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File ref: 15/3/10-12/Erf\_1523

Enquiries:  
A de Jager

26 August 2024

A Roux Town Planning  
Office B1  
La Concorde Building  
57 Main Road  
PAARL  
7646

**By Registered Mail**

Sir / Madam

## **PROPOSED CONSENT USE ON ERF 1523, RIEBEEK WEST**

Your application with reference number 24042, dated 7 June 2024 on behalf of C.J. and F.A. Roux, 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 1523, Riebeek West, 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 120m<sup>2</sup> in extent on Erf 1523, 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 property be provided with a conservancy tank of minimum 8 000 litre capacity;

### **4. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for the development charge of R10 862,90 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);

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

- 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 086,15 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) 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  
Adj/ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control*  
                 *C.J. and F.A. Roux, 61 Station Street, Riebeek West, 7306*  
                 *freddieroux@gmail.com*