



File ref: 15/3/4-1/Erf_229
15/3/10-1/Erf_229

Enquiries:
Mr HL Olivier

15 September 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURE ON ERF 229, ABBOTSDALE

Your application dated 15 June 2026, on behalf of JE Siebritz, refers.

- A.** By virtue of the authority delegated to the Senior Manager: Development Management 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 229, Abbotsdale, 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, 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 connections be provided;

3. SEWERAGE

- (a) The existing sewer connection be used and that no additional connections be provided;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 12 999,60 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
- (b) The owner/developer is responsible for the development charge of R7 302,50 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
- (c) The owner/developer is responsible for the development charge of R4 541,35 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9195);
- (d) The owner/developer is responsible for the development charge of R4 923,15 towards the wastewater treatment works at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (e) The owner/developer is responsible for the development charge of R 14 218,60 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-144-9195);
 - (f) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and can be revised thereafter;
- B.** By virtue of the authority delegated to the Senior Manager: Development Management 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 permanent departure on Erf 229, Abbotsdale, 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 second dwelling be allowed to exceed the maximum extent of 120m² up to 188m² as presented in the application;

C. GENERAL

- (a) The approval does not exempt the applicant from adherence to 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) Compliance with all conditions of approval (submission of relevant building plan application) be undertaken within a period of 3 months from the date of the decision, therefore before 15 December 2026;
- (c) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes will result in legal action to enforce compliance;
- (d) An occupancy certificate for building work completed in accordance with the approved building plan for the second dwelling be obtained within 6 months after the approval of the building plan;
- (e) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (f) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- (g) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 200,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Directorate Development Services
HLO/ds

*Copies: Department Financial Services
Department Civil Engineering Services
Building Control Officer
C Siebritz, pp/ JE Siebritz, 43 Skool Street, Abbotsdale, 7301
Email: planning5@rumboll.co.za*