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SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/10-11/Erf\_2091  
15/3/13-11/Erf\_2091

Navrae/Enquiries:  
Mr AJ Burger

5 July 2023

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir / Madam

## **PROPOSED CONSENT USE AND EXEMPTION ON ERF 2091, RIEBEEK KASTEEL**

Your application with reference RK/13121/NJdK, dated 13 April 2023 on behalf of WJA van der Heever, 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 2091, Riebeek Kasteel 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**

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

### **4. DEVELOPMENT CHARGES**

- a) The development charge towards the bulk water supply amounts to R10 862,90 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 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water distribution amounts to R10 249,95 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R8 537,60 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 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 R11 481,60 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- e) The development charge towards roads amounts to R8 874,55 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/249-188-9210);
- f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality.

## 5. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before occupancy certificate be issued, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the land use right become permanent.

**B** The registration of a private right of way servitude on erf 2092 in favour of erf 2091, Riebeek Kasteel, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours faithfully



**MUNICIPAL MANAGER**

per Department Development Services  
AJB/ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 WJA van der Heever Epos: [willievdh10@gmail.com](mailto:willievdh10@gmail.com)