File ref: 15/3/3-6/Erf 26

Enquiries:
A. de Jager

30 October 2026

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

Via e-mail: planning6@rumboll.co.za

Sir / Madam

PROPOSED REZONING AND DEPARTURE ON ERF 26 (27 MAIN ROAD), KALBASKRAAL

Your application with reference number KAL/15300/JL/GB, dated 11 August 2026, on behalf of J.A. and S.G. Appolis, regarding the subject, refers.

A. 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 a portion of Erf 26, Kalbaskraal, from Residential Zone 1 to Business Zone 1, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

a) A portion of Erf 26, Kalbaskraal (536m² in extent), be rezoned from Residential Zone 1 to Business Zone 1, in accordance with Rezoning Plan KAL/15300/JL/GB, dated July 2026, as presented in the application;
b) Building plans, clearly indicating all new or unauthorised buildings on the property and the use of the buildings, be submitted to the Senior Manager: Development Management for consideration of approval;
c) A minimum of six (6) parking bays be provided on the Business Zone 1 portion of the property;
d) The parking bays and area be provided with a permanent, dust-free finish, be it tar, concrete or paving, or any other material previously approved by the Director: Civil Engineering Services, and that each parking bay be clearly marked;
e) Application for an advertising sign be submitted to the Senior Manager: Development Management, for consideration and approval. Only one sign, not exceeding the land unit boundaries with any part of it, be permitted and only indicating the name of the owner, name of the business and nature of the retail trade;
f) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
g) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
h) The operating hours of the shop be restricted between 6:00 and 21:00 daily;
i) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be applied;
j) Any music played on the property only be audible inside the shop and no appliances used for the broadcasting or amplification of sound may be positioned or affixed outside the shop, including to any awning, stoep or shade structure;
k) No loitering be permitted anywhere on Erf 26, Kalbaskraal whether it be inside or outside the buildings on the erf or around the entrance to the erf;
l) The shop operator and employees be responsible for discouraging loitering and dispatching loiterers from the property;

2. WATER

a) The existing water connection be used and that no additional connections be provided;

3. SEWERAGE

a) The existing sewerage connection be utilised and that no additional connections be provided;

4. DEVELOPMENT CHARGES

a) The owner/developer is responsible for a development charge of R26 908,89 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
b) The owner/developer is responsible for the development charge of R15 115,74 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
c) The owner/developer is responsible for the development charge of R8 792,52 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9195);
d) The owner/developer is responsible for the development charge of R9 531,77 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);
e) The owner/developer is responsible for the development charge of R45 581,19 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9195);
f) Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and may be revised thereafter;

B. 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 departure from the development parameters on Erf 26, Kalbaskraal, be approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

a) Departure from the 5m street building line to 2m;
b) Departure from the 3m side building line to 2m'

1. GENERAL

a) Cognisance be taken of the letter from Eskom, with reference 24888-26, dated 27 October 2026;
b) Should the expansion of the existing services be necessary, in order to provide service connections to the development, the costs will be for the account of the owner/developer;
c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
d) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.
e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7269 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

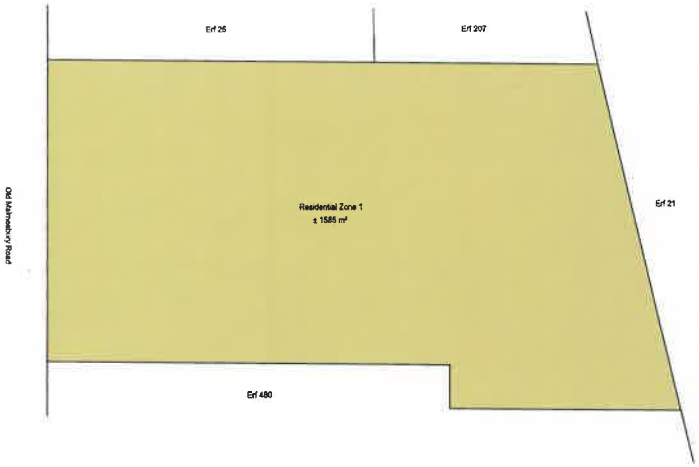
MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Department: Financial Services*
Department: Civil Engineering Services
Building Control Officer
J.A. and S.G. Appolis, 27 Main Road, Kalbaskraal, 7310

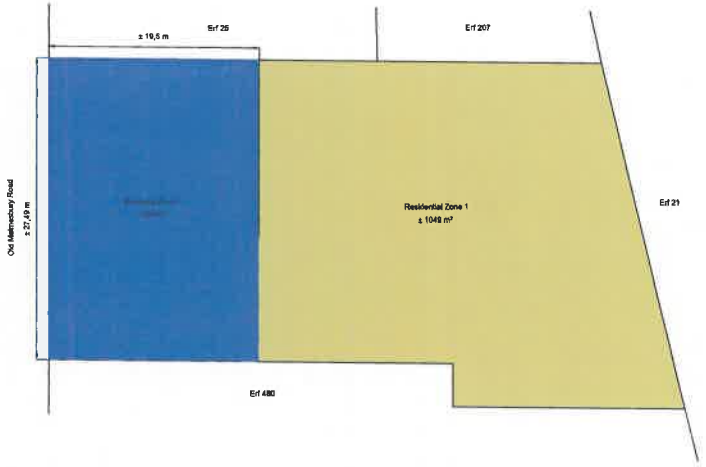
Munisipaliteit Swartland Municipality

30 OCT 2026

Residential Zone 1



Residential Zone 1 & Business Zone 1



LEGEND

KEY:

Erf 26, Kalbaskraal: ± 1585 m²

- Current Zoning of Erf 26, Kalbaskraal:

Residential Zone 1 (± 1585 m²)

- Proposed Zoning of Erf 26, Kalbaskraal:

Business Zone 1

: ± 536 m²

Residential Zone 1

: ± 1049 m²

TITLE:

PROPOSED REZONING PLAN
ERF 26
KALBASKRAAL

PHYSICAL ADDRESS:

ERF 26, KALBASKRAAL, 7302 (OLD MALMESBURY ROAD)

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

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DATE:	AUTHORITY:
JULY 2026	SWARTLAND MUNICIPALTY

REFERENCE:		SCALE:
KAL/15300/JL/GB	NORTH	N.T.S.