



File ref: 15/3/10-14/Erf_1805

Enquiries:
Mr HL Olivier

14 January 2026

T & N Swart
25 Fish Eagle Road
Langeberg Ridge
DURBANVILLE
7550

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1805, YZERFONTEIN

Your application dated 26 October 2025, received on the 8th of December 2025, refers.

A. 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 1805, Yzerfontein, is hereby 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: Development Management for consideration and approval;

2. WATER

(a) The existing water connection be used and that no additional connections be provided;

3. SEWERAGE

(a) A conservancy tank with a minimum capacity of 8000litres be provided which is accessible for the services truck from the municipal street;

4. DEVELOPMENT CHARGES

(a) The owner/developer is responsible for a development charge of R12 263,60 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
(b) The owner/developer is responsible for the development charge of R1 114,35 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);

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- Swartland forward thinking 2040 - where people can live their dreams!
- I Swartland Ijone phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (c) The owner/developer is responsible for the development charge of R5 584,40 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R13 549,30 towards the wastewater treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R7 632,55 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The owner/developer is responsible for the development charge of R11 927,67 towards electricity, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (g) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

5. GENERAL

- (a) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.
- (b) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost 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 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.
- (d) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent, and the approval period will no longer be applicable.

Yours sincerely



MUNICIPAL MANAGER
per Directorate Development Services
HKO/ds

Copies: *Department Financial Services*
Department Civil Engineering Services
Building Control Officer
Email: Theo Swart Theo@WCGRB.co.za