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File ref: 15/3/10-8/Erf 9387

Enquiries:
Mr H L Olivier

29 November 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 9387, MALMESBURY

Your application received 8 August 2022 with reference MAL/12707/NJdK, on behalf the Jurie Hanekom Familietrust, 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 9387, Malmesbury, 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 be restricted to a double dwelling house, as presented in the application;
- (b) The double dwelling complies with all zoning scheme parameters applicable to the Residential zone 1 zoning;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (d) Access to erf 9387 be restricted not closer than 5m to the splay of the erf as presented in the application. This be achieved by means of the erection of a boundary wall;

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 CHARGES

- (a) The development charge towards the regional bulk supply of water amounts to R6 534,30 (R10 890,50 x 0.6 for Single Res High density) and is for the account of the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);

- (b) The fixed 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 Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The fixed 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 Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The fixed development charge towards streets and stormwater amounts to R 5 410,05 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA 9/249-144-9210);
- (e) The fixed development charge towards electricity, to the amount of R 4 358,90 is payable by the owner/developer at building plan stage. The amount is payable to Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/253-164-9210);
- (f) The Council's resolution dated May 2022 makes provision for a 35% rebate applicable on the development charges of Swartland Municipality. The rebate is valid for the 2022/2023 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 occupancy certificate for the proposed dwelling be issued.
- (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 sincerely


MUNICIPAL MANAGER
 per Department Development Services
 HLORDs

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 Jurie Hanekom Familietrust, 9 Percheron Street, Malemsbury, 7300