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File ref: 15/3/10-15/Farm\_733

Enquiries:  
Mr AJ Burger

29 November 2023

CK Rumboll and Partners  
P.O. Box 211  
MALMESBURY  
7299

**By Registered Mail**

Dear Sir/Madam

**AMENDMENT OF CONDITIONS OF APPROVAL AND SITE DEVELOPMENT PLAN: REZONING OF FARM BOKKERIVIER NO 733, DIVISION MALMESBURY**

Your application, with reference number MAL/9859/MC, dated 6 November 2023, on behalf of the Mapula Trust, 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 amendment of conditions of approval and site development plan, pertaining to the rezoning of farm Bokkerivier no 733, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Condition 1(a) contained in approval letter 15/3/10-15/Farm\_733, dated 21 January 2019, that reads as follows:

*"...a) A portion (6202m<sup>2</sup> in extent) of farm Bokkerivier no 733, Division Malmesbury be rezoned from Agricultural zone 1 to Community zone 1 in order to accommodate an environmental education facility as presented in this application;..."*

be amended to read as follows:

*"...a) A portion (1,0070ha in extent) of farm Bokkerivier no 733, Division Malmesbury be rezoned from Agricultural zone 1 to Community zone 1 in order to accommodate an environmental education facility as presented in this application according to the Site Development Plan dated November 2023 with reference 9859;..."*

- b) *The new wall that is to be constructed around the new area of the educational facility be complimentary to the heritage character of the existing buildings on the property;*  
c) *The other conditions of approval remains applicable;*

## 2. WATER

- a) The conditions of approval contained in approval letter 15/3/10-15/Farm\_733, dated 21 January 2019, remain applicable;

## 3. GENERAL

- a) The approval does not exempt the owner/developer from adherence to any other legal procedures, applications and/or approvals related to the intended 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

All conditions of approval be implemented before the new activities commence 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.

Yours sincerely



**MUNICIPAL MANAGER**

per Department Development Services  
AJB/ds

Copies:      *Department: Financial Services (Attention: Michael Nolan)*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *Mapula Trust, PO Box 100, Constantia, 7848*  
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