

Lêer verw/15/3/10-9/Erf_5142
File ref:

Navrae/Enquiries:
Mr AJ Burger

18 November 2015

WR Nauschutz
4Klue Street
WORCESTER
6850

By Registered Mail

Sir/ Madam

PROPOSED CONSENT USE ON ERF 5142, MOORREESBURG

Your application received on 29 October 2015 regarding the subject refers.

By virtue of the authority that is delegated in terms of Council's resolution 7.25 dated 13 May 2015 to the Director: Development Services, as determined by Section 69(1) of Swartland Municipality's bylaw regarding Land Use Planning (PG7425 of 10 July 2015), the application for a consent use for a second dwelling on erf 5142, Moorreesburg be approved, in terms of Section 60 of the Swartland Municipality's bylaw regarding Land Use Planning (PG7425 of 10 July 2015), subject to the following conditions:

1. Town Planning/ Building Control

- (a) that building plans be submitted to the Director: Development Services for consideration;
- (b) that the second dwelling be restricted to a maximum size of 120m²;
- (c) that the second dwelling complies with the parameters of the existing zoning of erf 5142;

2. Water

- (a) that the existing water connection be used and that no additional connection will be provided;

3. Sewerage

- (a) that the existing sewerage connection be used and that no additional connection will be provided;

4. Refuse Removal

- (a) that the basic refuse removal tariff be levied for each dwelling unit on the property;
- (b) that the refuse be placed in black bags on the nearest municipal side walk on the morning of refuse removal;

5. Capital Contributions

- a) that the owner/developer take note of the capital contribution for the regional bulk supply of water at R6 477-48 (R10 795--80 x factor 0.6 for med density). This capital contribution is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 577-92-86-00-6230 and is valid for the financial year of 2015/2016 and may be revised thereafter;
- b) that the fixed capital contribution towards water be made to this municipality to the amount of R 7 277-00 at building plan stage. This amount is payable to vote number 77-92-86-00-620 and is valid for the financial year of 2015/2016 and may be revised thereafter;
- c) that the fixed capital contribution towards sewerage be made to this municipality to the amount of R 3 600-00 at building plan stage. This amount is payable to vote number 59-76-86-00-6200 and is valid for the financial year of 2015/2016 and may be revised thereafter;
- d) that the fixed capital contribution towards streets and stormwater be made to this municipality to the amount of R 5 363-00 at building plan stage. This amount is payable to vote number 71-82-86-00-6200 and is valid for the financial year of 2015/2015 and may be revised thereafter;
- e) that the fixed capital contribution towards electricity be made to this municipality to the amount of R 4 321-00 at building plan stage. This amount is payable to vote number 83-84-86-00-6200 and is valid for the financial year of 2015/2016 and may be revised thereafter;
- f) that in terms of the Council's resolution dated May 2015 there is a 40% rebate applicable on the capital contributions of Swartland Municipality. This rebate is valid for the 2015/2016 financial year and may be revised thereafter.

Yours faithfully

MUNICIPAL MANAGER

per Department: Development Services

AJB/ds

Copies : Director: Civil Engineering Services

Director: Financial Services

Building Control Officer

Reasons for the decision

- The application is in compliance with the spatial planning of Moorreesburg.
- All surrounding/ affected owners written consent were obtained;
- That application complies with the principles of land use planning of the Western Cape Land Use Planning Act, 2014 (Act no 3 of 2014).