



File ref: 15/3/4-8/Erf_5654
15/3/10-8/Erf_5654

Olivier

Navrae/Enquiries:
Mr HL

7 November 2024

Alterplan,
1 Biccard Street
MALMESBURY
7300

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE AND DEPARTURE ON ERF 5654, MALMESBURY

Your application with reference dated 10 July 2024 on behalf of Me T Smit, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for consent use on erf 5654, Malmesbury, is hereby 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: Development Management for consideration and approval;

2. WATER

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

3. SEWERAGE

- (a) The existing sewer connection be used and no additional connections be provided;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 11 514,95 and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards bulk water distribution amounts to R6 468,75 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewerage amounts to R 4 022,70 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);

- (d) The development charge towards wastewater treatment amounts to R 4 360,80 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
 - (e) The development charge towards roads amounts to R 12 654,60 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/249-188-9210);
 - (f) The development charge towards electricity amounts to R 5 658,36 and is payable by the owner/developer 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 9/253-164-9210);
 - (g) The Council resolution of May 2024 provides for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter.
- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for departure of the development parameters applicable to erf 5654, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The 4m northern street building line be departed from to 3.5m and 3.6m respectively in order to accommodate the proposed second dwelling within the building line area as presented in the application;
- (b) The 1,5m eastern side building line be departed from to 0.7m in order to accommodate a proposed carport within the building line area as presented in the application;

C. GENERAL

- (a) 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.
- (b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, occupation will not be granted and the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the consent will be permanent and the approval period will not be applicable anymore.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Department: Electrical Engineering Services*
 Department: Financial Services
 Department: Civil Engineering Services
 T Smit, 3 Betana Street, MALMESBURY, 7300

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