



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/10-6/Erf_904

Enquiries:
Mr AJ Burger

12 September 2022

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

By Registered Post

Dear Sir/Madam

PROPOSED CONSENT USE OF ERF 904, KALBASKRAAL

Your application, with reference KAL/12570/MH, dated 30 June 2022, on behalf of D & L Prinsloo, regarding the subject refers.

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 a consent use on Erf 904, Kalbaskraal, 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;

2. WATER

- (a) The existing water connection be used and that no additional connection will be provided;

3. SEWERAGE

- (a) The second dwelling be provided with a separate conservancy tank with minimum capacity of 8000 litres which is accessible for the municipal sewerage truck from the street;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) 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 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R2 489,47 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210).
- (d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 4(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

5. 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 implemented before the occupation certificate for the second dwelling be issued, without which, the approval will lapse. However, should all the conditions of approval be met before the 5 year approval period lapses, the consent use will be permanent and the approval period will not be applicable anymore;
- (b) The owner/developer complies with all the conditions of approval from Eskom's letter dated 11 August 2022, with reference 06514-22. Compliance with these conditions be taken up with Eskom directly.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

AJB/ds

Copies: Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
D & L Prinsloo Email: donovanprinsloo24@gmail.com