



File ref: 15/3/10-12/Erf_329

Enquiries:
Mr AJ Burger

1 July 2026

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Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 329, RIEBEEK WEST

Your application dated March 2026, received by Swartland Municipality on 23 March 2026, on behalf of CM Adams, 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 329, Riebeek West 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 house, as presented in the application;
- b) The double dwelling house be planned and design to create one architectural entity;
- c) 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. 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 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R12 264,75 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: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R10 216,60 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: 9/240-184-9210);

- d) The owner/developer is responsible for the development charge of R13 739,05 towards the waste water 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: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R10 209,70 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: 9/247-188-9210);
- 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;

5. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- 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) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official in terms of Section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with Section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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
AJS/ds

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