



File ref: 15/3/4-8/Erf 7393  
15/3/10-8/Erf 7393

Enquiries:  
A. de Jager

18 September 2024

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

Per Registered Mail

Dear Sir/Madam

### **PROPOSED CONSENT USE AND PERMANENT DEPARTURE ON ERF 7393, MALMESBURY**

Your application with reference no. MAL/13945/JL/GB, dated 30 July 2024, on behalf of C.J. & T.H. Hannie, refers.

- A.** 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 7393, 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, indicating all existing and proposed building work 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 will be provided;

#### **3. SEWERAGE**

- a) A single sewerage connection be provided and that no additional connections will be provided;

#### **4. DEVELOPMENT CHARGES**

- a) The development charge towards the supply of regional bulk water amounts to R11 514,95 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 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R6 468,75 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards waste water treatment amounts to R4 360,80, and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
- d) The development charge towards sewerage amounts to R4 022,70 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);

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- e) The development charge towards streets amounts to R12 654,60 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
  - f) The development charge towards electricity amounts to R5 658,36 and is payable by the owner/developer at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/253-164-9210);
  - g) The Council resolution of May 2024 provides for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter.
- B. 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 permanent departures on Erf 7393, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The 1,5m southern side building line be departed from to 0,5m in order to accommodate the proposed carport, as presented in the application;
- b) The 1,5m southern side building line be departed from to 0m in order to accommodate the portion of the existing structure that encroaches, as presented in the application;
- c) The 1,5m western side building line be departed from to 0m in order to accommodate the portion of the existing structure that encroaches, as well as the proposed new bathroom, as presented in the application;

**C. GENERAL**

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. All conditions of approval be implemented before the new land use comes into operation/or 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.
- c) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**

per Department Development Services  
Adj/ds

Copies:

Department Financial Services  
Department Civil Engineering Services  
Building Control Officer  
C.J. & T.H. Hannie, 2 Du toit Street, Malmesbury. 7300  
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