



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sakha ikusasa elingcono!

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

11 May 2023

Integrated Development Solutions  
6 Collings Road  
OOSTERSEE  
7500

Attention: Hannes Krynauw [Hannes.ids@mweb.co.za](mailto:Hannes.ids@mweb.co.za)

Per Registered Post

Dear Sir/Madam

**PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL : AMENDMENT OF THE MASTER SITE DEVELOPMENT PLAN REGARDING ERVEN 13016 & 13017, MALMESBURY AND EXEMPTION FOR THE REGISTRATION OF A RIGHT OF WAY SERVITUDE ON ERF 13016, MALMESBURY**

Your application, with reference CP22-11203-16, dated 1 March 2023, 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 regard to the amendment of the master site development plan regarding erven 13016 & 13017, 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 parking area to a motor vehicle showroom. This implies the relocation of GLA from erven 13013, 13015 and 13018 to erf 13016. The total amount of GLA created for erf 13016 is 1760m<sup>2</sup>.
2. The amendment of the design layout for erf 13016 (parking area to motor vehicle showroom with on-site parking) and erf 13017 (amendment of parking layout). This implies a more rational and integrated traffic flow pattern and a more desirable taxi rank layout.

The approval is subject to the following condition:

**3. Town Planning and Building Control**

- a) The development of erf 13016 for a motor vehicle showroom complies with the zoning parameters of the Business zone 1 zoning parameters.

**B** The registration of a right of way servitude on erf 13016, Malmesbury in favour of erf 13017, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

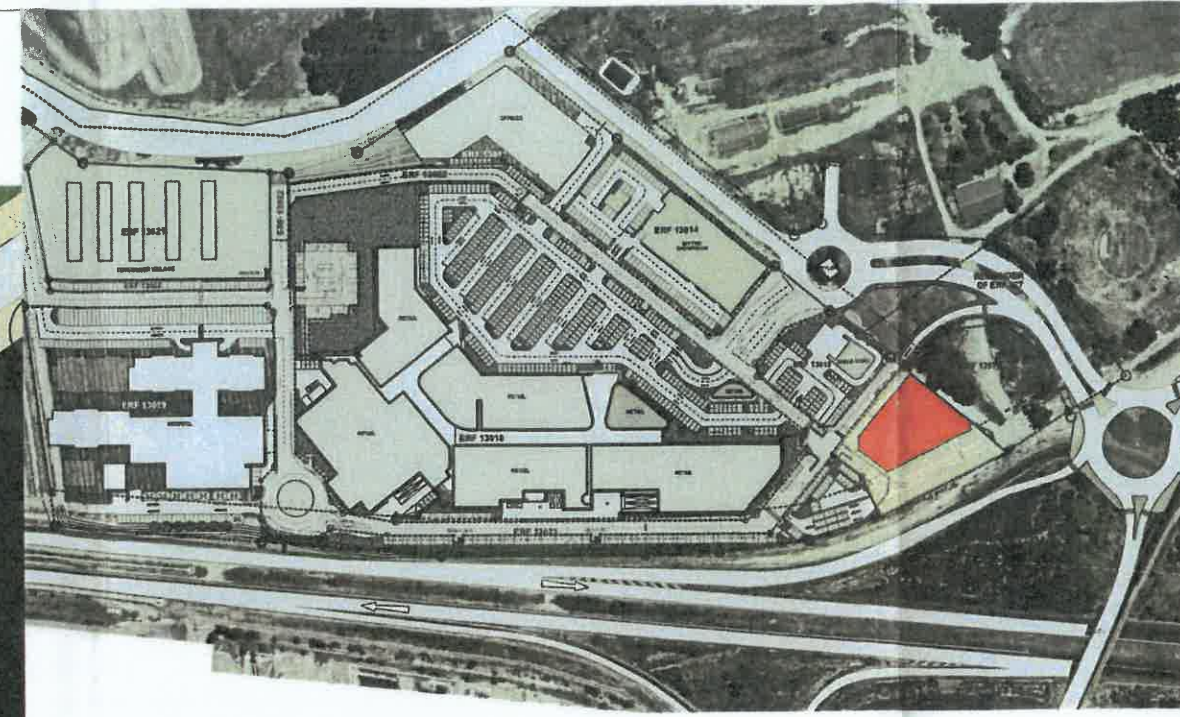
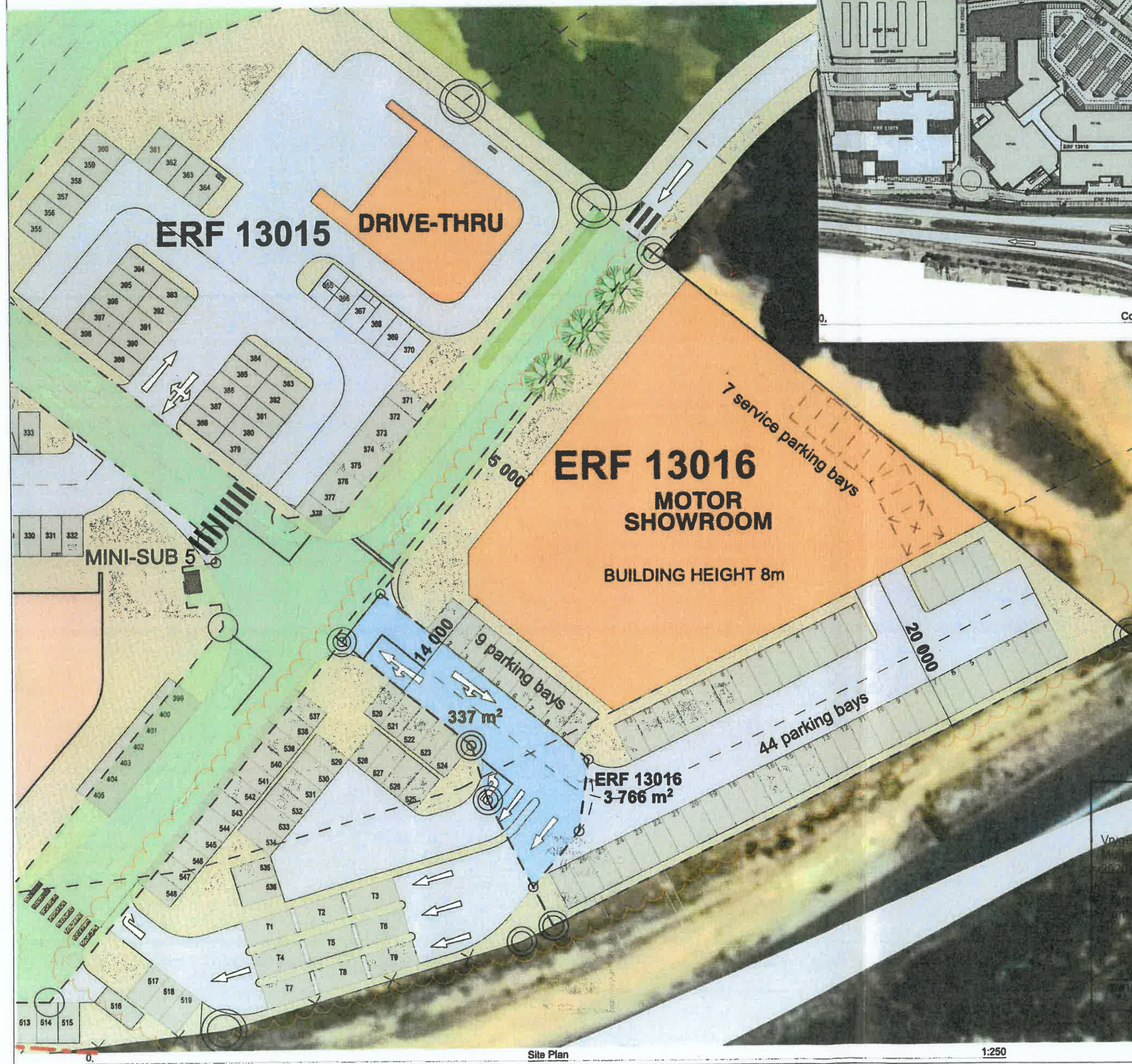
Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
A/B/ds

Copies:      *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Electrical Engineering Services*



## ANNEXURE H



## Context Plan

1:2000

ERF 3766m²			
SHOWROOM			
USE		GLA	BAYS
SHOWROOM	@ 4/100	400	10
OFFICES	@ 4/100	300	12
STORAGE	@ 4/100	200	4
REPAIR BAYS	@ 4/BAY	680	20
NON PARKING GLA		170	
<b>TOTAL REQUIRED</b>			<b>66</b>
<b>PARKING (External):</b>			<b>5</b>
<b>PARKING (internal): Repair bays</b>			<b>7</b>

**gross leasable area**, means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Vraagstel ingevolge artikel 34 van de Verordening Ruimte  
Municipale Grondgebruiksbeplanning (PK 8226 van 25 Maart

and in terms of section 34 of the Municipal Land Use By-Law (PN 8226 of 25 March 2020).

DATE 2023/05/11

~~MUNICIPALE BESTOUWDER~~  
~~MUNICIPAL MANAGER~~

**NOTES:**

1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.S.R. DATES 1980 AND LOCAL AUTHORITY REGULATIONS
3. THE DRAWING IS NOT TO BE SCALED
4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

[illegible]

**Developer: De Zwartland Werf (Pty) Ltd**

Date:

Architect:

Date:

**Town planner:**

**Integrated Development Solutions**

Date:

**Transport Engineer:**

Date:

**Civil Engineer:**

Date:

**Structural Engineer:**

Date:

**Mechanical and Electrical Engineer:**

Date:

Landscape Architect:

Date:

**ARCHITECT**  
**Oxmond Lange Architects and Planners**  
**(Pty) Ltd Cape Town**

Post: PO Box 998, Suite 750  
Address: 15000 S. Bascom & First Place, Suite 750  
City: San Jose, CA 95128  
Tel: +1 (415) 941 9411 / 9411 9411  
Fax: +1 (415) 941 9411

PROJECT:



**PROPOSED SHOWROOM**

CLIENT: DEVLAMARK Development Services (Pty) Ltd  
ERF 13016 MALMESBURY

DRAWING TITLE:  
**SHOWROOM**

**BUILDING CLASSIFICATION**

RESPONSIBLE PERSON	DATE	APPROVED
DESIGN: E. Morla, P. du Toit	2022/12/01	

**FOR APPROVAL**

**DRAWING PATH**  
 J:\Users\jmlines\Desktop\Z20031 QZW - Apartments\2022-11-30\CT1221 Mainseebury  
 Mixed-Use Master Model Arch 25.rvt

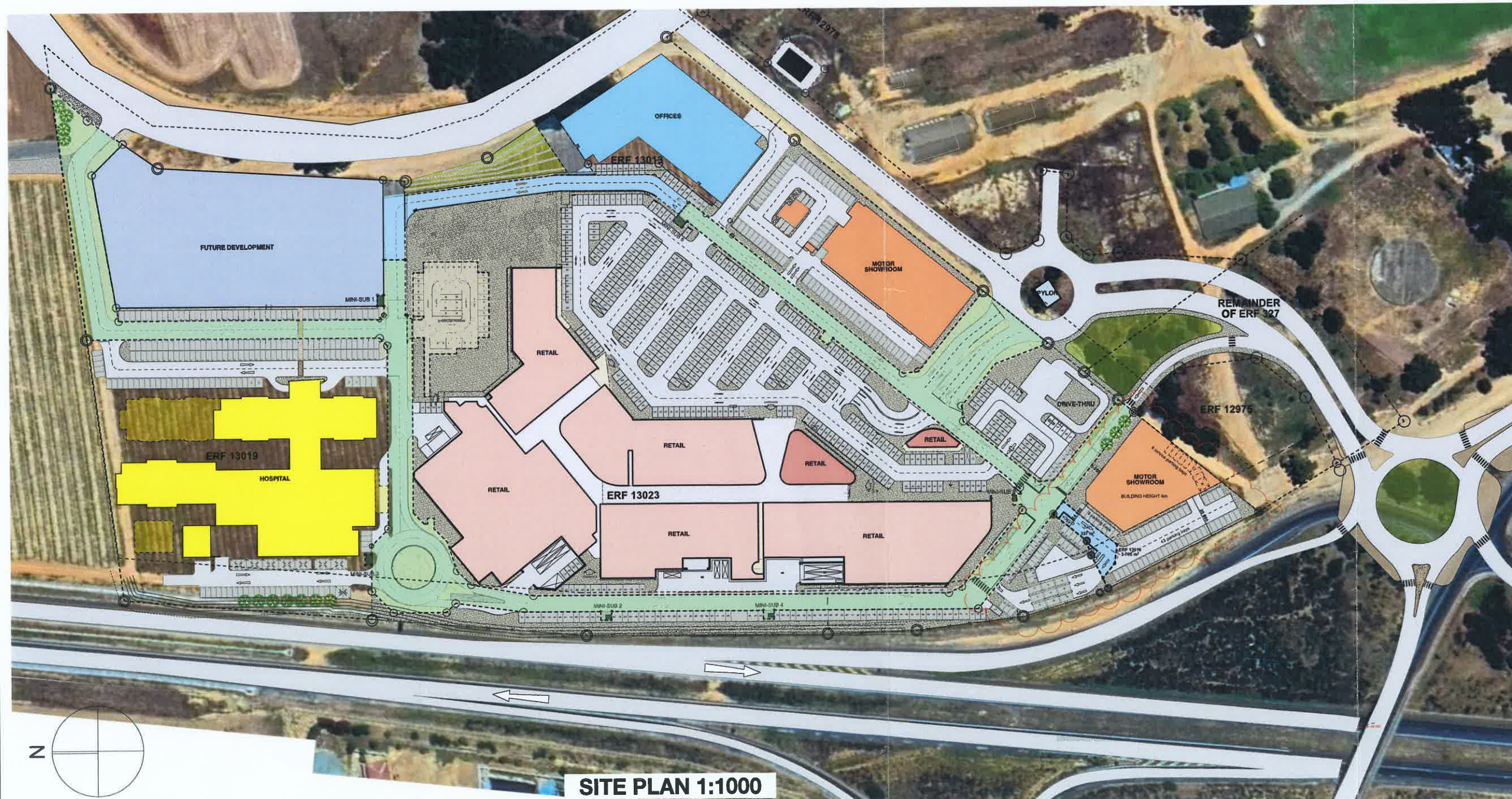
<b>SCALE</b>	<b>SHEET SIZE</b>
1:250, 1:2000, 1:500	A1

PROJECT No.	DRAWING NUMBER	REVISION
210033	SR 1100	



## ANNEXURE G

ERF NO	LAND USE	LAND USE COMMENT	2019 TIS	2021 SGP APPROVAL	NOV 2022 SHOWROOM
13013	Offices	Add = Retail Residential (26) Storage Total (Toyota)	2 500	100 @4/100 4 400	176 @4/100 -686
13014	Showroom Offices Storeroom		1 887 950	57 700 525 300	97 1 224
13016	Auto repair (9) Single shop to Showroom	Showroom Offices Storeroom Auto repair (7) Non parking GLA	0	400 300 200 690 176	16 12 4 28 0
13015	Drive thru**		420	574	15
13017 &	Retail anchor/line		12 001	725	18 500
13018	shops & Restaurants		1 322		
13019	Hospital (100 beds) Consulting rooms		8 000 2 975	256 6 690 2 900	88 0
13020	Parking		0	0	0
13021	Outdoor retail*** Theatre	New Residential	2 133 2 812	54 83	0 0
TOTAL			35 000	1 275	35 213

[illegible]