



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!

File ref: 15/3/4-14/Erf_714

Navrae/Enquiries:
Mr AJ Burger

23 May 2024

Verb Architecture
PO Box 7296
WELTEVREDEN PARK
1715

By Registered Mail

Sir / Madam

PROPOSED DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 714, YZERFONTEIN

Your application dated 19 January 2024, received by Swartland Municipality on 14 March 2024, on behalf of SAMRAB Pty Ltd, regarding the subject, 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), application for the departure of development parameters on erf 714, Yzerfontein, is approved in terms of section 70 of the By-Law, as follows:

- a) Departure of the required 17 on-site parking bays to 14.

The approval is subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Three parking bays be provided on the south side of Park Road as presented in the application;
b) A financial contribution for the non-provision of 3 on-site parking bays be made.

The financial contribution is calculated at the estimated market value per m² of the land on which the building is erected, multiplied by the area in m² of the land which is required to be provided.

Market value of land x area of parking area = contribution

$$R800,00 \times 37,5\text{m}^2 = R30\,000,00$$

- c) The financial contribution be paid at building plan stage;
d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval before 24 June 2024;

2. STREETS AND STORMWATER

- a) The placement of the proposed three parking spaces on the south side of Park Road be done in consultation with the owners of plots 813 and 814;

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) The proposed extension of parking spaces is designed by an engineer duly registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval and the construction work be carried out under the supervision of the engineer;

3. ELECTRICITY

- a) The existing electrical cables in the road reserve of Park Road be noted. Daniel Mostert need to be contacted to point out existing electrical services before excavation for the new parking area commences;

4. GENERAL

- a) 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 on the appeal;
- b) All conditions of approval be implemented before an occupation certificate be issued for the building on erf 714. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the departure becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Department: Civil Engineering Services*
 Building Control Officer
 SAMRAB Pty Ltd, 40 Park Road, Yzerfontein, 7351
 Email: jsrabe@patat.co.za