



File ref: 15/3/4-8/Erf\_11280

Enquiries:  
Mr AJ Burger

18 December 2025

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P.O. Box 211  
MALMESBURY  
7299

Attention: Mandri Viljoen [planning1@rumboll.co.za](mailto:planning1@rumboll.co.za)

Dear Sir/Madam

## **PROPOSED DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 11280, MALMESBURY**

Your application, with reference MAL/14951/MV, dated 21 November 2025, on behalf of Swartland Municipality, 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 the departure of development parameters on Erf 11280, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the 2m street building line to 1,6m on 15 unregistered erven within the approved De Hoop Phase 2 Housing Development, located along Sapphire Street. The departures are on the following properties:
  - Erven 13782 to 13789, Malmesbury, as reflected in GP 600/2024; and
  - Erven 13507, 13508, 13511, 13512, 13515, 13516, and 13518, Malmesbury, as reflected in GP 599/2024.

## **2. GENERAL**

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) 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.
- c) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. 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.

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Yours faithfully

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

*Copies: Building Control Officer*