



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/10-14/Erf 1625

Enquiries:  
Mr H L Olivier

7 May 2021

William Ryan  
14 Flamingo Ave  
Yzerfontein  
7351

**Per Registered Mail**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 1625, YZERFONTEIN**

Your application received 10 March 2021, on behalf of Temp at Work CC, refers.

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), the application for consent use on Erf 1625, 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 second dwelling, as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (c) The total floor space of a second dwelling unit may not exceed 120m<sup>2</sup>;
- (d) The second dwelling unit be constructed in an architectural style, with external materials, finishes and colours, compatible to the main dwelling;
- (e) The second dwelling unit may not exceed one storey in height;

### **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;

### **4. DEVELOPMENT CHARGES**

- (a) The development charge towards the regional bulk supply of water amounts to R5 445,25 and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The fixed development charge towards bulk water reticulation amounts to R4 502,25 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/249-174-9210);

*Rig asseblief alle korrespondensie aan:*  
**Die Munisipale Bestuurder**  
**Privaatsak X52**  
**Malmesbury 7299**

**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**

**Darling Tel:** 022 492 2237

**Yzerfontein Tel:** 022 451 2366

- (c) The fixed development charge towards waste water treatment, to the amount of R8 280,00 is payable by the owner/developer, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-183-9210);
- (d) The fixed development charge towards sewerage amounts to R 5 612,00 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-184-9210);
- (e) The fixed development charge towards streets amounts to R11 500,00 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter. (mSCOA 9/249-188-9210);
- (f) The fixed development charge towards storm water, to the amount of R3 192,40 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/248-144-9210);
- (g) The fixed development charge towards electricity, to the amount of R10 419,00 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/253-164-9210);
- (h) The Council resolution of May 2020 provides for a 40% discount on development charge to Swartland Municipality. The discount is valid for the financial year 2020/2021 and may be revised thereafter. The discount is not applicable to 4.(a);

## 5. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be met before the proposed second dwelling is occupied.
- (b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely

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

Copies: *Department Financial Services*

*Department Civil Engineering Services*

*Building Control Officer*

*william.rayn.3d@gmail.com*

*Temp at Work CC, c/o Engeline Hitchcock, 63 Geneva Crescent, Uitzicht, 7570*