



File ref: 15/3/6-8/Erf\_10321

Enquiries:  
Mr HL Olivier

27 March 2026

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 ON ERF 13021, MALEMSBURY**

The application, with reference number CP25-11203-23, dated 3 December 2025, received 27 March 2026, on behalf of De Zwartland Werf (PTY) Ltd, refers.

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 a condition of approval relating to the application for subdivision, registration of servitudes, departure of development parameters and permission for approval of a site development plan on erf 13021, Malmesbury, is hereby approved in terms of Section 70 of the By-Law subject to the following conditions:

### **1. TOWN PLANNING**

- (a) Condition E. 2. in approval letter 15/3/6-8/Erf\_13021, dated 4 September 2025, that reads as follows:

E.2. In terms of Par 13.1.2. of the development management scheme the owner/developer pay a cash sum to the amount of R 297 500,00 to the municipality as calculated by multiplying the estimated market value per m<sup>2</sup> (R1000.00/m<sup>2</sup>) of the land on which the building is erected, by the area in m<sup>2</sup> of the land which is required to be provided for the provision of an adequate parking outlay (297,5m<sup>2</sup>). The amount be paid at building plan stage to vote no. 9/222-303-9212;

be amended to read as follows:

E.2. In terms of Par 13.1.2. of the development management scheme the owner/developer pay a cash sum to the amount of R 120 000,00 to the municipality as calculated by multiplying the estimated market value per m<sup>2</sup> (R1000.00/m<sup>2</sup>) of the land on which the building is erected, by the area in m<sup>2</sup> of the land which is required to be provided for the provision of an adequate parking outlay (120m<sup>2</sup>). The amount be paid at building plan stage to vote no. 9/222-303-9212;

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## 2. GENERAL

- (a) The remaining conditions contained in approval letter 15/3/6-8/Erf\_13021, dated 4 September 2025, remain applicable to the proposed development;
- (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) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification 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. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 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.
- (e) It be noted that this approval is based on the unique, cumulative characteristics of Erf 13021 and De Zwartland Werf Precinct, namely: (i) private internal roads and access control, (ii) a Property Owners Association (POA) with demonstrated capacity for active parking management, (iii) a land-use mix that inherently yields non-concurrent parking peaks, and (iv) traffic-engineering mitigation secured as conditions. The decision does not create a general precedent for reduced parking or waiver of the cash sum payment as required in terms of the development management scheme, outside comparable, access-controlled private estates with equivalent governance and mitigation in place.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services  
HLO/ds

Copies:            *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                         *Director: Civil Engineering Services*  
                         *Director: Financial Services*  
                         De Zwartland Werf (PTY) Ltd, PO Box 4985, BELLVILLE, 7536  
                         [info@devmark.co.za](mailto:info@devmark.co.za)  
                         [hannes.ids@mweb.co.za](mailto:hannes.ids@mweb.co.za)