



File ref: 15/3/10-12/Erf_1598

Enquiries:
A. de Jager

12 December 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE ON ERF 1598, RIEBEEK WEST

Your application, with reference number RBW/14109/HDT and dated 25 October 2024, on behalf of M. Galloway, regarding the subject refers.

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 1598, Riebeeck West, 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 double dwelling on Erf 1598, Riebeeck West, 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 that no additional water connection be provided;

3. SEWERAGE

- b) The existing sewerage connection be used and that no additional sewerage connection be provided;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R11 515,20 towards the supply of regional bulk water 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 owner/developer is responsible for the development charge of R10 865,00 towards bulk water reticulation 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 owner/developer is responsible for the development charge of R9 050,00 towards sewerage 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 9/240-1597-9210);
- d) The owner/developer is responsible for the development charge of R12 170,10 towards waste water treatment 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 9/240-183-9210);

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- e) The owner/developer is responsible for the development charge of R9 086,50 towards roads 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 9/247-188-9210);
- 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) Should expansion of the existing service networks be necessary, it will be for the account of the owner/developer;
- b) The approval does not exempt the applicant from adhering 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;
- c) The approval is valid for a period of 5 years, in terms of section 76(2)(w) of the By-Law from date of decision.

All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate is issued. Failing to comply, will cause the approval to lapse. Should all the conditions of approval be met within the 5 year period, the consent use will be permanent and the approval period will no longer be applicable.

Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal.

Yours faithfully



MUNICIPAL MANAGER

per Department Development Services
Add/ds

Copies: *Department: Electrical Engineering Services*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control
 M. Galloway, 9 Church Street, Riebeek Kasteel, 7307
 mwgallo@mweb.co.za