



File ref: 15/3/10-3/Erf\_4581

Enquiries:  
Mr AJ Burger

21 November 2024

Cape Arc Designs  
22 Harrier Street  
Golden Mile  
ST. HELENA BAY  
7930

Email: [francois@capearcdesigns.co.za](mailto:francois@capearcdesigns.co.za)

**Per Registered Mail**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 4581, DARLING**

Your application, received on 30 October 2024, on behalf of Chane Jonker, refers.

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 4581, Darling, 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: Development Management, for consideration and approval;

### **2. 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 water reticulation amounts to R7 730,30 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 R11 525,30 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 R5 314,15 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);
- e) The development charge towards roads amounts to R8 668,70 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 9/247-188-9210);
- f) The development charge towards electricity amounts to R4 920,31 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 9/253-164-9210)

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 - apho abantu beza kufezekisa amaphupho abo!

- g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

### 3. 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.
- c) All conditions of approval be implemented before the new subdivisions can vest 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.

Yours sincerely



**MUNICIPAL MANAGER**

per Department Development Services  
AJB/ds

Copies:      *Department Financial Services*  
                 *Department Civil Engineering Services*  
                 *Building Control Officer*  
                 *Chane Jonker – [lydiajonker68@gmail.com](mailto:lydiajonker68@gmail.com)*