The development proposal supports the optimal utilisation of land and infrastructure.
  - (g) The proposed land use is considered as a desirable activity within a residential neighbourhood, as it will accommodate residential activities compatible with that of the existing area.
  - (h) The double dwelling supports the tourism industry in Yzerfontein, as well as the local economy.
  - (i) The double dwelling will provide in a need for a larger variety of housing opportunities to the wider population.
  - (j) Sufficient services capacity exists to accommodate the proposed double dwelling.

Yours faithfully

MUNICIPAL MANÁGER

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via Department Development Services

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Copies :

Director: Civil Engineering Services

Director: Financial Services Building Control Officer