



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/4-3/Erf_3589
15/3/10-3/Erf_3589

Enquiries:
Mr HL Olivier

19 February 2021

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

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE AND DEPARTURES ON ERF 3589, DARLING

Your application with dated 20 October 2020 on behalf of the Mr AS Keyser, refers.

- A.** By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on erf 3589, Darling is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The approval authorises a second dwelling on erf 3589, Darling;
- (b) The second dwelling complies with all requirements of the zoning scheme regulations;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (d) A fire wall be installed between the dwelling units.

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The property be provided with a single sewer connection and no additional connections be provided;

4. REFUSE REMOVAL

- (a) The basic refuse removal tariff be charged for each dwelling on the property;

5. DEVELOPMENT CHARGES

- (a) The owner/developer take note of the development charges for the regional bulk supply of water at R6 534,30 (R10 890,50 x 0.6 for Single Res High density). This capital contribution is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (b) The fixed development charges towards water be made to this municipality to the amount of R7 340,83 at building plan stage. This amount is payable to vote number 9/249-174-9210 and is

Rig asseblief alle verids for the financial year of 2020/2021 and may be revised thereafter

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The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- (c) The fixed development charges sewerage be made to this municipality to the amount of R3 631,57 at building plan stage. This amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (d) The fixed development charges towards streets and stormwater be made to this municipality to the amount of R 5 410,05 at building plan stage. This amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (e) The fixed development charges towards electricity be made to this municipality to the amount of R 4 358,90 at building plan stage. This amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (f) The Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development contributions of Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter. The rebate is not applicable to point 5(a);

B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 the departure of development parameters on erf 3589, Darling, is approved in terms of Section 70 of the abovementioned By-law, as follows:

- (a) Departure of the 4m street building line (southern boundary) to 1,12m and the 1,5m side building line (eastern boundary) to 0m in order to accommodate the existing shade port as presented in the application;
- (b) Departure of the width of the carport within the building line area being 6,9m in lieu of the 6,5m provision.
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval.

C. 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 met before the proposed second dwelling is occupied.
- (b) Building plans be submitted to Swartland Municipality for consideration and approval within 30 days after the registration date of the approval;
- (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours faithfully


MUNICIPAL MANAGER
 per Department Development Services

HLO/ds

*Copies: Department Financial Services
 Department Civil Engineering Services
 Department Electrical Engineering Services
 Building Control Officer
 AS Keyser, 25 May Crescent, Duynefontein, 7441*