



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



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File ref: 15/3/10-3/Erf_3531

Enquiries:
Mr AJ Burger

20 April 2023

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 3531, DARLING

Your application with reference DAR/12946/NJdK, dated 17 January 2023 on behalf of KJ Pearce, 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), the application for consent use on Erf 3531, Darling, 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: Development Management for consideration and approval;
- (c) All building work to be complied with the land management scheme requirements.
- (d) ++++

2. WATER

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

3. SEWERAGE

- (a) The existing sewerage connection be used and that no additional connection 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);

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 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
AJB/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Department Electrical Engineering Services
 Building Control Officer
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 Joksmit@gmail.com