



File ref: 15/3/10-1/Erf_1604

Navrae/Enquiries:
Mr HL Olivier

31 October 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE ON ERF 1604, ABBOTSDALE

Your application with reference ABB/13860/MC, dated 12 August 2024 on behalf of MM & ZM Mahoney, regarding the subject refers.

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 1604, Abbotsdale, is hereby 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 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 no additional connections be provided;

3. SEWERAGE

- (a) The existing sewer connection be used and no additional connections be provided;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 11 514,95 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 distribution 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 sewerage amounts to R 4 022,70 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);

- (d) The development charge towards waste water treatment amounts to R 4 360,80 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);
- (e) The development charge towards roads amounts to R 12 654,60 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 R 12 654,60 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.

5. GENERAL

- (a) 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.
- (b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, occupation will not be granted and the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the consent will be permanent and the approval period will not be applicable anymore.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
HLO/rs

Copies: *Department: Financial Services*
 Department: Civil Engineering Services

MM & ZM Mahoney, 16B Kerk Street, Abbotsdale, 7301

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Reasons for approval: