



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/4-8/Erf 3096
15/3/10-8/Erf 3096

Enquiries:
A. de Jager

10 May 2021

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURE ON ERF 3096, MALMESBURY

Your application with reference no. MAL/11842/AC/NJdK, dated 2 March 2021, on behalf of J.J. and A.C. Jafhta, refers.

- A.** By virtue of the authority delegated to the Senior Manager: Built Environment 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 3096, 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 authorises a double dwelling house, 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 utilised and that no additional connections be provided;

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;

4. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R6 534,30 (R10 890,50 x 0.6) and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The 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 the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The 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 the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/240-184-9210);

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- d) The development charge towards streets and stormwater amounts to R5 410,05 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/247-144-9210);
 - e) The development charge towards electricity amounts to R4 358,90 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/253-164-9210);
 - f) The Council resolution of May 2020 provides for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2020/2021 and may be revised thereafter. The discount is not applicable to 4.a).
- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 building line departure on Erf 3096, 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 departure authorises the relaxation of the 1,5m northern side building line to 1m, restricted to the proposed single storey garage that encroaches.

C GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before occupation certificate can be issued and failing to do so will result in administrative action;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Department Electrical Engineering Services
 Building Control Officer
 J.J. and A.C. Jafhta, 2 Kameelboom Street, Malmesbury, 7299