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File ref: 15/3/10-11/Erf_2092
15/3/13-11/Erf_2092

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 2092, RIEBEEK KASTEEL

Your application with reference RK/13145/NJdK, dated 21 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 2092, 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);

- 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