



File ref: 15/3/3-9/Erf_1815
15/3/4-9/Erf_1815

Navrae/Enquiries:
Mr HL Olivier

8 June 2026

Planscape
PO Box 557
MOORREESBURG
7310

Email: Martin Langehoven planscape@telkomsa.net

Sir

PROPOSED REZONING AND DEPARTURE ON ERF 1815, MOORREESBURG

Your application with reference 414~1815-mRB, dated December 2025, on behalf of FM on Call Inv 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 8227 of 25 March 2020), the application for rezoning of a portions of Erf 1815 (2746m² in extent), Moorreesburg from Residential Zone 1 to Community Zone 1 and Community Zone 3 respectively, 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 departure of the applicable development parameters on Erf 1815, Moorreesburg, 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 portions zoned Community Zone 1 and Community Zone 3 be restricted to 2122m² and 624m² respectively as presented on the approved zoning plan;
- (b) The use of the property be restricted to an education development centre including associated therapeutic and support services and no other use without further approval by the municipality;
- (c) The departure of the development parameters be restricted to accommodate the existing building 1,5m from the southern side boundary in lieu of the 5m building line restriction;
- (d) The Site Development Plan as presented in the application, drawn by Anton de Klerk dated 25/11/25, with reference 2511 3353, is hereby approved;
- (e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for any additions to the existing buildings or for any work done that does not have the required approval;
- (f) Application be made for the right to construct or affix and display any advertising signage to the Senior Manager: Development Management;

- 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!

- (g) A landscaping plan be submitted with the building plan application for consideration and approval by the Senior Manager: Development Management;
- (h) Indigenous, water-wise landscaping be utilised;
- (i) All approved landscaping be fully installed prior to the issuing of any occupation certificate, or as otherwise agreed in writing by the Municipality, and the ongoing maintenance, upkeep and replacement of all landscaping elements remain the responsibility of the owner / developer for the lifetime of the development;

2. WATER

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

3. SEWERAGE

- (a) The existing sewerage connection be used and that no additional connections be provided;

4. SOLID WASTE

- (a) The development be provided with a secure dedicated structure for the storage of solid waste. The structure be accessible to the municipal service truck to the satisfaction of the Director of Civil Engineering Services;

5. STREETS AND STORMWATER

- (a) At least 14 on-site parking bays, 2 bus parking bays and 1 loading zone be provided with a permanent dust free surface being tar, concrete or paving or a material per-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;
- (b) The sidewalk of Graan Street adjacent to Erf 1815 be upgraded to include kerbs and parallel parking spaces. The upgrading of the said sidewalk 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;
- (c) The development be operated in accordance with the findings and recommendations of the Traffic Impact Assessment (Techso Smart Solutions, TJ2608 of 13 May 2026), to the satisfaction of the Director of Civil Engineering Services;
- (d) The parking, loading and circulation on the site be provided and maintained in accordance with the approved Site Development Plan;
- (e) The internal parking spaces be clearly demarcated and kept unobstructed at all times;
- (f) The operator continues to implement staggered learner drop-off and collection times as well as management measures such as the use of own minibus transport of learners, with the aim of improving peak traffic conditions.
- (g) The developer/operator encourage the use of on-site parking and manage traffic circulation on the site to ensure safe access.

6. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 38 295,00 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 R 14 233, 55 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 R 12 155, 50 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 R 36 298, 60 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 R 239 531, 20 towards roads, 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) 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 may be revised thereafter;

7. GENERAL

- (a) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (b) 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;
- (c) **All conditions of approval shall be complied with within 90 days from the date of this approval, to the satisfaction of the Municipality, failing which the approval shall lapse and any unauthorised land use shall be subject to enforcement action in terms of the applicable legislation.**
- (d) **An occupancy certificate for building work completed in accordance with the approved building plan for the education development centre be obtained within 6 months after the approval of the building plan;**
- (e) 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

FM ON CALL INV PTY LTD, 22 Oxford Street, DURBANVILLE, 7550 (Attention: PJH Louw)

Email: paul@fmoncall.co.za

ZONING

Community zone 1

Community zone 3

ERF 5177 - RESIDENSIEEL 1

GRANS 44 080 - BESTAANDE VIBRACIETE

ERF 5178 - RESIDENSIEEL 1

ERF 780
RESIDENSIEEL 1

GRANS 42 261 - BESTAANDE VIBRACIETE

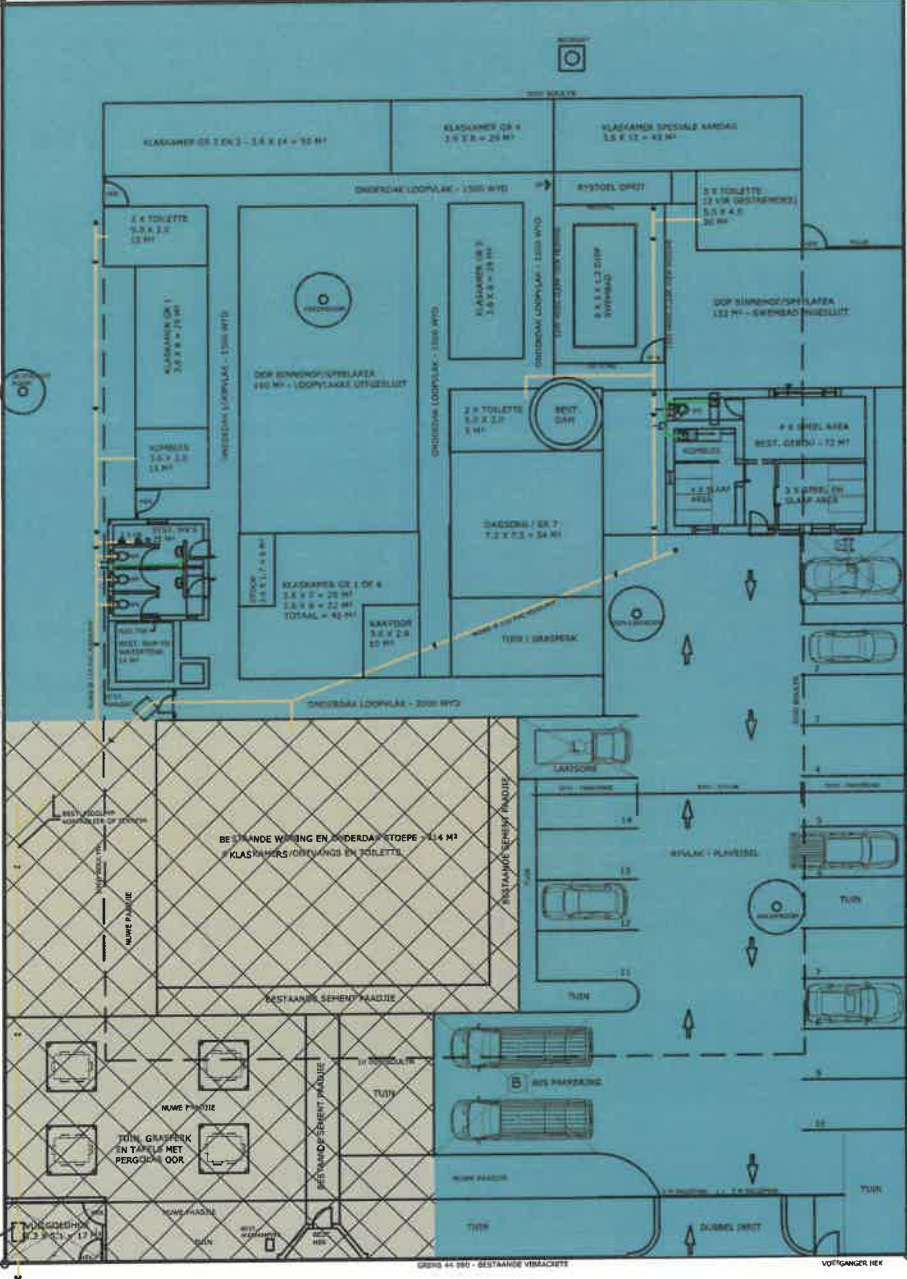
GRANS 42 261 - BESTAANDE VIBRACIETE

ERF 783
NYWERREDSONE 1

ERF 781
GEWISSAP SONE 2

GRANS 44 080 - BESTAANDE VIBRACIETE

GRAANSTRAAT 5



Munisipaliteit Swartland Municipality
08 JUN 2026
[Signature]

Project: Erf 1815, Moorreesburg
Title: Zoning Plan
Owner: F M ON CALL INV PTY LTD



Notes:
Datum: 1/12/2025
Reference: 414~1815-Mrb



