



File ref: 15/3/6-8/Erf_11203,327,2654
15/3/10-8/Erf_11203,327,2654
15/3/13-8/Erf_11203,327,2654

Enquiries:
Mr AJ Burger

12 December 2024

Integrated Development Solutions
6 Collings Road
OOSTERSEE
7500

Attention: Hannes Krynauw Hannes.ids@mweb.co.za

Per Registered

Post

Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL : AMENDMENT OF THE MASTER SITE DEVELOPMENT PLAN FOR ERF 13016, MALMESBURY AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 13016, MALMESBURY

Your application, with reference CP22-11203-16, dated 29 April 2024, as amended on 19 November 2024, on behalf of De Zwartland Werf Pty Ltd, 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 8226 of 25 March 2020), the application for the amendment of conditions of approval with regards to the amendment of the master site development plan for Erf 13016, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. The amendment of the master site development plan regarding the change of land use of erf 13016 from a motor vehicle showroom to shops. The GLA allocated to erf 13016 remains to be 1760m² even though only 1550m² will be used with this development proposal.
2. The amendment of the design layout for erf 13016 (shops, on-site parking and a loading bay) as indicated on the Site Development Plan with Serial number PL101, Revision 17, dated 10 Desember2024.

The approval is subject to the following condition:

3. Town Planning and Building Control

- a) The development of erf 13016 with shops complies with the zoning parameters of the Business zone 1 zoning parameters.

4. Electricity

- a) Electrical supply to erf 13016 be from minisubstation 5.

B 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 8226 of 25 March 2020), the application for the departure of development parameters on Erf 13016, Malmesbury, regarding the non-provision of 2 on-site parking bays, be refused in terms of Section 70 of the By-Law, for the following reason:

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

1. The development proposal was amended and down scaled which resulted in the compliance with the required number of on-site parking bays. The departure is not relevant anymore.

C 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.
- c) All conditions of approval be implemented before building plans be approved and the new second dwelling comes into operation/or the occupancy certificate be issued. 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.
- d) The applicant be informed of the right to appeal against the decision of the Authorised Official 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;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

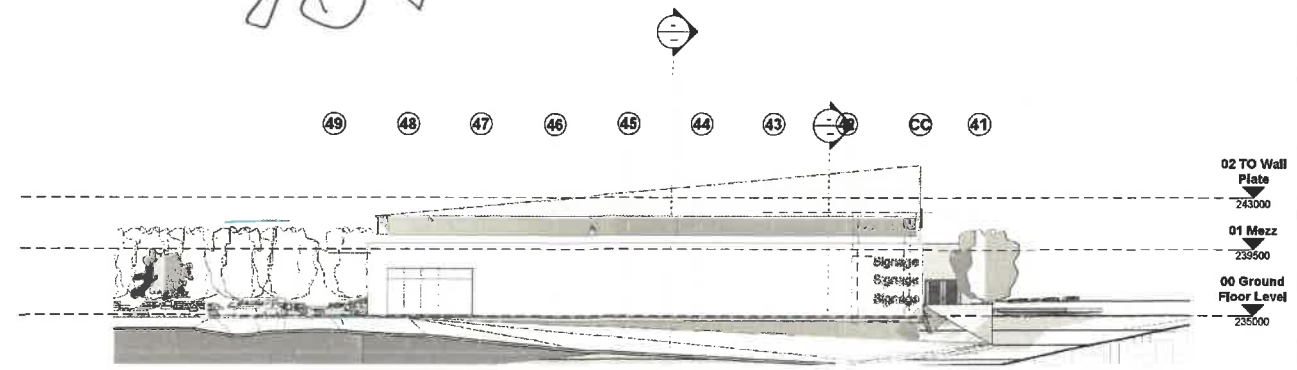
Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services



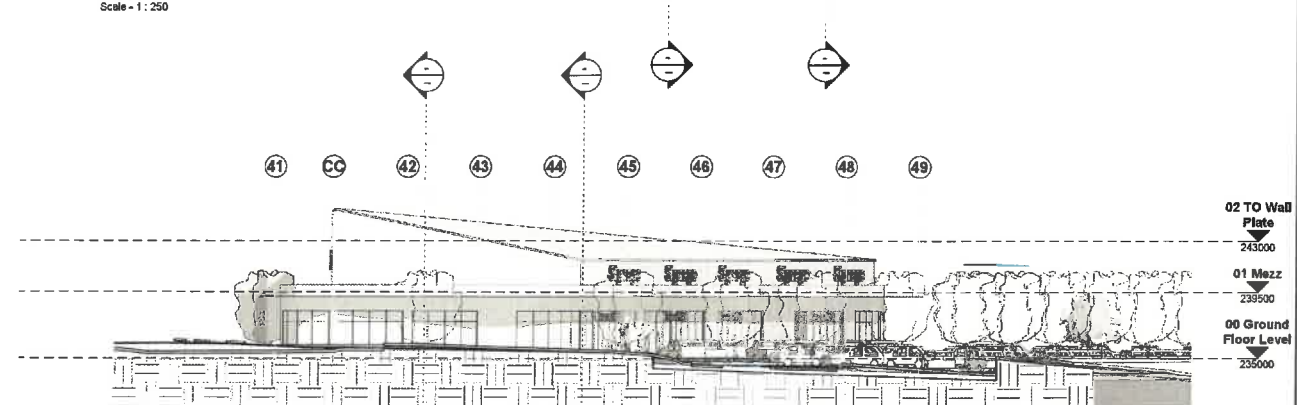
00 Ground Floor - Site Plan
Scale = 1 : 250

Municipaliteit Swartland Municipality
12 DEC 2024
Subayman

ANNEXURE I
11 December 2024



Section 11
Scale = 1 : 250



Section 12
Scale = 1 : 250

Municipaliteit Swartland Municipality
ONTVANG
2024 -12- 11
RECEIVED

Areas						
Nr.	Comments	Area	Parking Ratio 1/	Parking Required	Level	Area Type
GLA						
1	Retail Shop	127 m²	25	5.1	00 Ground Floor Level	GLA
2	Retail Shop	300 m²	25	12	00 Ground Floor Level	GLA
3	Retail Shop	499 m²	25	20	00 Ground Floor Level	GLA
4	Retail Shop	90 m²	25	3.6	00 Ground Floor Level	GLA
5	Retail Shop	250 m²	25	10	00 Ground Floor Level	GLA
6	Mezzanine Offices	285 m²	25	11.4	01 Mezz	GLA
GLA: 6		1550 m²		62		
Services						
S1		40 m²	0		00 Ground Floor Level	Services
Services: 1		40 m²		0		
Grand total: 7		1590 m²		62		

Parking Provided	
Parking Type	Count
Angled Parking NON-I	31
Angled Parking NON-I	26
Loading Bay	1
Paraplegic Bay 5 x 3.5m - 90 deg 2	2
Parking Bay 5 x 2.5	3
Grand total	63

Site Area 3 761m²
GLA 1 550m²
Coverage 45%
Floor Factor 0.5
Height 12.5m
Building Line 0m
Set Backs 20m from N7/R45
Parking Bays required for Retail : 62 Bays
Parking Bays provided 62 Bays

GASS
ARCHITECTURE STUDIOS

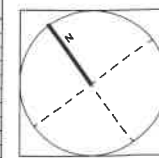
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REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
8	Dimensions to Boundaries added	2024-04-02	
9	Access servitude added	2024-04-19	
10	Leasing Update	2024-05-31	
11	Roof redesign, Mezz shift	2024-10-07	
12	Leasing Update	2024-10-24	
13	Leasing Update	2024-10-29	
14	Notes added for BOP	2024-11-02	
15	Building orientation to follow Northern Boundary, Set back from eastern boundary widened	2024-11-07	
16	Leasing Adjustment / mezz as office	2024-11-26	
17	Loading Bay turning circle	2024-12-10	



ISSUED FOR
INFORMATION

PROJECT DETAILS

PROJECT NAME
Malmesbury Assoc.
PROJECT ADDRESS
Malmesbury, Western Cape
CLIENT
Devmark
GASS PROJECT NUMBER: PP-108

DRAWING TITLE

Site Plan

DRAWING INFO

DATE	CHECKED	DATE	SCALE
2024-04-19		2024-12-10	1 : 250 @ A1

DRAWING NUMBER

PROJECT CODE	GRID	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
						PL101	17