



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/10-8/Erf_3092

Enquiries:
Mr HL Olivier

19 February 2021

JC Architectural Design Studio
Kokerlaan 6
MALMESBURY
7300

By Registered Mail

Sir / Madam

PROPOSED CONSENT USE ON ERF 3092, MALMESBURY

Your application with dated 24 July 2020 received on 28 October 2020 on behalf of the Me C Lakey, refers.

By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on erf 3092, Malmesbury is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The approval authorises a second dwelling on erf 3092, Malmesbury;
- (b) The second dwelling complies with all requirements of the zoning scheme regulations;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The property be provided with a single sewer connection and no additional connections be provided;

4. REFUSE REMOVAL

- (a) The basic refuse removal tariff be charged for each dwelling on the property;

5. DEVELOPMENT CONTRIBUTIONS

- (a) The owner/developer take note of the development contribution for the regional bulk supply of water at R6 534,30 (R10 890,50 x 0.6 for Single Res High density). This capital contribution is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- (b) The fixed development contribution towards water be made to this municipality to the amount of R7 340,83 at building plan stage. This amount is payable to vote number 9/249-174-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (c) The fixed development contribution sewerage be made to this municipality to the amount of R3 631,57 at building plan stage. This amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (d) The fixed development contribution towards streets and stormwater be made to this municipality to the amount of R 5 410,05 at building plan stage. This amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (e) The fixed development contribution towards electricity be made to this municipality to the amount of R 4 358,90 at building plan stage. This amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (f) The Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development contributions of Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter. The rebate is not applicable to point 5(a);

6. 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 met before the proposed second dwelling is occupied.
- (b) 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.

Yours faithfully



MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 C Lakey, P O Box 892, Yzerfontein, 7351