



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/3-8/Erf\_110  
15/3/4-8/Erf\_110  
15/3/10-8/Erf\_110

Enquiries:  
Mr HL Olivier

13 April 2021

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir/ Madam

**PROPOSED REZONING AND DEPARTURE ON ERF 110, MALMESBURY**

The amended application with reference MAL/11435.2/KS/JL, dated December 2020, on behalf of Mr. I.A. Liedeman refers.

- A.** 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 110, Malmesbury from Residential Zone 1 to Business Zone 2 is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING & BUILDING CONTROL**

- (a) The use of the property be restricted to a Business Premises as presented in the amended application;
- (b) The property may not be used for a restaurant;
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (d) A minimum of 7 on-site parking bays 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;
- (e) 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.

- B.** 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 permanent departure of the development parameters of the new zoning on erf 110, Malmesbury is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**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**

**Darling Tel: 022 492 2237**

## 1. TOWN PLANNING & BUILDING CONTROL

- (a) The departure is restricted to the eastern and western boundaries, where the subject property abuts a single or general residential zoned land unit, in order to accommodate the existing buildings as indicated on the proposed site plan

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.

Yours faithfully

  
**MUNICIPAL MANAGER**  
per Department Development Services

HLO/ds

Copies :        *Building Control Officer*  
                     *Director: Civil Engineering Services*  
                     *Director: Financial Services*  
                     *Isaia Liedeman, Smuts Street 2, MALMESBURY, 7300*  
                     *ncatrp@gmail.com*