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File ref: 15/3/10-8/Erf\_1058

Enquiries:  
Mr AJ Burger

17 January 2024

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

Per Registered Mail

Dear Sir/Madam

## PROPOSED CONSENT USE ON ERF 1058, MALMESBURY

Your application with reference MAL/13366/NJdK, dated 19 October 2023 on behalf of JF & M Bartmann, 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 1058, 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) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

### 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 bulk water supply amounts to R 10 862,90 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R 6 101,90 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 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 development charge towards sewer reticulation amounts to R 3 795,00 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The development charge towards waste water treatment amounts to R 4 113,55 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 11 938,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The development charge towards electricity amounts to R 4 620,01 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/253-164-9210);
- (g) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may 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 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*  
                      *JF & M Bartmann, 71 Moorrees Street, Malmesbury, 7300*  
                      Email: [sterttail@hotmail.com](mailto:sterttail@hotmail.com)