



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-9/Erf 4092

Enquiries:  
A. de Jager

6 December 2021

A.P.J. Coetzee  
3de Laan 1  
Shelly Point  
ST. HELENABAAI  
7390

**adriaancoetzee1967@gmail.com**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 4092, MOORREESBURG**

Your application dated 29 November 2021, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 4092, 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) The second dwelling complies with the applicable zoning parameters of the By-law;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

### **2. WATER**

- a) The existing water connection be utilised and that no additional connections be provided;

### **3. SEWERAGE**

- a) The existing sewerage connection be utilised and that no additional connections be provided;

### **4. DEVELOPMENT CHARGES**

- a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (R10 890,50 x 0.7) and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R7 340,83 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R3 631,57 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

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*Kindly address all correspondence to:*

**The Municipal Manager  
Private Bag X52  
Malmesbury 7299**

**Yzerfontein Tel: 022 451 2366**

- e) The development charge towards electricity amounts to R4 358,90 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/253-164-9210);
- f) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and may be revised thereafter. The discount is not applicable to 4.a).

## 5. GENERAL

The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before the occupation certificate for the second dwelling, be issued and failing to do so will result in administrative action. 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.

Yours sincerely



**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Department Electrical Engineering Services*  
                      *Building Control Officer*