



File ref: 15/3/3-8/Erf 8813

Enquiries:
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15 July 2025

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Sir / Madam

PROPOSED REZONING AND DEPARTURE ON ERF 8813, MALMESBURY

Your application with reference number MAL/14217/JL/GB, dated 30 May 2025, on behalf of T.J. Labibo, regarding the subject, 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), application for the rezoning of Erf 8813, Malmesbury, from Residential Zone 2 to Business Zone 2, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 8813, Malmesbury, be rezoned from Residential Zone 2 to Business Zone 2, in accordance with Rezoning Plan MAL/14217/JL/GB, dated April 2025, as presented in the application;
- b) Building plans, clearly indicating the change in use of the structures, be submitted to the Senior Manager: Development Management for consideration of approval, within 30 days of the date of registration of this approval;
- c) The temporary wooden structure (canopy), as well as the temporary wooden storage room be removed from site, as presented in the application and in accordance with Rezoning Plan MAL/14217/JL/GB, dated April 2025, within 30 days of the date of registration of this approval;
- d) Three clearly demarcated on-site parking bays be provided, as presented in the application;
- e) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage against the buildings or on the property;
- f) Signage be limited to 1m² in area and may not project over a public street;
- g) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- h) Application for a compliance certificate be submitted to the West Coast District Municipality for consideration and approval;
- i) All the approvals, licences and certificates be displayed inside the relevant businesses;

2. WATER

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

3. SEWERAGE

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

4. ROADS AND STORM WATER

- a) Delivery vehicles to the site be restricted to a maximum gross vehicle mass of 16 000kg;
- 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), application for the departure from development parameters on Erf 8813, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 5m southern street building line be departed from to 2m, as presented in the application;
- b) The 3m western side building line be departed from the 2,5m, as presented in the application;
- c) The departures are applicable only to the portions of the existing buildings that already encroach on the building lines and do not apply to the building lines in its entirety;

5. GENERAL

- a) 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 on the appeal;
- b) Taking into account that the land use is already in operation, it is required that all conditions of approval be implemented within 30 calendar days of the registration of the approval letter and failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
Adj./ds

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