



File ref: 15/3/4-8/Erf_753
15/3/10-8/Erf_753

Enquiries:
Mr AJ Burger

9 December 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED DELETION OF CONDITIONS OF APPROVAL : CONSENT USE AND DEPARTURE ON ERF 753, MALMESBURY

Your application with reference MAL/14189/RP, dated 12 November and 3 December 2024, on behalf of the JR Trust, 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 the deletion of conditions of approval regarding the consent use and departure on erf 753, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition 1.(e) contained in the approval letter with reference 15/3/4-8/Erf_753; 15/3/10-8/Erf_753, dated 14 December 2023, that reads:

"...Building plans be submitted to Heritage Western Cape for consideration and approval..."

be removed.

- b) Conditions 5.(a) to 5.(f) contained in the approval letter with reference 15/3/4-8/Erf_753; 15/3/10-8/Erf_753, dated 14 December 2023, that reads:

"...5. DEVELOPMENT CHARGES

- a) *The owner/developer is responsible for a development charge of R2 389,94 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);*
- b) *The owner/developer is responsible for the development charge of R1 342,94 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);*
- c) *The owner/developer is responsible for the development charge of R161,28 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);*
- d) *The owner/developer is responsible for the development charge of R174,84 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);*

- e) *The owner/developer is responsible for the development charge of R131 501,12 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);*
- f) *The owner/developer is responsible for the development charge of R1 848,00 towards electricity, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/253-164-9210);..."*

be removed.

2. 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;
- c) All other conditions of approval contained in the approval letter 15/3/4-8/Erf_753; 15/3/10-8/Erf_753, dated 14 December 2023, remain applicable.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
A.B/ds

Copies: *Building Control Officer*
 Director: Civil Engineering Services