



File ref: 15/3/3-15/Swartland Junction
15/3/6-15/Swartland Junction
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Enquiries:
Mr AJ Burger

22 November 2024

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

By Registered
Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL : PROPOSED CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON VARIOUS ERVEN:

**PORTION 1 OF FARM NO 1113, DIVISION MALMESBURY
REMAINDER FARM 1113, DIVISION MALMESBURY
PORTION 1 OF FARM 697, DIVISION MALMESBURY
ERVEN 12526 & 12496, MALMESBURY
ERF 353, ABBOTSDALE**

FOR THE SWARTLAND JUNCTION DEVELOPMENT, MALMESBURY

Your application, with reference number MAL/10493/ZN, dated 4 November 2024, on behalf of the Omstedelike Eiendomme Pty Ltd, 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, R1(k) and R2.7(a), regarding the consolidation, rezoning, subdivision, consent use, departure and removal of restrictive title deed conditions on erven

Portion 1 of farm no 1113, Division Malmesbury
Remainder farm no 1113, Division Malmesbury
Portion 1 of farm no 697, Division Malmesbury
Erven 12526 & 12496, Malmesbury
Erf 353, Abbtosdale,

is approved 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!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

Condition R1(k) currently reads as follows:

R1(k) The legal certificate which authorizes transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless an occupancy certificate be issued;

Be amended as follows:

R1(k) The legal certificate which authorizes transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless an occupancy certificate be issued **but excludes the portions A & B created from farm 1113 as contained in decision B. The exclusion is on the condition that there are currently no services, including water, sewerage, access (roads) or electricity available. The owner/developer will have to apply for the services, which application be supported with service reports and network analyses as will be determined by the Municipality. An agreement be entered into between the owner/developer and Swartland for making the said services available before any development on the land or further division and/or alienation of the land can take place;**

Condition R2.7(a) currently reads as follows:

R2.7(a) Capacity is not available from the existing electricity networks of Swartland Municipality for the proposed Swartland Junction Development. Upgrading the bulk capacity in the area necessitates the construction of a 132/11 kV substation and a 132 kV transmission line. The project has commenced and be commissioned by 2024/25, subject to adequate annual municipal budget provisions and payment of pro rata development charges by the owner/developer;

Be amended as follows:

R2.7(a) Capacity is not available from the existing electricity networks of Swartland Municipality for the proposed Swartland Junction Development. Upgrading the bulk capacity in the area necessitates the construction of a 132/11 kV substation and a 132 kV transmission line. The project has commenced and be commissioned by **earliest December 2026**, subject to adequate annual municipal budget provisions and payment of pro rata development charges by the owner/developer;

All the other conditions of approval of the approval letter dated 4 February 2022 remains unchanged.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
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