



File ref: 15/3/10-14/Erf_1597

Enquiries:
A. de Jager

31 October 2024

De Beyer Design Studio (Pty) Ltd.
Unit 4
Ceal Island
67 Volstruis Street
YZERFONTEIN
7351

m@dbds.co.a

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1597, YZERFONTEIN

Your application, dated 6 September 2024, on behalf of H & H SA Development Projects (Pty) Ltd, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, 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 1597, 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: Development Management, 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, to the satisfaction of the Director: Civil Engineering Services;

4. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R11 514,95 and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards water reticulation amounts to R1 045,35 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);

- c) The development charge towards waste water treatment amounts to R12 722,45 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
- d) The development charge towards sewerage amounts to R5 242,85 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
- e) The development charge towards streets amounts to R7 200,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
- f) The development charge towards electricity amounts to R11 762,00 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/253-164-9210)
- g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

5. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adjds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 H.P. Vlok, 23 Bakoond Road, Yzerfontein, 7351
 piet@express-roofing.co.za