



File ref: 15/3/10-9/Erf\_5109

Enquiries:  
Mr AJ Burger

24 April 2026

Planscape CC  
13 Church Street  
MOORREESBURG  
7310

Per Registered Mail  
Email: [planscape@telkomsa.net](mailto:planscape@telkomsa.net)

Dear Sir/Madam

### PROPOSED CONSENT USE ON ERF 5109, MOORREESBURG

Your application with reference number 413~5109-Mrb, dated January 2026, on behalf of HC Botha Family Trust, refers.

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 5109, Moorreesburg, 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 authorises a double dwelling, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

#### 2. WATER

- a) A single water connection be provided and that no additional connections be provided;

#### 3. SEWERAGE

- a) A single sewerage connection be provided and that no additional connections be provided;

#### 4. ELECTRICITY

- a) The electrical supply cable be connected to an approved electrical distribution box (kiosk) from which both dwelling units are fed with a 40 amp circuit breaker each, and a 60 amp main circuit breaker;
- b) The electrical distribution box be placed on the erf so that both dwellings have access to the box;

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- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

## 5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R12 263,60 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 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R4 552,85 towards bulk water reticulation, 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: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 642,05 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 R10 938,80 towards the waste water 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 R9 086,15 towards roads and storm water, 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 owner/developer is responsible for the development charge of R4 989,61 towards electricity, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- g) 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;

## 6. 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) 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;
- c) 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.
- d) 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](mailto: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 Directorate Development Services  
AJB/ds

Copies:            *Department Financial Services*  
                      *Department Civil Engineering Services*  
                      *Building Control Officer*  
                      *Department Electrical Engineering Services*  
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