



File ref: 15/3/10-8/Erf_6484

Enquiries:
Mr AJ Burger

11 December 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Attention: Mandri Viljoen planning1@rumboll.co.za

By registered mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 6484, 2 PLEIN STREET, MALMESBURY

Your application with reference MAL/14699/MV, dated 2 October 2025, on behalf of ACVV Malmesbury, 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 a consent use on Erf 6484, 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 shop, restricted to 98m², as presented in the application;
- (b) The use of the shop be restricted to the sale of second-hand goods, as presented in the application;
- (c) The structures be altered in such a manner as to comply with the provisions as contained in the development management scheme as well as the National Building Regulations;
- (d) Building plans, clearly indicating the conversion of the portion of the existing building into the shop, be submitted to the Senior Manager: Development Management, for consideration and approval;
- (e) Application for an advertising sign to the building be submitted to the Senior Manager: Development Management, for consideration and approval. Only one sign, not exceeding 1m² in area and not exceeding the land unit boundaries with any part of it, be permitted, only indicating the name of the owner, name of the business and nature of the retail trade;
- (f) At least 3 on-site parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director Civil Engineering Services and that the parking bays are clearly marked;

2. WATER

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

3. SEWERAGE

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

- 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!

4. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R5 408,27 toward the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer be responsible for a development charge of R3 038,03 toward the bulk reticulation of water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R1 653,08 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R1 792,06 towards the wastewater treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R12 194,44 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

5. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) An occupancy certificate for building work completed in accordance with the approved building plan for the house shop be obtained within 6 months after the approval of the building plan;
- (c) 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 000,00 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 Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Email: malmesbury.tak@acvv.org.za