Lêer verw/ 15/3/3-8/Erf_4936
File ref: 15/3/4-8/Erf_4936

Navrae/Enquiries:
Mr HL Olivier

23 October 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 4936, MALMESBURY

Your application with reference MAL/14145/NJdK dated 1 April 2026 on behalf of Mr SSD Terblanche, has reference.

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 rezoning of Erf 4936, Malmesbury from Residential zone 1 to Business zone 1, is hereby approved in terms of Section 70 of the By-Law;

B. 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 permanent departure of the development parameters on Erf 4936, Malmesbury, is hereby approved in terms of Section 70 of the By-Law;

A. and B. above is subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

(a) The use of Erf 4936 be restricted to offices with a total GLA of not more than 241m² as presented in the application;

(b) The departure approval is limited to the existing building situated approximately 2.1 m from the eastern common boundary and does not authorise any further encroachment into the prescribed building line.
(c) The development shall be undertaken substantially in accordance with the site development plan with reference MAL/15145/NJdK dated March 2026, unless otherwise approved by the Municipality;
(d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the change of use of the dwelling and outbuilding to offices;
(e) No alterations or additions to existing buildings shall be undertaken without the prior approval of building plans where required in terms of the National Building Regulations and Building Standards Act;
(f) Application be made to the Senior Manager: Development Management for the erection of any advertising signs;
(g) The parking requirements in accordance with Chapter 13 of the Swartland Municipality Development Management Scheme (PG 8226 of 25 March 2020) be adhered to;
(h) The on-site parking bays be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked;
(i) The operation of the offices not result in congestion / obstruction along Voortrekker Road as well as Ford Street;
(j) The existing vehicular access shall be retained in its current position. No additional vehicular access points onto Ford Street or Voortrekker Road (Main Road 174) be established without the prior written approval of the Road Authority and the Municipality;

2. WATER

(a) The existing water connection be used and that no additional connections will be provided;

3. SEWERAGE

(a) The existing sewerage connection be used and that no additional connections will be provided;

4. DEVELOPMENT CHARGES

(a) The owner/developer be responsible for the development charge of R1 188,05 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: 9/240-184-9195);
(b) The owner/developer be responsible for the development charge of R1 288,24 towards the wastewater 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: 9/240-183-9195
(c) The owner/developer be responsible for the development charge of R57 759,30 towards roads, 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: 9/247-144-9195);
(d) 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) The approval for the rezoning and departure lapse if the rights granted in terms of this approval are not exercised within five (5) years from the date of approval, unless an extension is granted in accordance with the applicable legislation and the Swartland Municipality Land Use Planning By-Law (PG 8226 of 25 March 2020);

(c) Upon the rights having been lawfully exercised and all relevant conditions of approval having been complied with, the approval for the rezoning and departure remain valid and shall not lapse;

(d) The municipal rates and taxes of the property be changed from residential to business;

(e) 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 200,00 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 faithfully

MUNICIPAL MANAGER
via Department Development Services

/ds

Copies: Building Control

Department: Civil Engineering Services

Department: Financial Services

SSD Terblanche, 8 Piet Retief Street, Montagu, 6720

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SITE DEVELOPMENT PLAN

Erf 4936, Malmesbury

Munisipaliteit Swartland Municipality
ONTVANG
2026 -10- 23
RECEIVED



Zoning:
Current: Residential Zone 1
Proposed: Business Zone 1

Parking:
Office building 1: ±160m²
Office building 2: ±81m²
Total parking bays required
= 241m² / 25 m²
= ±9.64 parking bays required
Total of 10 parking bays provided

Erf boundary

P — Proposed parking bays

----- Building lines

TITLE:
SITE DEVELOPMENT PLAN
Erf 4936, Malmesbury

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:
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TOWN PLANNERS
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DATE: March 2026

AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/15145/NJdK

N

Drawing done by NJ de Kock - Planner: CK Rumboll & Partners