



File ref: 15/3/4-8/Erf 10678
15/3/10-8/Erf 10678

Enquiries:
Mr HL Olivier

18 June 2025

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED AMENDMENT OF SITE DEVELOPMENT PLAN AND PERMANENT DEPARTURE OF THE DEVELOPMENT PARAMETERS ON ERF 10678, MALMESBURY

Your application with reference number MAL/13409/NJdK, dated 19 February 2025, on behalf of Suikerbos Konstruksie Pty Ltd as well as the letter of approval dated 8 February 2024, refers.

- A. 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 the amendment of a site development plan on Erf 10678, Malmesbury, is hereby **approved** in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Except for condition 1(a), all conditions as contained in the letter of approval dated 8 February 2025, remains unchanged;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- B. 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 the departure of the ground floor level of the proposed double dwelling being raised up to 2.4m in lieu of the 1m restriction on Erf 10678, Malmesbury, is hereby **approved** in terms of Section 70 of the By-Law:
- C. 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 the departure by providing an access way of only 0,78m in lieu of the 1m requirement on Erf 10678, Malmesbury, is hereby **approved** in terms of Section 70 of the By-Law:
- D. 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 departure of the coverage on Erf 10678, Malmesbury, is hereby **refused** in terms of Section 70 of the By-Law:

• Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
• Swartland forward thinking 2040 - where people can live their dreams!
• !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

E. 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) All conditions of approval be implemented before the new land uses come into operation/or 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 Directorate Development Services
NL/O/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 Department Electrical Engineering Services
 Suikerbos Konstruksie Pty Ltd Email: izak@rumboll.co.za
 NJ de Kock planning2@rumboll.co.za