



File ref: 15/3/4-8/Erf\_13026

Navrae/Enquiries:  
Mr HL Olivier

5 August 2026

Arch-Hive Architectural Services  
6 Holland Street  
GOODWOOD  
7460

**PER REGISTERED POST**

Sir / Madam

**PROPOSED DEPARTURES ON ERF 13026, MALMESBURY**

Your application with dated 15 May 2026, on behalf of Masimanye Financial Services Property Investments (Me. G. Mayongo), refers.

- A. 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 8227 of 25 March 2020), the application for departure of the development parameters applicable to Erf 13026, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The approval for the departures be restricted to the development reflected on the amended plans with reference number, 2024-019 (Revision 14) dated 15 April 2026, recommended by the Mount Royal Architectural Review Committee and submitted as part of the departure application;
- (b) The approval be restricted to the following departures;
- (i). Departure from paragraph 16.2.3 of the Mount Royal Estate Architectural Guidelines to permit a site coverage of 41.76% in lieu of the prescribed 40%;
  - (ii). Departure from paragraph 11.2.1.1 of the Mount Royal Estate Architectural Guidelines to permit a wall plate height of 7.19m in lieu of the prescribed 7.0m;
  - (iii). Departure from paragraph 12.3 of the Mount Royal Estate Architectural Guidelines to permit a maximum platform/retaining height of 2.42m in lieu of the prescribed 2.0m;
  - (iv). Departure from paragraph 12.2.1 of the Swartland Development Management Scheme to permit the alteration of natural ground level within the building line area up to approximately 1.2m in lieu of the prescribed maximum of 0.5m;
  - (v). Departure from paragraph 13.1.3 and paragraph 16.2.1 of the Mount Royal Estate Architectural Guidelines to permit the rear staircase and associated platform to encroach 300mm into the rear building line;

- (vi). Departure from paragraph 13.1.3(b) & (c) of the Swartland Development Management Scheme to permit combined carriageway crossings exceeding 8m in width and located closer than 15m apart;
- (vii). Departure from paragraph 21.2.3.1 of the Mount Royal Estate Architectural Guidelines to permit a maximum western boundary wall height of approximately 2.3m above natural ground level in lieu of the prescribed 1.8m;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval not later than 11 September 2026;
- (d) The owner complies with all requirements imposed by the Mount Royal Owners Association and Architectural Review Committee.

## 2. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- (c) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), no later than 21 days after registration of the approval letter. A fee of R5 200,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
HLO/ds

Copies:

*Building Control Officer.*

*Cristine Roos, Principle Review Architect, Mount Royal Owners Association, PO Box 138, MALMESBURY, 7299.*

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