



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/10-8/Erf_9350

Navrae/Enquiries:
Mr HL Olivier

16 July 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE ON ERF 9350, MALMESBURY

Your application with reference MAL/13815/JL/GB, dated 25 April 2024 on behalf of P & IR Crous, 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 9350, 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);

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

- (d) The development charge towards waste water 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.

5. 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

P & IR Crous
6 Hereford Street
MALMESBURY
7300

EMAIL *P & IR Crous* philcrous@gmail.com
 Jolandie Linneman jolandie@rumboll.co.za