



File ref: 15/3/3-9/Erf\_3469

Navrae/Enquiries:  
Mr HL Olivier

14 May 2026

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7300

Attention: Mandri Viljoen;

[planning1@rumboll.co.za](mailto:planning1@rumboll.co.za)

Sir

### **PROPOSED AMENDMENT OF GENERAL PLAN AND REZONING OF ERF 3469, MOORREESBURG**

Your application with reference MOOR/15099/MV, dated 18 March 2026, on behalf of Swartland Municipality, 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 amendment of General Plan 598/1995, is hereby approved in terms of Section 70 of the By-Law:
- B. 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 rezoning of Erf 3469, Moorreesburg (852m<sup>2</sup> in extent) from Open Space Zone 1 to Residential Zone 1, is hereby approved in terms of Section 70 of the By-Law:

Both the decisions mentioned in A. and B. above are subject to the following conditions:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The approval authorises the closure of public open space, Erf 3469, Moorreesburg in order for it to be rezoned and developed in accordance with the provisions of Residential zone 1 as contained in the applicable development management scheme;

#### **2. WATER**

- (a) The property be provided with a single water connection and meter on building plan stage;

#### **3. SEWERAGE**

- (a) The property be provided with a single sewer connection on building plan stage;

#### 4. GENERAL

- (a) An existing stormwater- and sewer pipeline traverse the property along the boundary adjoining Vlok Street. These pipelines be accurately surveyed and an appropriate servitude be registered over the affected portion of the property to the satisfaction of the Director: Civil Engineering Services. This condition is applicable at clearance stage;
- (b) 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;
- (c) 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  
HLO/ds

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