



CONSECUTIVE CLEAN AUDITS



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Lêer verw: 15/3/3-8/Erf_728

Navrae:
Mr AJ Burger

24 February 2021

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Sir/ Madam

PROPOSED REZONING OF ERF 728, MALMESBURY

Your application with reference MAL/11726/JL/RP, dated 19 November 2020, on behalf of JI van Aarde refers.

By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of erf 728, Malmesbury is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING & BUILDING CONTROL

- a) A portion of erf 728(±229m² in extent) be rezoned from Residential zone 1 to Business zone 1 in order to operate an office with parking as presented in the application;
- b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval. (Please note that erf 728 has a 3B heritage grading according to the Swartland Heritage Register.);
- c) A minimum of 2 on-site parking bays for the office and a minimum of 2 on-site parking bays for the dwelling be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked to the satisfaction of the municipality;
- d) Application for advertising signs be made to the Senior Manager: Built Environment for consideration and approval;

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.

The approval is, in terms of section 76(2)(w) of the By-law, valid for a period of 5 years. Compliance with all conditions of approval must take place before the occupation certificate for the building will be issued. If the owner/developer does not comply, the approval will lapse.

The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Yzerfontein Tel: 022 451 2366

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services

AJB/ds

Copies : *Building Control Officer*
 Director: Civil Engineering Services
 Director: Financial Services
 Jl van Aarde, Bergzichtstraat 63, Malmesbury, 7300

Zoning map

- Residential zone 1 = 459m²
- Business zone 1 = 229m²

Long Street



Duthie Street

Huguenote Street

PB

PB

PB

PB



CK RUMBOLD & PARTNERS

Notes: 0 1 2 3 4 5 6
Meter

Datum: 10/02/2021

Reference: Mbury/11726/JL

Project: Erf 728, Malmesbury

Title: Site plan

Owner: Jacobus Izak Van Aarde