



File ref: 15/3/10-8/Erf_315
15/3/4-8/Erf_315

Enquiries:
Mr HL Olivier

22 September 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURES ON ERF 315, MALMESBURY

Your application dated 25 June 2026, received on the 21st of July 2026 on behalf of Me CH Maass 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 315, Malmesbury, 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 unit, 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 R12 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 R 4 541,35 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);
- (e) The owner/developer is responsible for the development charge of R14 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);

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- (f) The owner/developer is responsible for the development charge of R5 239,09 towards electricity, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/253-164-9195);
 - (g) 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 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 8227 of 25 March 2020), the application for departure of the development parameters applicable to Erf 315, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The approval for the departures be restricted to the development reflected on the plans drawn by DKV ARCHITECTS AND ENGINEERS with reference number, H4591-00-B-CP dated 8 May 2026;
- (b) The approval be restricted to the following departures;
 - (i). The 1,5m side building line to 0m;
 - (ii). The 2m rear building line to 0m;
 - (iii). The coverage restriction from 50% to a maximum of 53,6%;
 - (iv). Accommodating the ground floor of the second dwelling 1,39m and the main dwelling 1,9m respectively above the natural ground level in lieu of the 1m restriction;

5. 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) It be noted that the subject property has a 3B Heritage Grading as contained in the Swartland Heritage Register. This approval does not approve any alterations or additions to the identified heritage resource and that the comments / approval be obtained from Heritage Western Cape before any alterations / construction commence on the property;
- (c) 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;
- (d) The approval is valid for a period of 5 years, in terms of section 76(2) 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.
- (e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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.

Yours sincerely


MUNICIPAL MANAGER
per Directorate Development Services
HLO/ds

*Copies: Department Financial Services
Department Civil Engineering Services
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