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File ref: 15/3/10-8/Erf 6347

Enquiries:
A. de Jager

18 October 2023

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 6347, MALMESBURY

Your application with reference number MAL/13196/NJdK, dated 2 August 2023, on behalf of J. Mntuwapi & N. Mntuwapi, 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 6347, Malmesbury, 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 double dwelling house, as presented in the application;
b) At least 2 on-site parking bays be provided as presented in the application;
c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. **WATER**

a) A single water connection be provided and that no additional connections be provided;

3. **SEWERAGE**

b) A single sewerage connection be provided and that no additional connections be provided;

4. **DEVELOPMENT CHARGES**

a) The owner/developer is responsible for a development charge of R4 345,34 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 R2 440,94 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);

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

c) The owner/developer is responsible for the development charge of R1 517,93 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 R1 645,55 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 R4 775,26 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);

g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can 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 occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely

MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Department Financial Services*
               Department Civil Engineering Services
               Building Control Officer
               J. Mntuwapi & N. Mntuwapi, P.O. Box 211, Malmesbury, 300