



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/5-14/Erf_1245
15/3/10-14/Erf_1245

Enquiries:
Mr HL Olivier

19 February 2021

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND CONSENT USE ON ERF 1245, YZERFONTEIN

Your application dated 10 November 2020, with reference YZER/11722/JL/RP on behalf of NP Nelson, refers.

- A.** 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 7741 of 3 March 2017), the application for the removal of restrictive conditions C2, C3, C3(i) and C3(ii) registered against Erf 1245, Yzerfontein, as contained in Title Deed T19520/2006, is approved in terms of section 70 of the By-Law.

The approval is subject to the following process:

- (a) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (c) A copy of the amended title deed be provided to Swartland Municipality for record purposes, prior to final consideration of building plans;
 - (d) 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 must be complied with within the 5 year period and failing to do so will result in the approval expiring.
- B.** By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on erf 1245, Yzerfontein is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a double dwelling on erf 1245, Yzerfontein;
- (b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

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

3. SEWERAGE

- (a) The property be provided with a sewerage conservancy tank of appropriate capacity which is accessible for the service truck from the street;

4. DEVELOPMENT CHARGES

- (a) The owner/developer make a development charges for the regional bulk supply of water at R5 445,25. This development charges is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (b) A fixed development charges towards water be made to this municipality to the amount of R4 502,25 at building plan stage. This amount is payable to vote number 9/249-174-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (c) A fixed development charges towards sewerage be made to this municipality to the amount of R5 612,00 at building plan stage. This amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (d) A fixed development charges towards waste water treatment be made to this municipality to the amount of R8 280,00 at building plan stage. This amount is payable to vote number 9/240-183-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (e) A fixed development charges towards roads be made to this municipality to the amount of R 11 500,00 at building plan stage. This amount is payable to vote number 9/247-188-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (f) A fixed development charges towards stormwater be made to this municipality to the amount of R 3 192,40 at building plan stage. This amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (g) A fixed development charges towards electricity be made to this municipality to the amount of R 10 419,00 at building plan stage. This amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (h) Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development charges of Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter;

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 must be complied with before an occupancy certificate be issued for the double dwelling and failing to do so will result in the lapsing of this approval.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 NP Nelson, 46 Malleson Road, MOWBRAY, 7700