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File ref: 15/3/3-8/Erf_967

Enquiries:
Mr AJ Burger

19 April 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING OF ERF 967, MALMESBURY

Your application with reference number MAL/13011/EB/NG, dated 10 February 2023, on behalf of the EJ Botes-Stelluto, 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 rezoning of Erf 967, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 967 (2274m² in extent) be rezoned from Residential Zone 1 to Business Zone 2, in order to accommodate offices on the property, as presented in the application;
- b) A minimum of thirteen (13), clearly demarcated on-site parking bays be provided as presented in the application and that the parking area be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the conversion of the dwelling into offices
- d) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORMWATER

- a) The on-site parking area as well as the access from the street be provided with a permanent dust free surface as stipulated at condition 1(b);

5. GENERAL

- a) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in this approval expiring.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
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