



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

File ref: 15/3/3 – 14/Erf 813
15/3/5 – 14/Erf 813

Enquiries:
Me A. de Jager

25 February 2021

Planscape
P.O. Box 557
MOORREESBURG
7310

By Registered Mail

Dear Sir

PROPOSED REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS ON ERF 813, YZERFONTEIN

Your application, with reference 266-813-Yzer, dated 23 October 2020, on behalf of H. Linkmeyer, regarding the subject 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 8226 of 25 March 2020), the application for the rezoning of Erf 813, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 813 (615m² in extent) be rezoned from Residential Zone 1 to Business Zone 2 in order to establish a business premises on the property, as presented in the application;
- b) A minimum of twelve (12) on-site parking bays be provided on the business premises, as presented in the application;
- c) The parking bays be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services, and that the parking bays be clearly demarcated;
- d) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- e) Application be made to the Senior Manager: Built Environment for the right to display an advertising sign;

2. WATER

- a) The property be provided with a single water connection and that no additional connections will be provided;

3. SEWERAGE

- a) The property be provided with a conservancy tank with a suitable size which is accessible for the services truck from the street;

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

4. DEVELOPMENT CHARGES

(Please note that the development charges are calculated on 300m² GLA as presented in the application. The development charges may change if the development proposal changes at building plan stage.)

- a) The owner/developer is responsible for the development charges towards regional bulk water supply, amounting to R4 326,30. The capital contribution is payable to Swartland Municipality at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/249-176-9210);
 - b) The fixed development charges towards water distribution be made to the municipality, to the amount of R3 529,53 at building plan stage. This amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The fixed development charges for sewerage be made to the municipality, to the amount of R4 895,55, at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/240-184-9210);
 - d) The fixed development charges towards waste water treatment be made to the municipality, to the amount of R7 286,40 at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/240-183-9210);
 - e) The owner/developer is responsible for the development charges towards roads, amounting to R5 692,50, at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - f) The owner/developer is responsible for the development charges towards storm water, amounting to R5 464,80 at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/247-144-9210);
 - g) Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development charges to Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter. The rebate is not applicable to point 4(a);
- B.** 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 removal of restrictive conditions from Title Deed T5355/2019, as registered against Erf 813, Yzerfontein, is approved in terms of section 70 of the By-Law, as follows:

a) TOWN PLANNING AND BUILDING CONTROL

- a) Restrictive condition B.6.(a), that reads as follows:

"...B.6.(a) This erf shall be used solely for the purpose erecting thereon one dwelling or other buildings for such purpose as the Administrator may, from time to time after reference to the Townships Board and the local authority approve, provided that if the erf is included within the area of a Town Planning Scheme, the Local Authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme..."

be removed from Title Deed 5355/2019.

- b) Restrictive conditions B.6.(b), B.6.(b)(i) and B.6.(b)(ii), that read as follows:

"...B.6.(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority –

- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in heights, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the boundary of the erf, provided that in*

the case of a corner erf the distance of 12 metres shall be measured from the point furthest from the streets abutting the erf;

- (ii) *an outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary..."*

be removed from Title Deed 5355/2019.

- c) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
- d) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - Copy of the approval by Swartland Municipality;
 - Original title deed, and
 - Copy of the notice, which was placed by Swartland Municipality in the Provincial Gazette;
- e) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

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 the certificate for occupancy be issued, and failing to do so will result in this approval expiring.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Department: Civil Engineering Services*
 Department: Financial Services
 Building Control Officer
 H. Linkmeyer, 6 Windburg Avenue, Unit 5, Cape Town, 8001