



CLEAN AUDITS SINCE 2010/11
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File ref: 15/3/10-8/Erf_7652

Enquiries:
Mr AJ Burger

6 April 2023

CK Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Post

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 7652, MALMESBURY

Your application, with reference MAL/12952/NJdK, dated 9 January 2023, on behalf of the Hans Hanekom Familietrust, 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), the application for consent use on Erf 7652, 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) The second dwelling complies with all zoning scheme parameters applicable to the Residential zone 1 zoning;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

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

3. SEWERAGE

- (a) The existing single sewer connection be used and that 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 bulk supply of regional water amounts to R6 534,30 (R10890,50 x 0.6) and is for the account of the owner/developer 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 (Vote number 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to 7 340,83 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);

- c) The development charges towards sewerage amounts to R 3631,57 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- d) The development charges towards roads and stormwater amounts to R 5410,05 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The development charges electricity amounts to R 4358,90 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/253-164-9210);
- f) 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 complied with 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 Management

AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
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