



Lêer verw/ 15/3/3-8/Erf_339
File ref:

Navrae/Enquiries:
Ms D N Stellenberg

14 April 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING OF ERF 339, MALMESBURY

Your application with reference MAL/13990/NJdK dated 12 August 2024 on behalf of Leading Edge 63 CC, has reference.

- A The Municipal Planning Tribunal has resolved at a meeting held on 9 April 2025 to approve the application for the rezoning of erf 339, Malmesbury in terms of Section 70 of the By-law, subject to the following conditions:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 339 be rezoned from Residential zone 1 to Business zone 1 in order to operate offices as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the change of use of the dwelling to offices;
- (c) The parking requirements in accordance with Chapter 13 of the Swartland Municipality Development Management Scheme (PG 8226 of 25 March 2020) be adhered to;
- (d) The layout of the parking bays be amended to provide for carriageway crossings for an entrance and exit to the property;
- (e) Raised kerbs be installed on the side walk for the length of the street boundary of the property, excluding the carriageway crossings;
- (f) The amended parking layout and any possible departures of development parameters be considered at building plan stage;
- (g) The parking bays be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by the Municipality and that the parking bays be clearly marked;
- (h) A landscaping plan be submitted to the Senior Manager: Development Management for consideration and approval;
- (i) The business owner arranges with clients/visitors to the office to only make use of the on-site parking area and not to park in Vrede Street;
- (j) The visiting or response vehicles to the property after business hours be restricted to as few as possible;

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A2 WATER

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

A3 SEWERAGE

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

A4 DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R17 024,60 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210).

B. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The rates and taxes of the property be changed from residential to business;
- (c) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.

C. The application is supported for the following reasons:

- (a) The property does not consist of any physical restrictions which may impact negative on the application;
- (b) The impact of the proposed business on this portion of Vrede Street is deemed low;
- (c) There are no restrictions in the title deed which prevents the property to be used for business purposes;
- (d) Existing services are deemed sufficient to accommodate the proposed offices;
- (e) Erf 339 is situated inside the CBD and on Vrede Street (activity street) which makes the proposed business use in compliance with the spatial planning of Malmesbury;
- (f) The application complies with the principles of SPLUMA and LUPA;
- (g) The development proposal complies with all zoning parameters of the Business Zone 1 zoning.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : Department : Infrastructure and Civil Engineering Services

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