



File ref: 15/3/10-11/Erf_1501

Enquiries:
Mr AJ Burger

2 October 2024

MFS Property Developments
Postnet Suite 232
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CONSTANTIA
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By Registered Mail

Attention: Miguel Ferreira da Silva miguel@mfs-arch.co.za

Sir / Madam

PROPOSED CONSENT USE ON ERF 1501, RIEBEEK KASTEEL

Your application received on 12 September 2024, on behalf of S Duffett & M Haroun, 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 1501, Riebeeck Kasteel, 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 second dwelling of maximum 120m² in extent on Erf 1501, 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 that no additional water connection be provided;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R11 514,95 towards the supply of regional bulk water 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 owner/developer is responsible for the development charge of R10 865,20 towards bulk water reticulation 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 owner/developer is responsible for the development charge of R9 050,50 towards sewerage 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 owner/developer is responsible for the development charge of R12 170,45 towards waste water treatment 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 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R9 407,00 towards roads 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 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;

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) If any existing services need to be upgraded in order to provide the development with services connections, the cost thereof will be for the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2)(w) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal.

All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate is issued. Failing to comply, will cause the approval to lapse. Should all the conditions of approval be met within the 5 year period, the consent use will be permanent and the approval period will no longer be applicable.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services
AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control
 Simon Duffett Email: simon@thebrandstable.co.za