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File ref: 15/3/3-14/Erf 501

Enquiries:  
A. de Jager

8 February 2023

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

**Per Registered Post**

Dear Sir/Madam

### **PROPOSED REZONING OF ERF 501, YZERFONTEIN**

Your application with reference number YZF/10212/MH, dated 18 November 2022, on behalf of the De Konig Trust, refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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 8227 of 25 March 2020), the application for rezoning of Erf 501, Yzerfontein, from Residential Zone 1 to Business Zone 1, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 501 (862m<sup>2</sup> in extent) be rezoned from Residential Zone 1 to Business Zone 1, in order to accommodate offices on the property, as presented in the application;
- b) A minimum of five (5), clearly demarcated on-site parking bays be provided as presented in the application and that the parking area 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;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- d) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;

#### **2. WATER**

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

#### **3. SEWERAGE**

- a) The property be provided with a conservancy tank with a minimum capacity of 8 000 litre, that is accessible for the vacuum truck from the street;
- b) The condition is applicable at building plan stage;

#### 4. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge towards stormwater amounting to R2 632,20 and is payable at building plan stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/248-144-9210);
- b) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2022/2023 and may be revised thereafter;

#### 5. GENERAL

- a) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- b) 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 and an occupancy certificate for the building be issued and failing to do so will result in the approval expiring.

Yours sincerely

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

Copies:      *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *Die Trustees Intertyd van die De Konig Trust, P.O. Box 496, Yzerfontein, 7351*  
                 *dekonigtrust@gmail.com*