



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

Lêer verw/ 15/3/4-14/Erf_2119
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

21 May 2024

Integrated Development Solutions
6 Collings Road
OOSTERSEE
7500

hannes.ids@mweb.co.za

By Registered Mail

Sir/Madam

PROPOSED DEPARTURES ON ERF 2119, YZERFONTEIN

Your application with reference CP23-2119-01.1 dated 30 November 2023 has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 8 May 2024 to approve the application for the departure on Erf 2119, Yzerfontein, in order to encroach on the northern street building line, in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for departure on Erf 2119, Yzerfontein, in order to encroach on the eastern lateral building line, is approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. The application for departure from Section 12.1.1(c) of the By-Law, on Erf 2119, Yzerfontein, in order to allow for portions of the first storey to encroach on the northern and eastern building line, is approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- D. The application for departure on Erf 2119, Yzerfontein, in order to exceed the maximum permissible coverage, is approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- E. Approvals A. B. C. and D. above are subject to the conditions that:
- E1 TOWN PLANNING AND BUILDING CONTROL**
- (a) The 4m street building line be departed from and reduced to 1m;
 - (b) The 1,5m eastern lateral building line be departed from and reduced to 1m;
 - (c) The building line departures be restricted to the portions of the dwelling that encroach on the building lines, as presented in the application;
 - (d) The encroachment of the street and side building lines be allowed on first floor level to the same extent and on the same footprint as the ground floor departures, as presented in the application;
 - (e) The maximum permissible coverage of 50% be departed from and increased to 51,2%, as presented in the application;
 - (f) Building plans clearly indicating the existing structure and the proposed amendments be submitted to the Senior Manager: Development Management for consideration and approval;
- E2 GENERAL**
- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;

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

- (b) Should it in future be determined necessary to extend or upgrade any engineering service in order to provide the development with services, it will be for the account of the owner/developer;
- (c) 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 against the appeal. All conditions of approval be implemented by 1 June 2024, before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met by 1 June 2024, the land use becomes permanent and the approval period will no longer be applicable.
- (d) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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.

F. The application be supported for the following reasons:

- (a) Application for departure is a mechanism provided for by the By-Law, in order to deviate from the required development parameters;
- (b) The impact of the permissible departures have been evaluated and deemed to have either minimal impact on the surrounding area with regards to views, safety, access, privacy and health concerns, or the impacts were considered manageable and mitigated through conditions of approval;
- (c) The approved departures will have little impact on the residential character of the area, as the land use will remain unchanged;
- (d) The approved departures are considered desirable within the spatial context;
- (e) The proposed street building line departure is considered to enhance the streetscape;
- (f) The impact of the proposed coverage departure is considered negligible in the context.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : *Building Control Officer*
M M Donaggi, Level 4, Modena Building, Bella Rosa Village, 21D Durbanville Avenue,
Rosendal, 7550. colyn@hgca.co.za