



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 dromë kan uitleef!

File ref: 15/3/10-3/Erf 845

Enquiries:
A. de Jager

16 July 2024

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 845, DARLING

Your application with reference no. DAR/13786/MC, dated 15 May 2024, on behalf of T.J. Smit and M. Smit, 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 845, Darling, 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 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 that no additional connections be provided;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water 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 reticulation amounts to R7 730,30 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 R5 314,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The development charge towards waste water treatment amounts to R11 525,30 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);
- e) The development charge towards streets and stormwater amounts to R8 668,70 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 9/247-144-9210);
- f) The development charge towards electricity amounts to R4 920,31 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 9/253-164-9210);
- 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 is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- b) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 Add/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 T.J. Smit and M. Smit, 8 Vygie Street, Darling, 7345
 Daniel.zm@mottech.co.za