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File ref: 15/3/4-11/Erf_51
15/3/10-11/Erf_51

Enquiries:
A. de Jager

20 August 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE AND DEPARTURES ON ERF 51, RIEBEEK KASTEEL

Your application with reference RK/13544/MH, dated 9 February 2024, on behalf of K. Hillier, regarding the subject refers.

- A. 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 51, Riebeeck Kasteel, 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 R11 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 R10 865,20 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 R9 050,50 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 R12 170,50 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 R9 407,00 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 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.
- B. 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 departures of development parameters on Erf 51, Riebeek Kasteel, is hereby approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 2m north-eastern rear building line be departed from to 1m, as presented in the application;
- b) The development restriction limiting the departure of building lines to the ground storey, be departed from to allow for the departure from the 2m north-eastern rear building line to 1m on first floor level, as presented in the application;
- c) The development restriction limiting the height of a second dwelling to one storey, be departed from to allow for a two storey second dwelling (ground storey and first storey);
- d) No openings be permitted on first floor level of the north-eastern façade of the second dwelling. The existing window of the bedroom on first floor level of the second dwelling be removed and bricked up. It be replaced with a roof skylight window;

C. 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 complied with by 30 September 2024, without which, occupation will not be granted and the approval will lapse. Should all the conditions of approval be met, the consent will be permanent and the approval period will no longer be applicable.
- c) The agreement reached between the owners of erven 51, 52 and 1412 is acknowledged.

Yours faithfully



MUNICIPAL MANAGER

per Department Development Services
AdjJ/ds

Copies: *Building Control Officer*
 Department: Financial Services
 Department: Civil Engineering Services
 K.L. Hillier, 51 Kerk Street, Riebeek Kasteel, 7307
 Karinhillier55@gmail.com