



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



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File ref: 15/3/3-8/Erf 1972
15/3/4-8/Erf 1972

Enquiries:
Mr AJ Burger

25 April 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 1972, MALMESBURY

Your application with reference number MAL/12970/MC, dated 3 February 2023, on behalf of A.M. Liedeman, 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 8227 of 25 March 2020), the application for rezoning of Erf 1972, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1972 (898m² in extent) be rezoned from Residential Zone 1 to General Residential Zone 3, in order to convert the existing dwelling into six flats, as presented in the application;
- b) A minimum of eight (8), clearly demarcated on-site parking bays be provided as presented in the application and that the parking area and sidewalk be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material pre-approved by the Director: Civil Engineering Services;
- c) Building plans be submitted to the Senior Manager: Development Management 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. STREETS AND STORMWATER

- a) The proposed parking areas, including the sidewalk that provides access to the parking areas, be provided with a permanent dust free surface;

5. ELECTRICITY

- a) If the enlargement of the electrical connection is required, the actual costs as well as transformer pro-rata contribution, will be for the cost of the owner/developer;

6. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R16 335,75 ($R10\ 890.50 \times 0.5$), 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 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R22 022,49 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R10 894,71 towards sewerage, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R16 230,15 towards streets and stormwater, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/247-144-9210);
- e) The owner/developer is responsible for the development charge of R13 076,70 towards electricity, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition A6(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

7. GENERAL

- a) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
 - b) 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 within 60 days from date of this letter.
- 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 8227 of 25 March 2020), the application for departure of development parameters on Erf 1972, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 5m street building line (Smuts Street) to 0m;
- b) Departure of the 5m street building line (Prospect Street) to 0m, 0,7m and 3,1m respectively;
- c) Departure of the 5m side building line (eastern boundary) to 0m and 4,3m respectively;
- d) Departure of the 5m side building line (southern boundary) to 0m and 0,7m respectively;
- e) Departure of the provision of 9 on-site parking bays to 8 on-site parking bays;
- f) Departure of coverage from 40% to 45%.

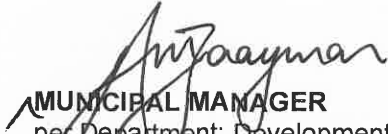
2. GENERAL

- a) A financial contribution for the non-provision of 1 on-site parking bay be made to the amount of R9 812,5. The amount is calculated as follows:

Market value of land per m² x area in m² required for parking space
R785,00 x 12,5m² = R9 812,50

This contribution is payable by the owner/developer at building plan stage.

Yours sincerely



MUNICIPAL MANAGER

per Department: Development Management
AUB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Director: Electrical Engineering Services
 Building Control Office
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