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File ref: 15/3/10-8/Erf 2602

Enquiries:  
A. de Jager

13 July 2021

CK Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

COPY

**Per Registered Mail**

Dear Sir/Madam

**PROPOSED CONSENT USE ON ERF 2602, MALMESBURY**

Your application with reference no. MAL/11906/MH, dated 07 May 2021, on behalf of the Lionel Traut Familie Trust, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 for a second dwelling on Erf 2602, 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 second dwelling, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) The second dwelling complies with the applicable zoning parameters;

**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. DEVELOPMENT CHARGES**

- a) The development charge towards the bulk supply of regional water amounts to R6 534,30 (R10 890,50 x 0.6) and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R7 340,83 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R3 631,57 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);

- d) The development charge towards streets and storm water amounts to R5 410,05 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/247-144-9210);
- e) The development charge towards electricity amounts to R4 358,90 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/253-164-9210);
- f) The Council resolution of May 2021 provides for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and may be revised thereafter. The discount is not applicable to 4.a).

## 5. GENERAL

- a) 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 a period of 60days from date of the approval and failing to do so will result further administrative action.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Add/ds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Department Electrical Engineering Services*  
                      *Building Control Officer*  
                      *Lionel Traut Familie Trust, 6 Magnolia Avenue, Malmesbury, 7299*