



File ref: 15/3/3-8/Erf 2552
15/3/4-8/Erf 2552

Enquiries:
A. de Jager

18 November 2025

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

via e-mail: planning9@rumboll.co.za

Sir / Madam

PROPOSED REZONING OF A PORTION AND DEPARTURES FROM THE DEVELOPMENT PARAMETERS ON ERF 2552, MALMESBURY

Your application with reference number MAL/14719/RP, dated 17 September 2025, on behalf of S K H INVESTMENTS LTD, regarding the subject, refers.

- A. 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), application for the rezoning of a portion of Erf 2552, Malmesbury, from Business Zone 1 to Community Zone 2: Place of Worship, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- A portion (300m² in extent) of the first floor of the building on Erf 2552, Malmesbury (3 540m² in extent) be rezoned from Business Zone 1 to Community Zone 2, in order to accommodate a Place of Worship, as presented in the application on Rezoning Plan MAL/14719/RP, DATED August 2025;
- Building plans indicating any new construction, structural amendments and the change of uses inside the existing buildings, be submitted to the Senior Manager: Development Management for consideration of approval;
- Application be made to the Senior Manager: Development Management for the right to display any signage related to the Place of Worship on the property;

2. WATER

- The existing water connection be used and that no additional connections be provided;

3. SEWERAGE

- The existing sewerage connection be utilised and that no additional connections be provided;

- B. 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), application for permanent

departure from development parameters on Erf 2552, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 10m north-western side building line be departed from to 0m, to accommodate the portion of the existing building that will contain the Place of Worship, as presented in the application;
- b) The required 30 parking bays be departed from and reduced to 0 parking bays, as presented in the application;

2. GENERAL

- a) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- b) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
Ad./ds

Copies:

Department: Financial Services
Department: Civil Engineering Services
Building Control Officer
S K H INVESTMENTS LTD, P.O. Box 5 ,Malmesbury, 7299
eduard@dupmos.co.za

REZONING

ERF 2552,
MALMESBURY

LEGEND



The Property



Business Zone 1



Community Zone 2



Munisipaliteit Swartland Municipality

18 NOV 2025

Signature

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



C.A. RUMBOLL & VENOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
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DATE:
August 2025

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAU14719RP

AFTER REZONING

2

BEFORE REZONING

1