



File ref: 15/3/4-8/Erf 5530

Enquiries:  
Mr HL Olivier

29 November 2024

Alterplan  
1 Biccard Street  
MALMESBURY  
7300

**By Registered Mail**

Sir / Madam

### **PROPOSED DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 5530, MALMESBURY**

Your application received 25 September 2024 on behalf of Graystone Trading 265 CC, 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 5530, Malmesbury is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The departure entails providing 0 on-site parking bays in lieu of the 9 required parking bays as calculated with the development proposal;
- (b) The owner/developer is responsible for a development charge for the non-provision of parking to the amount of R 200 466,20 at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/222-303-9212);
- (c) Building plans indicating any new construction, structural amendments and the change of use of the existing buildings be submitted to the Senior Manager: Development Management for consideration of approval;

#### **2. WATER**

- (a) The existing water connection be utilised, and no additional connections be provided;

#### **3. SEWERAGE**

- (a) The existing sewerage connection be utilised and no additional connections be provided;

#### **4. DEVELOPMENT CHARGES**

- (a) The owner/developer is responsible for a development charge of R 14 377,57 towards the bulk supply of water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 8 076,88 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R 4 395,26 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);

- (d) The owner/developer is responsible for the development charge of R 4 764,28 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R 57 989,85 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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 an occupancy certificate be issued and failing to do so will cause the approval to 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 Department Development Services

HLO/ds

Copies: Department: Financial Services  
Department: Civil Engineering Services  
Building Control Officer  
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