



File ref: 15/3/4-8/Erf_11793

Enquiries:
Mr HL Olivier

15 April 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Attention : Mornay Herling

planning5@rumboll.co.za

Per Registered Post

Dear Sir

PROPOSED APPLICATION FOR DEPARTURE ON ERF 11793, MALMESBURY

The application, with reference number MAL/14355/MH, dated 19 March 2025 as well as the amended proposal JC2025-013 dated 26 March 2026, on behalf of Swartland Municipality, refers.

A. 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 the applicable development parameters on erf 11793, 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 application for the departure of the applicable development parameters entails the non-provision of onsite parking for providing only 6 parking bays in-lieu of the 16 bay requirement;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (c) In terms of Par 13.1.2. of the development management scheme the owner/developer pay a cash sum to the amount of R 106 250,00 to the municipality as calculated by multiplying the estimated market value per m² (R500.00/m²) of the land on which the building is erected, by the area in m² of the land which is required to be provided for the provision of an adequate parking outlay (212.5m²). The amount be paid at building plan stage to vote no. 9/222-303-9212;
- (d) The parking area, as well as the portion between the road surface and the property boundary at the proposed access points, be constructed with a permanent dust-free surface to the satisfaction of the Director: Civil Engineering Services;
- (e) The design of the proposed main entrance including the proposed extension to the existing curb as well as the access to and from the proposed loading zone be undertaken by a Professional Engineer registered in accordance with the applicable legislation. The design be submitted to the Director: Civil Engineering Services for approval, and construction be carried out under the supervision of the appointed Engineer;
- (f) With the construction of the said loading zone and the required access, reasonable measures be implemented, to the satisfaction of the Director: Civil Engineering Services, to ensure that unauthorised access to Alfa Street via Ahmed Katrada Street is prevented. The implementation of this condition will be for the developers account;

- 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!

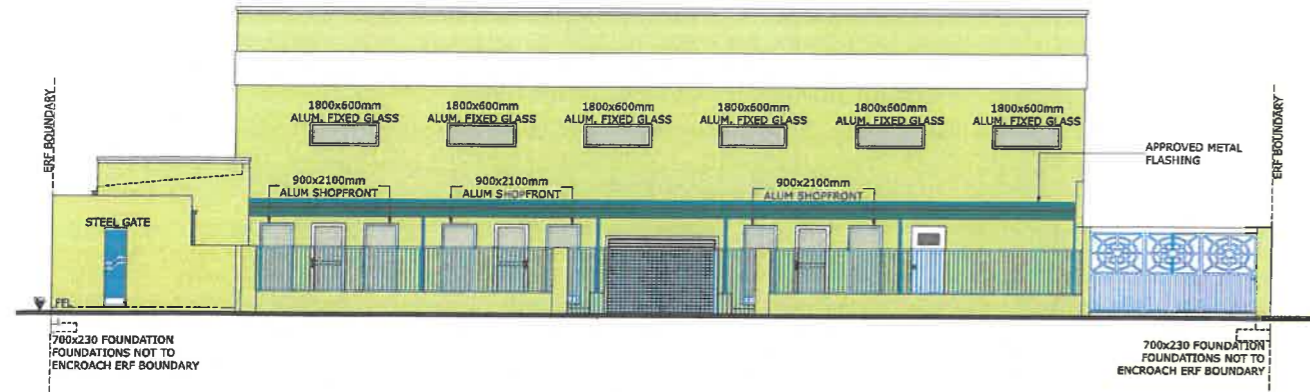
2. GENERAL

- (a) Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (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) All conditions of approval be implemented before an 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 Department Development Services
HLO/ds

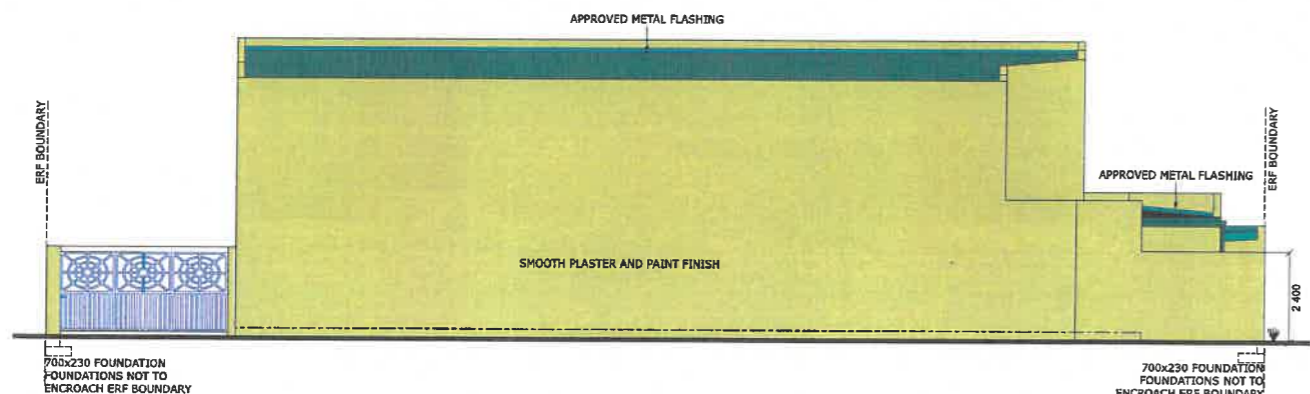
Copies: *Department: Corporate Services*
 Department: Civil Engineering Services
 Chief Building Control Officer



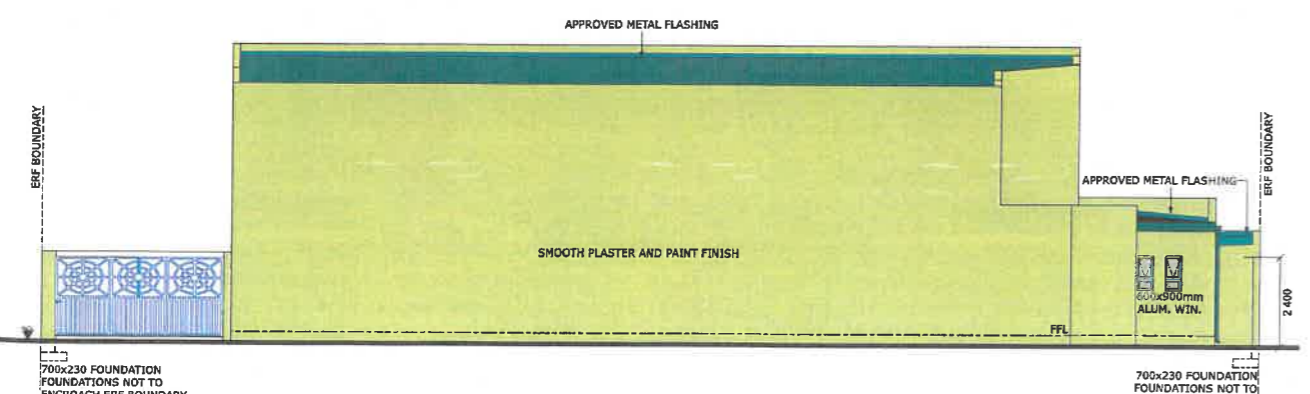
ALFA STREET ELEVATION
Scale 1:100



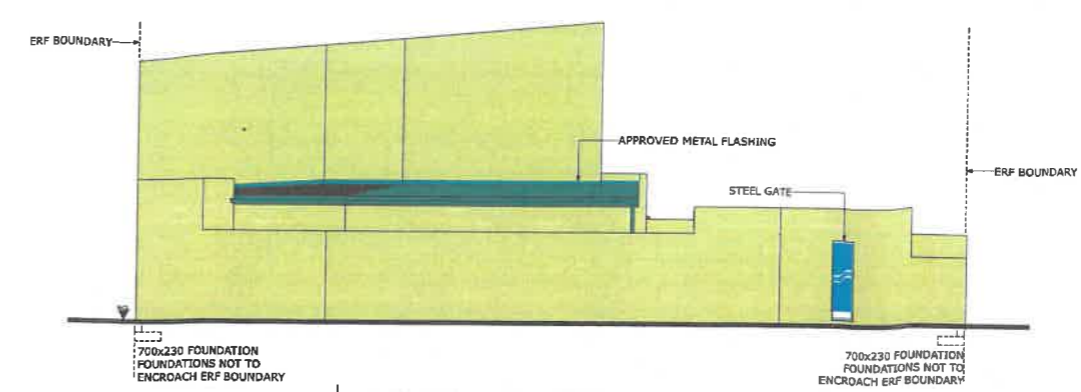
SOUTH WEST ELEVATION
Scale 1:100



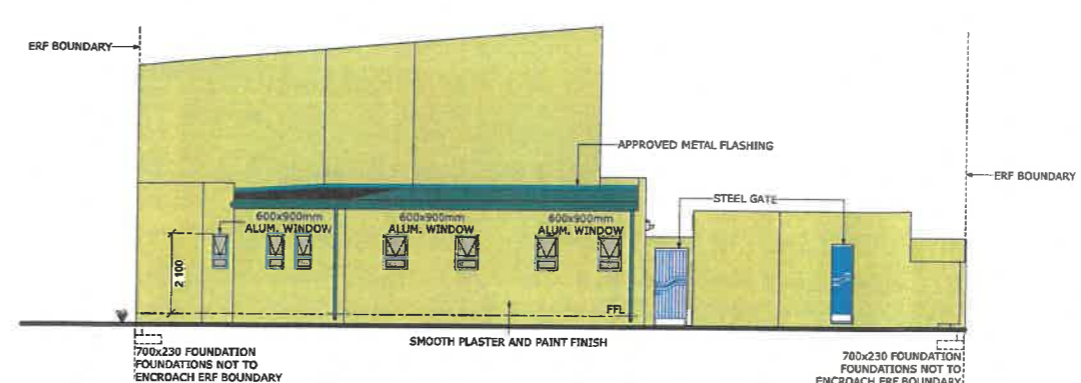
MZABALAZO STREET ELEVATION
Scale 1:100



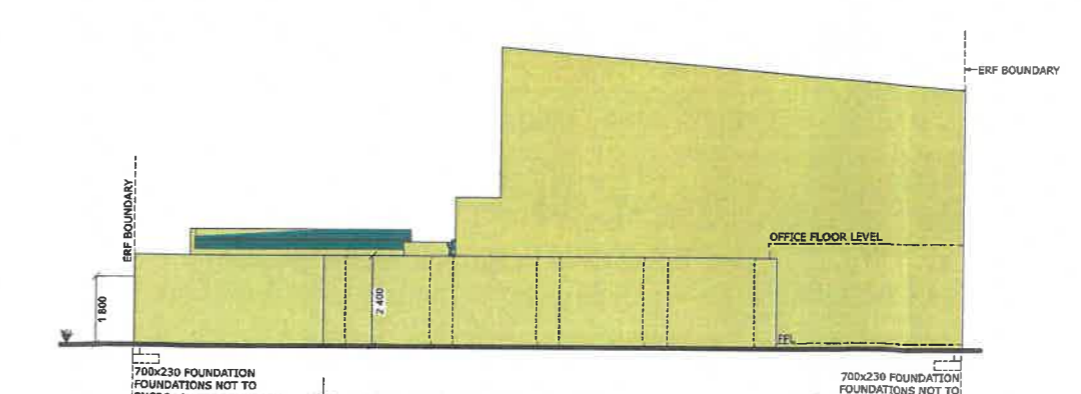
NORTH EAST ELEVATION
Scale 1:100



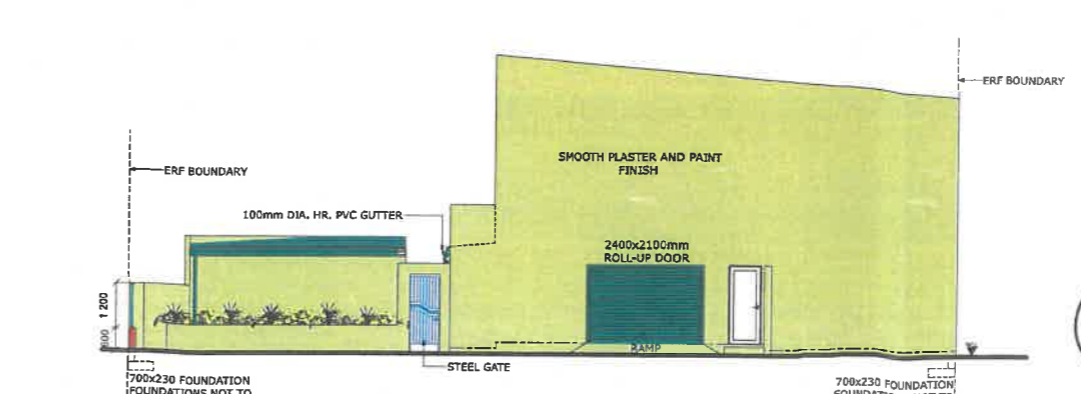
STREET ELEVATION
Scale 1:100



NORTH WEST ELEVATION
Scale 1:100



STREET ELEVATION
Scale 1:100



SOUTH EAST ELEVATION
Scale 1:100

SANS 10400 STANDARDS GENERAL NOTES:
This drawing is to be used for council submission purposes only.
Floor levels shown are only indicative of floor heights and do not relate to site levels. Datum levels to be determined on site.
Walls are 90mm brickwork with 15mm plaster to both sides.
Walls are 200mm brickwork with 15mm plaster to both sides.
Based on the National Building Regulations and SANS CODE OF PRACTICE 10400.
PART A: BUILDING CLASSIFICATION - F3
The design of the structural elements and components will be designed by a Professional Engineer who has certified that the design complies with the requirements of the National Building Regulations, competent person to inspect & certify all applicable works.
The structural system of the building complies with the requirements of Parts H, J, K, L, M, N of SANS 10400.
PART B: ROOM DIMENSIONS
Habitable rooms will have a floor area not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.45m. Deviation from plans will be submitted to Local Authority for approval when the open office areas are submitted.
PART C: PUBLIC SAFETY
The edge of any change of level more than 1m above any adjacent level is provided with a Balustrade or Parapet wall not less than 1m high and such balustrade will comply with SANS 10400 part M.
PART D: DEMOLITION WORK
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will comply with SANS 10400 part M.
PART E: SITE OPERATIONS
All site operations, including protection of the public, will be executed in strict accordance with Part F of the National Building Regulations under the supervision of the contractor, owner and the engineer.
Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations, as per detailed requirements of SANS 10400 D.
Where there is soil poisoning, the ground area prescribed in Code of Practice SABS 0124 shall be treated in accordance with recommendations of SABS 0124.
PART G: EXCAVATIONS
The excavations relating to a building less than 3m deep and is in accordance with the detailed requirements of SANS 10400 G, as per PART B.
PART H: FOUNDATIONS
As per PART B, the foundations for the building are in accordance with the detailed requirements of SANS 10400 H. A competent person to be appointed in respect of deep footings, soil nits, compaction of in situ soil or sub surface draining, the depth of the foundations to be ascertained by Engineer's inspection of soil conditions.
Foundations to any boundary walls are not to project over boundary lines.
Floors in any laundry, kitchen, shower, bathroom or room containing a toilet pan or urinal are in accordance with the detailed requirements of SANS 10400 J.
Ground floor - finish as indicated on plans on 25mm screed on 80/100mm reinforced concrete surface bed on selected dpm on 50mm compacted sand bed on compacted inert fill compacted in 150mm layers to 50% asafite and treated with "pop", or equally approved.
First floor - finish on 25mm screed on reinforced concrete slab as per engineer's detailed drawings and specifications.
Concrete floors to shower areas to be set 50mm lower than the bedroom floors to both ground and first floor.
PART K: WALLS
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400 B & K & T.
ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH SANS 10400 B & K & T OF THE NATIONAL BUILDING REGULATIONS.
WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS, BUTTERFLY WALL TIES IN ACCORDANCE WITH SANS 10400 K, AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS.
WALLS TO BE PLASTERED INTERNALLY & EXTERNALLY UNLESS OTHERWISE SPECIFIED, AND TO BE FINISHED WITH APPROVED PLASTER PRIMER AND 2X TOPCOAT PAINT. ALL PAINT TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
WALL BETWEEN GARAGE AND DWELLING TO BE PLASTERED. FIRE WALL TAKEN TO UNDERSIDE ROOFING MATERIAL.
PART L: ROOFS
ROOF COVERING AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L. FLAT ROOFS OR RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L. THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400 C ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400 K. GUTTERS AND DOWN PIPES ARE FIXED IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 R. THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L & T.
PART M: STAIRWAYS AND BALUSTRADES
INTERNAL STAIRS TO COMPLY WITH THE REGULATIONS AND THE DEEMED TO SATISFY RULES OF SANS 10400 PART B & K & M & T OF THE NATIONAL BUILDING REGULATIONS. SEE DETAIL SECTIONS FOR DETAILS. STAIRS TO BE MAX 200mm RISERS AND MIN 250mm TREADS.
COMPETENT PERSON TO DESIGN & INSPECT WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH STAIRWAY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 B & K & T & D-2001 POINT 4.
1.0m MIN. HEIGHT WITH OPENINGS NOT LARGER THAN 100mm.

PART N: GLAZING
GLAZING WILL COMPLY WITH THE REGULATIONS AND THE DEEMED TO SATISFY RULES OF SANS 10400 PART B & N OF THE NATIONAL BUILDING REGULATIONS. THIS IS APPLICABLE TO TYPE OF FIXING AND SELECTION OF GLAZING.
PART O: LIGHTING & VENTILATION
THE LIGHTING & VENTILATION OF ALL HABITABLE ROOMS, BATHROOMS, SHOWERS AND ANY ROOMS CONTAINING A TOILET PAN, COMPLIES WITH THE DETAILED REQUIREMENTS OF SANS 10400 T & O.
PART P: DRAINAGE
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 P.
PART Q: NON WATER BORNE MEANS OF DISPOSAL
N/A. BUT WHERE THE MEANS OF SEWAGE DISPOSAL WHERE WATER BORNE SEWAGE DISPOSAL IS NOT AVAILABLE, IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 Q.
PART R: RAINWATER DISPOSAL
THE MEANS OF THE DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 R.
PART S: PERSONS WITH DISABILITIES
THE MEANS OF PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 S, (WHERE APPLICABLE).
PART T: FIRE PROTECTION
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 T.
PART U: SPACE HEATING
N/A. BUT WHERE APPLICABLE, TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 U.
PART V: FIRE INSTALLATION
N/A. BUT WHERE APPLICABLE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 V.
PART XA: ENERGY EFFICIENCY
THE DESIGN OF THE BUILDING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 XA.

Project:
Proposed New Shop
ERF 11793 at
ALFA STREET
MALMESBURY, 7300

Client:
KASIMM ABDI
ALFA STREET
MALMESBURY

Senior Arch. Technologist
SACAP REG. NO. PBAT1550

The Client hereby agrees to Professional Architectural services up to 4.1 of Stage 4.



Jacques Swarts 145 Church Street Worcester 6850 071 918 2082
Caslem Jacobs 145 Church Street Worcester 6850 071 959 6305

Office Phone Number : 066 328 6790

Drawing Title:
COUNCIL SUBMISSION

Drawing Number:
JC2025-013

ERF:	11793
LONGITUDE:	
LATITUDE:	
LOCATION:	MALMESBURY
OCCUPANCY:	F
SCALE:	AS SHOWN
DATE PRINTED:	2025/03/2
DRAWN BY:	Jacques Swarts
CHECKED BY:	Jacques Swarts
SACAP REG. NO.:	PSAT 1550

Municipaliteit Swartland Municipality
15 APR 2026
Jacques Swarts