



File ref: 15/3/3-8/Erf_71

Enquiries:
Mr AJ Burger

5 November 2025

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Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL: REZONING OF ERF 71, MALMESBURY

Your application, with reference MAL/14290/MC, dated 2 June 2025, on behalf of the ADO Property Management Pty Ltd, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of conditions of approval pertaining to the rezoning of erf 71, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

Condition 1(a), 1(b) and 1(c) in approval letter 15/3/3-8/Erf_71, dated 2 March 2021, that reads as follows:

- “...1(a) *The property exclusively be used for a restaurant;*
(b) *The necessary building plans for the transformation of the professional laboratory in a restaurant be submitted to the Senior Manager: Built Environment for consideration and approval;*
(c) *A minimum of one parking bay for every four seats of the restaurant on the premises be built and demarcated...*”

be amended as follows:

- “...1(a) The property exclusively be used for a restaurant and business premises (a beauty salon and a shop);
(b) The necessary building plans for the transformation of the professional laboratory in a restaurant and business premises (a beauty salon and a shop) be submitted to the Senior Manager: Development Management for consideration and approval;
(c) A minimum of one parking bay for every four seats of the restaurant and a minimum of one parking bay per 25m² gross leasable area for the business premises be provided on the premises...”

The approval at A is subject to the following condition:

B. TOWN PLANNING

1. Sufficient on-site parking be provided in accordance with the requirements of the Planning By-law as presented in the application:

- Restaurant – 94 seats @ 1 parking bay per 4 seats = 24 parking bays
- Shop (25m²) – 1 parking bay per 25m² floor space = 1 parking bay
- Salon (7m²) – 1 parking bay per 25m² floor space = 1 parking bay

C. GENERAL

1. The remaining conditions contained in approval letter approval letter 15/3/3-8/Erf_71, dated 2 March 2021, remain applicable to the proposed development;
2. 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 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
AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
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