



File ref: 15/3/4-8/Erf_9423

Navrae/Enquiries:
Mr HL Olivier

10 March 2026

Wendy de Jager
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ATLANTIS
7349

info.buildingplans@gmail.com

Madam

PROPOSED DEPARTURE ON ERF 9423, MALMESBURY

Your application with dated 15 October 2025, on behalf of Me Y Chiketero, 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 applicable development parameters on Erf 9423, 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 departure be restricted to a pergola and braai as indicated on the site plan dated 30.07.2025 with reference 9423MAL/MWD accommodating the said structures up to the property boundary in lieu of the 4m street building line (eastern and southern boundaries)
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. GENERAL

- (a) It be noted that in terms of Par. 12.2.1(a)(x) notwithstanding the building line regulations set out in elsewhere in the development management scheme, a swimming pool or portion thereof may be erected within the prescribed building line areas, however it may not be closer than 1m from any boundary;
- (b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (c) 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;
- (d) 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, no later than 21 days after registration of the approval letter. A fee of R5 000,00 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

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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

Yvonne Chiketero, 6 Anita Street, MALMESBURY, 7300

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