



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-8/Erf\_10238

Enquiries:  
Mr H L Olivier

16 August 2022

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

**Per Registered Mail**

Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 10238, MALMESBURY**

Your application received 29 June 2022 with reference MAL/12576/EB/NG, on behalf N.O. Mbobo, 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 10238, 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 be restricted to 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 development charge towards the regional bulk supply of water amounts to R6 534,30 (R10 890,50 x 0.6 for Single Res High density) and is for the account of the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The fixed development charge towards bulk water reticulation amounts to R7 340,83 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);

- (c) The fixed development charge towards sewerage amounts to R3 631,57 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The fixed development charge towards streets and stormwater amounts to R 5 410,05 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA 9/249-144-9210);
- (e) The fixed development charge towards electricity, to the amount of R 4 358,90 is payable by the owner/developer at building plan stage. The amount is payable to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/253-164-9210);
- (f) The Council's resolution dated May 2022 makes provision for a 35% rebate applicable on the development charges of Swartland Municipality. The rebate is valid for the 2022/2023 financial year and may be revised thereafter. The rebate is not applicable to point 5(a);

## 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 met 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  
HLO/ds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Building Control Officer*  
                      *N.O Mboho, 6264 Myrtle Avenue, MALMESBURY, 7300*