



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-8/Erf_2410
15/3/4-8/Erf_2410
15/3/10-8/Erf_2410

Enquiries:
Mr HL Olivier

22 Maart 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Sir/ Madam

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 2410, MALMESBURY

The application with reference MAL/10933/MH, dated 25 June 2021 on behalf of Mr. CJ Viljoen as well as the amended site development plan dated 25 June 2021 received 26 October 2021, 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 2410, Malmesbury from Residential Zone 1 to Business Zone 2 is hereby approved in terms of Section 70 of the By-Law:
- 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 consent use on erf 2410, Malmesbury is hereby approved in terms of Section 70 of the By-Law:

The decisions in **A** and **B** above are subject to the conditions that

1. TOWN PLANNING & BUILDING CONTROL

- (a) The use of the property be restricted to a offices as well as a service trade which entails the operation of a plumbing business with a shop and outside storage area for stock, as presented in the application and amended site development plan;
- (b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (c) A minimum of 9 on-site parking bays and 1 on-site loading bay 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.

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

- C. 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 2410, Malmesbury is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING & BUILDING CONTROL

- (a) The departure is restricted to the northern property boundary from the required 3m to 2,1m in order to accommodate the existing building 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 take place before the occupation certificate for the new land uses to the building 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
 CJ Viljoen, 21 Bergzicht Street, MALMESBURY, 7300
 carelviljoen@telkomsa.net

This diagram depicts erf 2410 Malmesbury measuring 916m² to be rezoned from Residential Zone 1 to Business Zone II: Neighbourhood Business for the purpose establishing a business premises (offices) and a service trade.

Existing buildings: $\pm 242\text{m}^2$
New buildings: $\pm 223\text{m}^2$
Total: $\pm 444\text{m}^2$ (48.47%)

PARKING REQUIREMENTS:
Offices (±211m²): 8 parking spaces
Sales area (±25m²): 1 parking spaces
1 loading bay

TOTAL	9 parking spaces	1 loading bay
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 Existing building
 New Building
 Offices
 Service trade
 Parking
 Existing garage to be demolished
 Telephone poles



**CK RUMBOLL &
PARTNERS**

18 Rainier Street Malmesbury
T 022 462 1845 E info@numb01.co.za

**SITE DEVELOPMENT PLAN:
ERF 2410 MALMESBURY**

PAPER SIZE: A4 SCALE 1:250

REF:#10933

Date: 25/06/2021

