



File ref: 15/3/3-8/Erf 14204

Enquiries:
A. de Jager

17 March 2026

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7299

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Sir / Madam

PROPOSED REZONING OF ERF 14204, MALMESBURY

Your application with reference number 14918/MAL/EM, dated 19 November 2026, on behalf of S. Twane, regarding the subject, 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), application for the rezoning of Erf 14204, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 14204, Malmesbury (440m² in extent) be rezoned from Residential Zone 4 to Residential Zone 2, in accordance with Rezoning Plan 14918/MAL/EM, dated November 2025 and presented in the application;
- b) Building plans, illustrating all existing structures on the property and indicating which structures are to be demolished, be submitted to the Senior Manager: Development Management for consideration of approval;

2. GENERAL

- a) All conditions of approval be implemented before the new land use comes into operation 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;
- b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal 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 in order to be valid. Appeals that are received late 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
AdJ/ds

- 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!

Copies:

Department: Financial Services

Department: Civil Engineering Services

Building Control Officer

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