



File Ref: 15/3/12-14/Erf_2713, 2714

Enquiries:
Mr HL Olivier

18 February 2026

Geringer Architects
2 Alma Road
Kenridge
DURBANVILLE
7550

By Registered Mail

Dear Sir/Madam

PROPOSED CONSOLIDATION OF ERVEN 2713 & 2714 AND THE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE WILDFLOWER SHOPPING CENTRE, YZERFONTEIN

Your application dated 16 October 2025 received on the 3rd of December 2025, on behalf of SMIKA HOUSE PTY(LTD) and EGAN PROPERTY GROUP, 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 8226 of 25 March 2020), the application for consolidation of Erven 2713 & 2714, Yzerfontein, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 2713 be consolidated with erf 2714, Yzerfontein as proposed in the application;
(b) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
(i). The municipality's decision to approve the consolidation;
(ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
(iii). The approved consolidation plan;

- 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 approval of a Site Development Plan on the consolidated property is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The development be carried out in accordance with the approved Site Development Plan drawn by Geringer Architects dated September 2025. Any substantive deviation requires prior municipal approval;
(b) Lighting levels be controlled to prevent glare or spillover to neighbouring properties;
(c) The existing 4 m services servitude along the R315 be respected and kept unobstructed;
(d) Consolidation be registered with the Surveyor-General and Deeds Office before the building plan application be submitted to the Municipality;
(e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
(f) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any advertising signage;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (q) Landscaping within the 4m servitude area not commence without the consent of the dominant tenement;
- (r) All approved landscaping must be fully installed prior to the issuing of any occupation certificate, and the ongoing maintenance, upkeep and replacement of all landscaping elements shall remain the responsibility of the Shopping Centre Management for the lifetime of the development;

5. SOLID WASTE

- (a) The development be provided with a secure dedicated structure for the storage of solid waste. The structure be accessible to the service truck. The structure and access be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director of Civil Engineering Services for approval after which construction work be carried out under the supervision of the engineer;

6. ELECTRICAL

- (a) The consolidated even maximum electrical capacity be restricted to 300kVA;
- (b) The existing 11kV overhead powerline be replaced with an underground copper cable $\pm 700\text{m}$;
- (c) The owner/developer to be responsible for the supply and installation of a fourway RMU to the satisfaction of the Director: Electrical Engineering Services;
- (d) The developer to appoints an engineer appropriately registered in terms of the relevant legislation to design the above mentioned upgrade and extension of the existing network. The design be submitted to the Director: Electrical Engineering Services for approval after which construction work be carried out under the supervision of the engineer;

7. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R627 776.04 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R57 020,03 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R250 108,12 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R606 895,38 towards the wastewater treatment works at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R853 265,94 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

8. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, State, parastatal and other statutory bodies;
- (b) The owner/developer be required to appoint a legal firm from the Council-approved panel of legal representatives, or another legal representative approved by the Municipality, to prepare and finalise—on behalf of the Municipality and the owner/developer—the mandatory engineering services agreement as contemplated in Sections 76(3) and 92(4) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020). This agreement must set out the respective responsibilities relating to the provision and installation of engineering services, the connection to and/or upgrading of external engineering services where applicable, the accommodation of existing services, and the calculation and payment of all applicable development charges. The services agreement must be submitted to the Director: Civil Engineering Services for consideration and approval prior to the commencement of any engineering services or infrastructure construction.

2. SEWERAGE

- (a) The development be provided with suitably sized sewage suction tanks and an internal distribution network;
- (b) The Municipality not take the internal sewage network over nor will it provide sewage pumping services for the proposed mall. For the latter, a private contractor be appointed who can discharge the sewage to a suitable municipal sewage treatment works;
- (c) The sewage distribution network including the sewage suction tanks be designed by an engineer suitably registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director of Civil Engineering Services for approval after which construction work be conducted under the supervision of the engineer;

3. WATER

- (a) The development be provided with an internal water distribution network and a single water connection of suitable size connecting to the network as indicated by a network analysis.
- (b) The Municipality internal water network not be transferred to the municipality;
- (c) The water distribution network including the connection to the existing municipal water network be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design includes a network analysis by GLS Consulting Engineers and be submitted to the Director of Civil Engineering Services for approval after which construction work be conducted under the supervision of the engineer;
- (d) The internal fire water reticulation be designed and confirmed by a competent fire engineer ensuring effective fire flow as well as hydrant layout;

4. STREETS AND STORMWATER

- (a) The internal parking areas and circulation roads be constructed to a permanent surface standard;
- (b) The portion of the stormwater runoff that connects to the existing 300mmØ as indicated in the engineering report, is not accepted. The stormwater runoff therefore be conducted underground from the development into the road reserve to the relevant existing stormwater outlet;
- (c) There are existing stormwater outlets from stormwater pipes under the R315 (provincial main road) on the southern boundary of the development. Stormwater is conducted from the outlets to within the consolidated property. Stormwater from the ditch adjacent to erf 2713 which is situated in the road reserve of the R315, is also discharged onto erf 2713. The runoff is considered existing and therefore be accommodated in the internal and external stormwater system for the development;
- (d) No stormwater may be discharged onto neighbouring properties other than than mentioned above;
- (e) The engineering report indicates that a portion of the stormwater runoff (internal and external) be conducted to the farm adjacent to the eastern side of the development. The infrastructure to be created on the farm be protected in a suitable servitude and installed in consultation with the landowner;
- (f) Access be taken only from the approved access points along the commercial access road;
- (g) Both street accesses be upgraded as recommended in the traffic impact study;
- (h) A right turn lane on the R315 in a westerly direction be installed as recommended in the Traffic Impact Assessment.
- (i) The sidewalks serving as pedestrian routes as indicated in the traffic impact study be upgraded and provided with a permanent surface with a minimum width of 1.2m;
- (j) The pedestrian crossing be installed as indicated in the traffic impact study;
- (k) The internal parking areas, internal circulation, street accesses, pedestrian access, R315 improvements and internal and external stormwater management be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director of Civil Engineering Services and where applicable the Provincial Road Engineer for approval after which construction work be conducted under the supervision of the engineer;
- (l) All road markings, regulatory/warning/information signage, access geometry and internal circulation controls be implemented in accordance with the approved Site Development Plan (SDP) and the specific recommendations of the traffic Engineer;
- (m) A minimum of 307 parking bays be provided, including:
 - (i). Accessible parking.
 - (ii). Staff parking.
 - (iii). At least two bays reserved for minibus taxis.
- (n) End-of-row islands and minimum 6 m bellmouth radii be constructed as recommended;
- (o) Delivery and service vehicles only use the designated service yard and service entrance;
- (p) Indigenous, water-wise landscaping be implemented as per the landscaping plan;

- (c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide the development with services connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) The management of existing stormwater within the development and surrounding area will be at the developer's expense;
- (e) The legal certificate which authorises transfer of the consolidated property, in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
- (f) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable;
- (g) 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: The Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Egan Property Group PTY Ltd, 132 Lutie Katz Street, Yzerfontein, 7351
Smika House PTY Ltd, PO Box 14237, FALMWOOD WALK, 2535
russell@eganprop.co.za; sonet@eganprop.co.za; alfonzo@kwalta.co.za; lezanne@lsinc.co.za;
martin@geringer.co.za

COMPONENTS

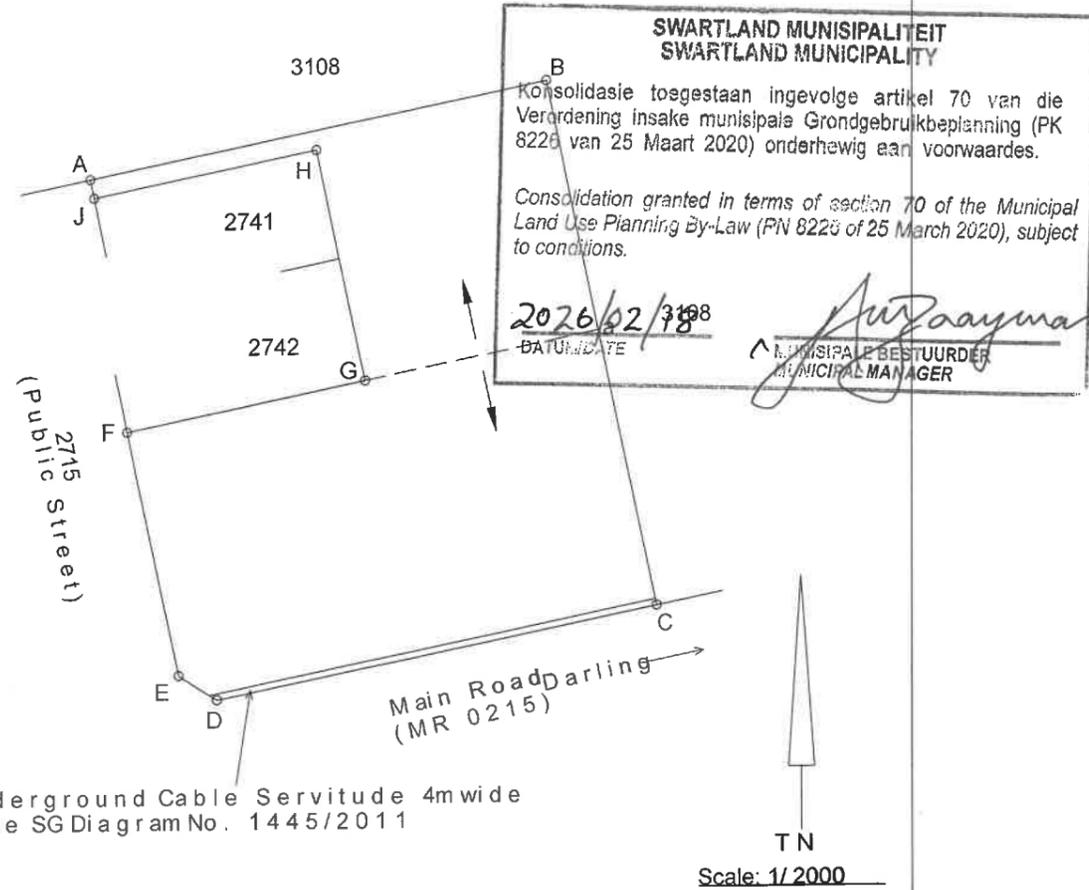
1. The figure A B a G H J represents Remainder ERF 2714
YZERFONTEIN
Vide Diagram SG No. 1568/2015
Deed of Transfer No. 2020- -19388
2. The figure F a C D E represents
Vide Diagram SG No. 1567/2015
Deed of Transfer No. 2020- -19388

ERF 2713 YZERFONTEIN

SG No.

approved

for
SURVEYOR-
GENERAL



Underground Cable Servitude 4m wide
Vide SG Diagram No. 1445/2011

The figure A B C D E F G H J
represents 1,9554 hectares of land being

ERF 3113 YZERFONTEIN
(and comprises components 1 and 2 above)

Situated in the Swartland Municipality
Administrative District of Malmesbury
Western Cape Province
Compiled in November 2025 by me

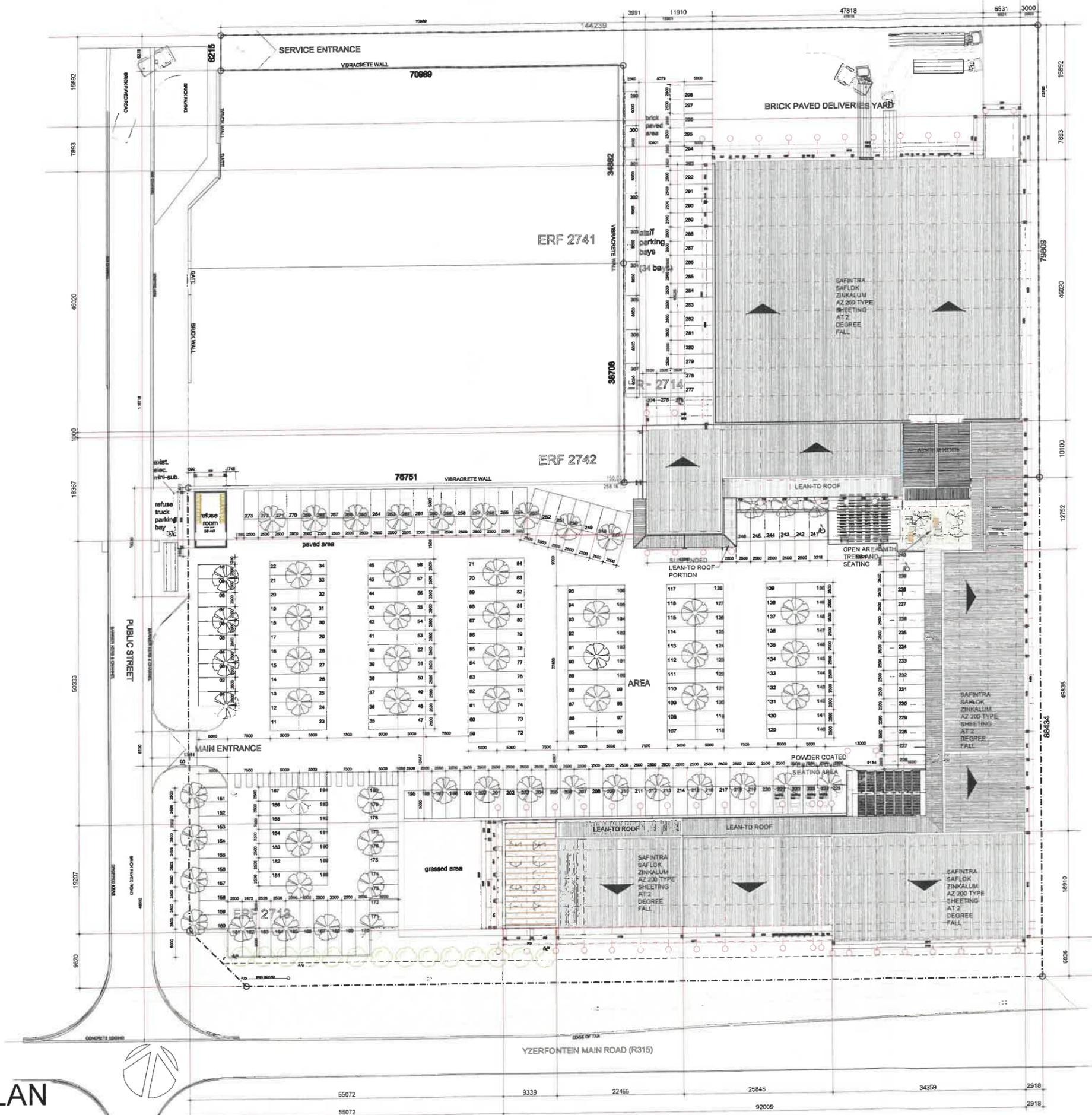
A.P. Steyl GPr LS0761
Professional Land Surveyor

This Diagram is annexed to No. Registrar of Deeds	The original diagrams are as quoted above.	File: S.R. No. Compiled LPI C0460015 Comp BHNQ-2481 (M2497) BHNQ-2453 (M2488) BH-3AD (3681)
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ERF 3113 YZERFONTEIN

CONSOLIDATION DIAGRAM

ERF 2713 & 2714 SCHEDULE OF AREAS			
ERF 2713 SITE AREA			13190
ERF 2714 SITE AREA			6287
TOTAL CUMULATIVE AREA			19477
Occupancy	F1	Large Shop	
Population		186	30%
Load anchor			
SITE AREA			
GROSS BUILDING AREA:			5778m ²
COVERAGE			
BUILDING COVERAGE AREA			8065 m ²
BUILDING COVERAGE			33%
FLOOR AREA RATIO			
GROSS BUILDING AREA			5778 m ²
FLOOR AREA RATIO (FAR)			0.27
PARKING			
No. OF BAYS PROVIDED			273
PUBLIC			
No. OF BAYS PROVIDED			34
STAFF PARKING			
BAYS PROVIDED ON GRASSED AREA			0
TOTAL ON-SITE PARKING BAYS			307
GROSS LETTABLE AREA PER SHOPS PROVIDED			5115 m ²
PARKING RATIO PROVIDED			6.00 per 100
SANITARY PROVISION			
AREA EXCLUDING ANCHOR			2515 m ²
TENANT			
BUILDING CLASSIFICATION			F1
BUILDING OCCUPANCY			0.13 PER 10 m ²
BUILDING OCCUPANCY NUMBER			2515
PROVISION FOR SANITARY FITTINGS:			
MALE:	required	provided	disabled
WC	9+1	41	1
URINALS	9+1	7	
WHB	5+1	5	1
FEMALE:			
WC	9+1	9	
WHB	5+1	6	



SITE PLAN / ROOF PLAN
SCALE 1:250

Munisipaliteit Swartland Municipality
18 FEB 2026
Arpaayman

CLIENT SIGNATURE:

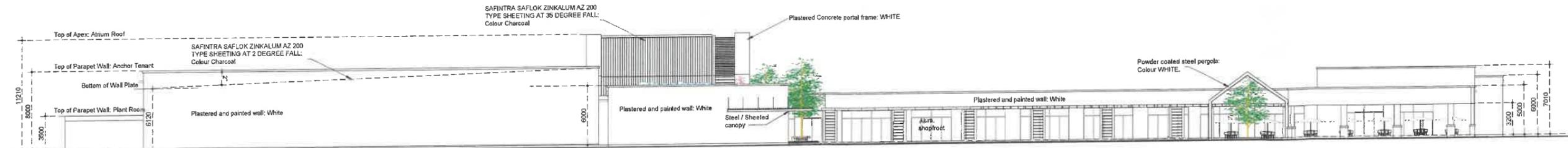
ARCHITECT SIGNATURE:
GERINGER ARCHITECTS
148 Upper Koenigsberg Ave
Kleinmond
7447
Tel: 021 235 2391
Tel: 021 235 9544
mailto:info@geringer.co.za

Proposed NEW RETAIL CENTRE
for
on erf 2713
YZERFONTEIN

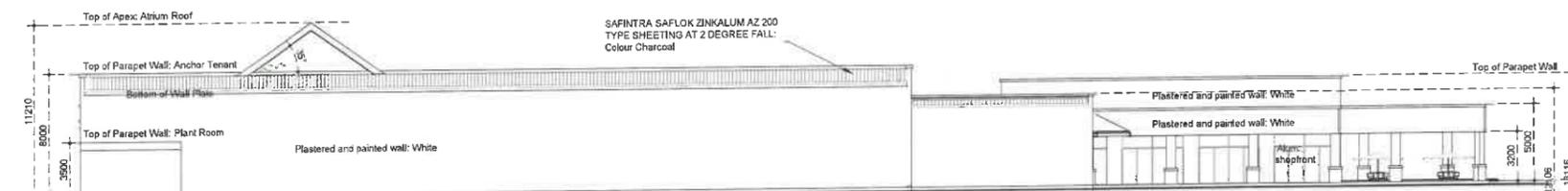
SITE DEVELOPMENT PLAN

FOR INFORMATION

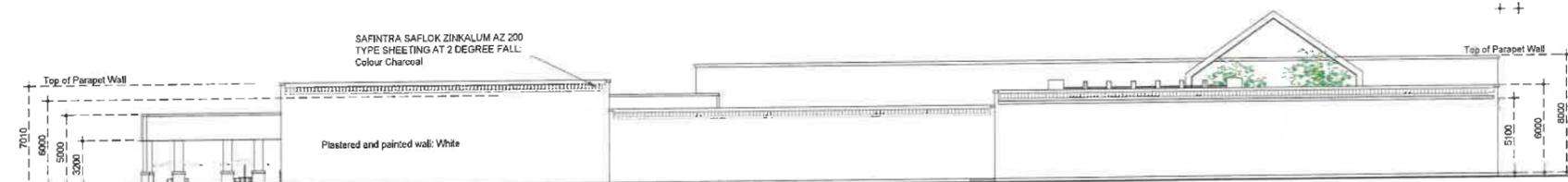
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<input type="checkbox"/> ROAD	<input type="checkbox"/> DRIVE	<input type="checkbox"/> M/G



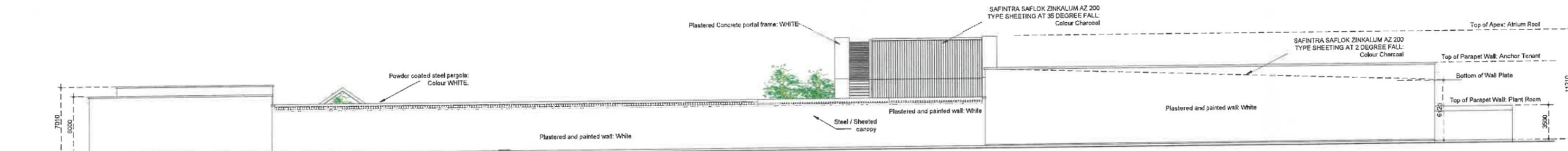
WEST ELEVATION
SCALE 1:150



NORTH ELEVATION
SCALE 1:150



SOUTH / MAIN ROAD ELEVATION
SCALE 1:150



WEST ELEVATION
SCALE 1:150

Municipaliteit Swartland Municipality
18 FEB 2026
J. van der Merwe



PERSPECTIVE VIEW 01
N.T.S.



PERSPECTIVE VIEW 02
N.T.S.

CLIENT SIGNATURE:

ARCHITECT SIGNATURE:
GERINGER ARCHITECTS

114 Upper ...
114 ...
114 ...
114 ...
 PROPOSED
Proposed NEW RETAIL CENTRE
for Client
on erf 2713
YZERFONTEIN
 DRAWING
SITE DEVELOPMENT PLAN
ELEVATIONS
PERSPECTIVE

<input type="checkbox"/> 114	<input type="checkbox"/> 15	<input type="checkbox"/> 01
<input type="checkbox"/> shown	<input type="checkbox"/> SEPT 2025	<input type="checkbox"/> MG

FOR INFORMATION