



File ref: 15/3/4-/Erf\_1014,1042

Enquiries:  
Mr AJ Burger

29 September 2025

Black Square Town Planning  
3rd floor, 73 Loop Street  
Cape Town  
8001

Per registered post

Email: Jacolene Swart [jacolene@blacksquaretownplanning.co.za](mailto:jacolene@blacksquaretownplanning.co.za)

Dear Sir/Madam

### DEPARTURE OF DEVELOPMENT PARAMETERS ON ERVEN 1014 & 1042, MOORREESBURG

Your application, with reference "2116G – Erven 1014 & 1042, Moorreesburg, Long Street", dated 30 April 2025, received by the Municipality on 3 July 2025, on behalf of Velasker Property Investments Pty Ltd, regarding the subject 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8227 of 25 March 2020), the application for the departure of development parameters on erven 1014 & 1042, Moorreesburg, is approved in terms of Section 70 of the By-Law as follows:

1. Departure of the required 35 on-site parking bays to 31.

B. The departure is subject to the following condition:

1. A financial contribution for the non-provision of on-site parking be made equal to the estimated market value per m<sup>2</sup> of the land on which the building is erected, multiplied by the area in m<sup>2</sup> of the land which is required to be provided.

The market value of the land is R500 x 85m<sup>2</sup> (4 parking bays) = R42 500,00

The contribution be paid at building plan stage.

C. **GENERAL**

1. 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. Should all conditions of approval be met within the prescribed period, the land use becomes permanent and the approval period will no longer be applicable.
2. The applicant/objector be informed of the right to appeal against the decision of the Authorized Official 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](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. An appeal is to comply with Section 90 of the By-Law and is to be

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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.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services  
AJB/ds