



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



Munisipaliteit
Municipality
Umasipala

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File ref: 15/3/10-8/Erf_2420

Enquiries:
A. de Jager

22 November 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 2420, MALMESBURY

Your application dated 25 August 2022 with reference MAL/12705/ZN/MV, on behalf E.M.M. Coetzee, 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 2420, Malmesbury, 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;

2. WATER

- a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- a) The property be provided with a single sewer connection and no additional connections be provided;

4. REFUSE REMOVAL

- a) The basic refuse removal tariff be charged for each dwelling on the property;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R6 534,30 (R10 890,50 x 0.6 for Single Res) toward the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);

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

- c) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 410,05 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210).
- e) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

6. 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 implemented before the occupancy certificate for the proposed second dwelling be issued.
- 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

AdJ/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 E. Coetzee, PO Box 741, Malmesbury, 7299