



File ref: 15/3/4-9/Erf_1006,190
15/3/12-9/Erf_1006,190

Enquiries:
Mr AJ Burger

25 February 2026

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

To whom it may concern

APPLICATION FOR THE CONSOLIDATION AND DEPARTURE OF DEVELOPMENT PARAMETERS OF ERVEN 1006 & 190, MOORREESBURG

Your application, with reference number MOOR/15009/JL/GB, dated 19 February 2026, on behalf of K2022262251 South Africa 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of erven 1006 and 190, Moorreesburg, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) New property diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
- The municipality's decision to approve the consolidation;
 - The conditions of approval imposed in terms of section 76 of the By-Law; and
 - The approved consolidation plan;

2. WATER

- a) The consolidated erf be provided with a single water connection;

3. SEWERAGE

- a) The consolidated erf be provided with a single sewerage connection;

4. ELECTRICITY

- a) The electrical supplies to erven 1006 and 190 be consolidated to one electrical supply point;

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 of development parameters on the consolidated erf, be approved in terms of section 70 of the By-Law, as follows:

- Departure of the 3m side building line (northern boundary) to 0m;
- Departure of the required 32 on-site parking bays to 2.

C. 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 m² of the land on which the building is erected, multiplied by the area in m² of the land which is required to be provided.

The proposed retail development requires 30 on site parking bays, 12 on-street parking bays in front of the properties exist which are allocated specifically to the properties. These 12 parking bays are given as credit to the provision of on-site parking. Therefor the financial contribution for the non-provision of on-site parking be made for 18 parking bays only.

The market value of the land is R800 x 382.5m² (18 parking bays) = R229 500,00

The contribution be paid at building plan stage.

D. GENERAL

1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
2. 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.
3. 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: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 Jaco Louw Email: jacolouw@outlook.com

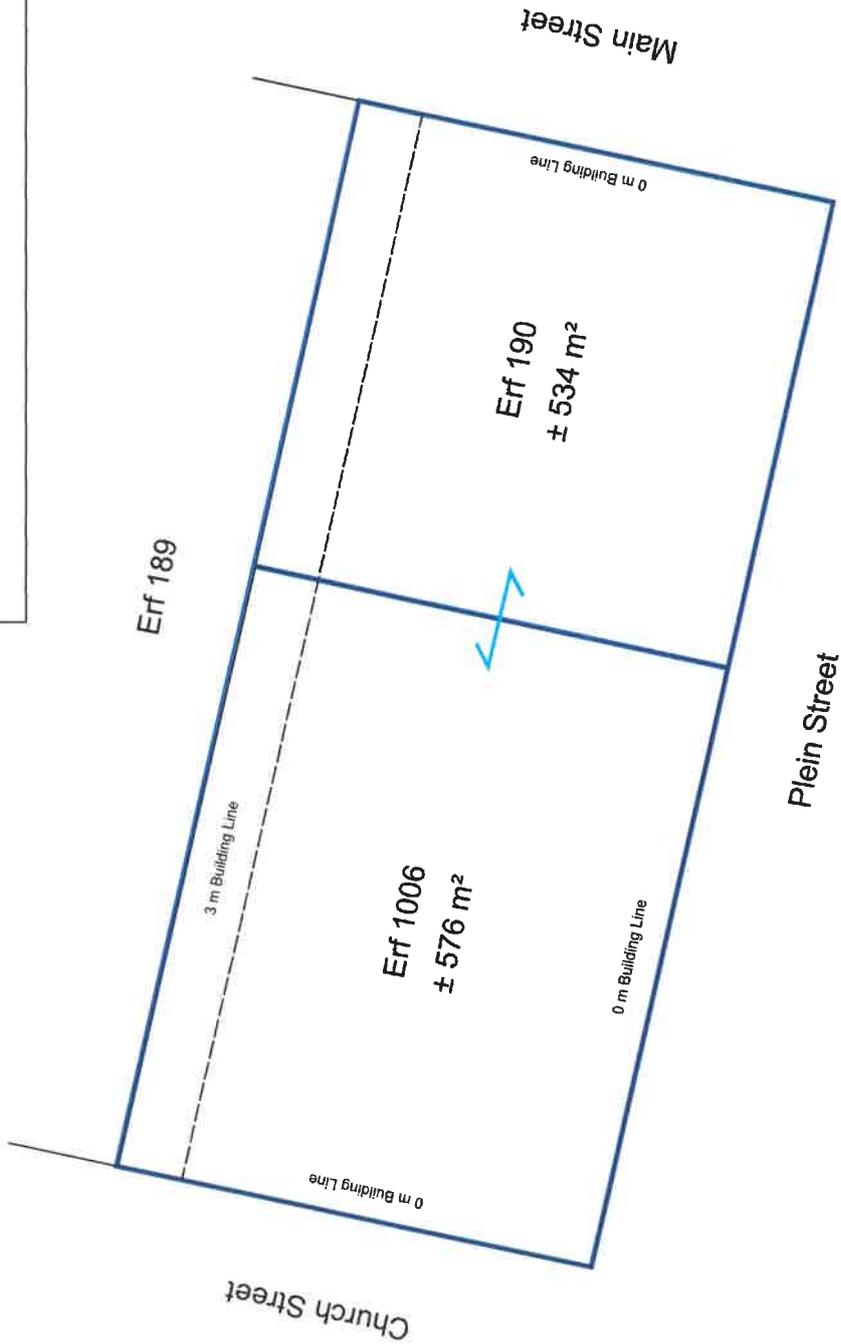
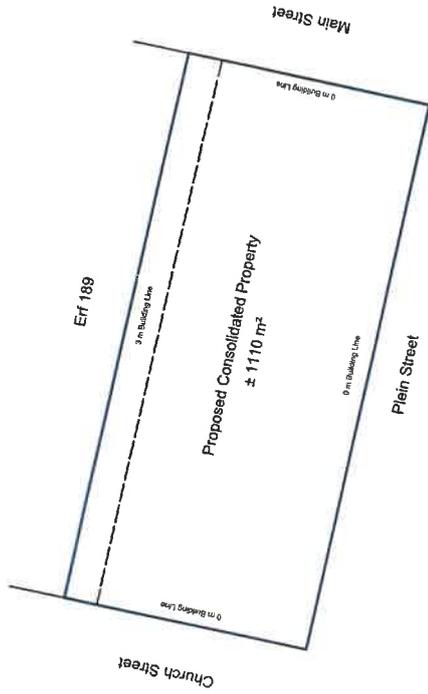
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevoige artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2026/02/25
 DATUM/DATE

 ANTHEA VAN DER MERWE
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER



LEGEND

- KEY:
- Zoning: Business Zone 1
 - Erven 1006 & 190: [Symbol]
 - Consolidation Lines: [Symbol]
 - Building Lines: [Symbol]

Erf 1006, Moorreesburg: ± 576 m²
 Erf 190, Moorreesburg: ± 534 m²
 Proposed Consolidated Property: ± 1110 m²

Note:
 A detailed Site Development Plan pertaining to the proposed consolidated property has been prepared by J.P.J. Designs, which clearly indicates the existing and proposed structures, building line encroachments, loading bay and available parking bays.

TITLE:
 CONSOLIDATION PLAN
 ERVEN 1006 & 190
 MOORREESBURG

PHYSICAL ADDRESS:
 ERVEN 1006 & 190, MOORREESBURG, 7310

NOTE:
 ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE
 TOWN PLANNERS
 PROFESSIONAL SURVEYORS
 16 RAINIER STREET, MALMESSBURY
 Tel: 022 482 1845
 Fax: 022 487 1661
 Email: planning@rumboll.co.za

DATE: FEBRUARY 2026	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: MOOR/15009/JLGB	SCALE: 1:3000