



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/3-8/Erf 12388

Enquiries:
A. de Jager

23 August 2024

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED REZONING OF ERF 12388, MALMESBURY

Your application with reference number MAL/13707/MC, dated 22 April 2024, on behalf of JCS Beleggings CC, refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for rezoning of Erf 12388, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 12388 (5 680m² in extent) be rezoned from Business Zone 1 to Industrial Zone 2, in order to establish an industry on the property, as presented in the application;
- Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- A minimum of 31 on-site parking bays and 2 loading bays, clearly demarcated, be provided as presented in the application and that the parking areas be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;
- The eastern carriageway be restricted to entrance access only (6 500mm wide) and the western carriageway (7 000mm wide) be utilised for both entrance and exit purposes;
- Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage against the buildings or on the property;
- Signage will be limited to 1m² in area and may not project over a public street;

2. STREETS AND STORM WATER

- The entrance and exist carriageways and the parking bay layout be provided in accordance with drawing 2407 000, dated 12/07/24 and approved by the Director: Civil Engineering Services;
- A traffic movement plan, depicting the details regarding lines, arrows and on-site traffic signs, be submitted to the Director: Civil Engineering Services for consideration and approval, at building plan stage;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299
Darling Tel: 022 492 2237

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

3. 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 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.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
Adj/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 JCS Beleggings CC, PO Box 336, Malmesbury, 7299
 wdj@cornergate.com