



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

Case ID 1500157691

**Erf 10405 and 10406, 32 Bluebell
Square and 30 Bluebell Square,
Lentegeur**

Development Management

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**APPLICATION FOR REZONING, PERMANENT DEPARTURES, CONSOLIDATION & APPROVAL OF
AN SDP AND LANDSCAPING PLAN
ON ERVEN 10405 & 10406, MITCHELLS PLAIN
MOTIVATION REPORT
25TH JUNE 2026**

OLDEN & ASSOCIATES PROJECT REFERENCE: 1968_RevB

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1. EXECUTIVE SUMMARY

Objective	The application is for consolidation, rezoning, permanent departures, and the approval of a Site Development Plan (SDP) and landscaping plan to facilitate the expansion of the parking for an approved shopping centre.
Pre-Submission Consultation	Yes
Relevant Properties	Erf 10405 and Erf 10406, Lenteguur, Mitchells Plain
Street Address	Erf 10405: 32 Bluebell Square, Lenteguur Erf 10406: 30 Bluebell Square, Lenteguur
Registered Owners	
Applicant	Olden and Associates
Deed of Transfer	Erf 10405: Erf 10406:
SG Diagram	SG 5107/79 (General Plan No. 9988)
Extent	Erf 10405: 990 m ² Erf 10406: 4,001 m ²
Current Zoning	Erf 10405: Community 1 (CO1) Erf 10406: General Business 1 (GB1)
MPBL Applications	An application is made for the following in terms of S42 of the MPBL and the provisions of the DMS in Schedule 3 of the MPBL: • S42(a) – Rezoning of Erf 1045 from Community 1 (CO1) to General Business 1 (GB1). • S42(b) – Permanent departure for: ◦ Item 60(b)(i): To permit a street centreline setback of 6.5 m in lieu of 8 m along Bluebell Square Road ◦ Item 60(k)(i): To permit parking bays on the ground floor at 0 m in lieu of 10 m from the street. • S42(f) – Consolidation of Erf 10405 with Erf 10406. • S42(u) – Any other application which the City Manager may prescribe, namely the approval of an SDP and landscaping plan.
Other Approvals Required	Heritage Western Cape Section 38(1) NID.
Attachments	• Application Form – Refer to Annexure A • Title Deeds – Refer to Annexure B • SG Diagram – Refer to Annexure C • Company Resolutions – Refer to Annexure D • Power of Attorneys – Refer to Annexure E • CIPC Documents – Refer to Annexure F • Conveyancer's Certificate – Refer to Annexure G • Record of Pre-Application Consultation – Refer to Annexure H • Locality Plan – Refer to Annexure I

	• Previous Approvals (LUMS) – Refer to Annexure J • Previous Approvals (BDM) – Refer to Annexure K • Architect's Drawings – Refer to Annexure L • Consolidation Plan – Refer to Annexure M • Motivation Report – Refer to Annexure N • Landscaping Plan – Refer to Annexure O
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2. INTRODUCTION

In 2024, a land use application for Erf 10406, Mitchells Plain was approved (refer to **Annexure J**), followed by the approval of a building plan application (refer to **Annexure K**). During the same year, authorisation was granted for the sale of the adjoining Erf 10405, Mitchells Plain from the SPCA to the owners of Erf 10406.

A subsequent land use application pertaining solely to Erf 10406 was submitted by *MWP Architects* under case ID 1500 155 100. It has been agreed that this application will be withdrawn upon approval of the present application, in order to avoid duplication or procedural confusion.

Following these approvals, Olden & Associates Urban & Regional Planners have been mandated by the owners of Erf 10405 and Erf 10406, Mitchells Plain to submit an application on their behalf for consolidation, rezoning, permanent departures, and approval of a Site Development Plan (SDP) and landscaping plan. The objective of this application is to ensure the development functions as an integrated whole and to accommodate minor design refinements arising since the initial application.

This document outlines the nature of the application and provides the necessary motivation, with the aim of securing approval from the relevant authorities.

3. APPLICATION

The proposed development requires the following land use approvals in terms of Section 42 of the City of Cape Town Municipal Planning By-law, 2015 (MPBL) and the provisions of the Development Management Scheme (DMS) in Schedule 3 of the MPBL:

- In terms of Section 42(a) – **Rezoning** of Erf 10405 from Community 1 (CO1) to General Business 1 (GB1).
- In terms of Section 42(b) – **Permanent departure** from the following items of the DMS:
 - Item 60(b)(i): To permit a street centreline setback of 6.5 m in lieu of 8 m along Bluebell Square Road
 - Item 60(k)(i): To permit parking bays on the ground floor at 0 m in lieu of 10 m from the street.
- In terms of Section 42(f) – **Consolidation** of Erf 10405 with Erf 10406.

- In terms of Section 42(u) – Any other application which the City Manager may prescribe, namely, the **approval of a Site Development Plan (SDP) and landscaping plan**. The proposal is depicted on the following drawings, prepared by *MWP Architects* (refer to **Annexure L**) and *CNDV Landscape Architects* (**Annexure O**):

MWP Architects	Site plan, drawing number 3023_A100_Rev0
	Site plan, drawing number 3023_M100.0_Revx
	Elevations, drawing number 3023_M301_Revx
	Elevations, drawing number 3023_M302_Revx
CNDV	Landscape Plan, drawing number 3007-03-LP_Rev08

4. PROPERTY INFORMATION

4.1. SITE DETAILS

Erf Number	Erf 10405 and Erf 10406, Lenteguur, Mitchells Plain
Erf Extent	Erf 10405: 990 m ² Erf 10406: 4,001 m ²
Applicable Zoning Scheme	Development Management Scheme contained within the City of Cape Town's Municipal Planning By-Law, 2015.
Current Zoning	Erf 10405: Community 1 (CO1) Erf 10406: General Business 1 (GB1)
Current Land Use	Erf 10405: Vacant Erf 10406: Shopping centre
Deed of Transfer	Erf 10405: Erf 10406:
SG Diagram	SG 5107/79 (General Plan No. 9988)
Special / Conservation Area	N/A
Heritage	N/A
Public Transport Area	Public Transport 2 (PT2)

4.2. SITE LOCATION & CONTEXT

Erven 10405 and 10406 occupy the prominent corner of a block in Lenteguur, Mitchells Plain (refer to **Figure 1**). The surrounding area has a mixture of functions, including civic (such as the civic centre, clinic, police station, churches and schools), commercial (such as a residential shopping centre and Engen), and low-rise residential. The subject properties are 270m away from the Lenteguur Train Station to the east. The approved building plans allow for two vehicular access points to Erf 10406, including a delivery access along Lavendar Road to the south, and customer access along Merrydale Street to the east (refer to **Figure 2**). Erf 10405 is vacant, but there is provision for a carriageway crossing along the Merrydale Avenue boundary.



Figure 1: Locality & Context (Source: City of Cape Town Map Viewer)

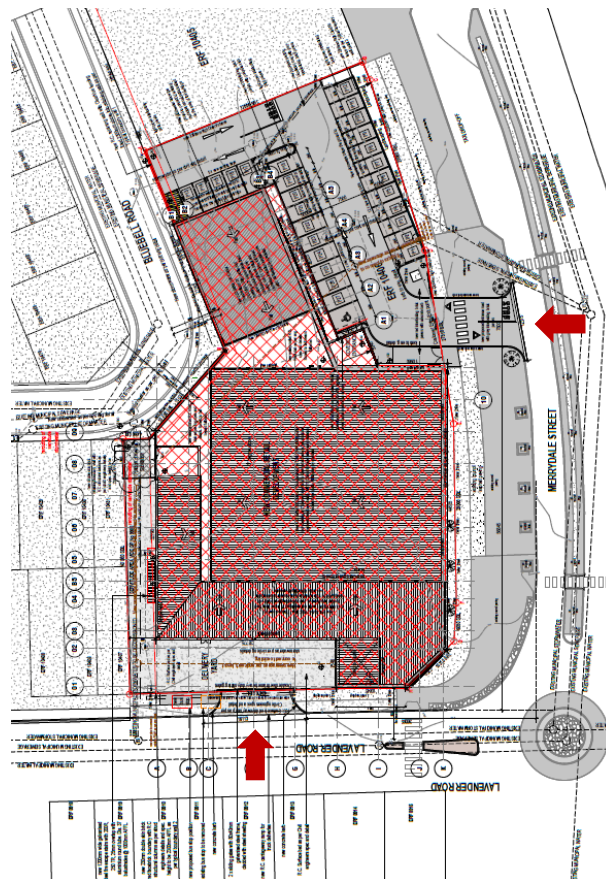


Figure 2: Approved Vehicular Access for Erf 10405 (Source: MWP Architects Building Plan Application)

4.1. SITE OWNERSHIP, AUTHORITY & LEGAL CONTEXT

Erf 10405 is registered under Title Deed Number _____ and as of 2026 is owned by _____ (refer to **Annexure B1**) – the property was previously owned by the SPCA. Erf 10406 is registered under Title Deed Number _____ and is owned by _____ (refer to **Annexure B2**).

_____ have duly authorised Olden & Associates Urban & Regional Planners to act as the Applicant, which includes preparing, submitting and managing this application and handling related matters (refer to **Annexures D1 and D2**, as well as **Annexures E1 and E2**).

The Surveyor General's Diagram 5107/79 depicts the placement of the erven within the Mitchells Plain Township and confirms that Erf 10406 contains a 4.09m wide servitude along its western boundary (refer to **Annexure C**).

The Conveyancer's Certificate for both erven (refer to **Annexure H**) was prepared by *Catherina Christina Niehaus* during the application for the purchase of Erf 10405 from the SPCA by _____. The Conveyancer's Certificate identified Clause C1 and C2 of _____ as the issue preventing the successful transfer of the land to the applicant. Due to this, an application for the removal of these restrictive conditions was submitted to and approved by the City of Cape Town under case ID 130010886 (refer to **Annexure J**). Conditions C1 and C2 are, therefore, no longer valid and do not impact the current land use application.

5. DEVELOPMENT PROPOSAL

5.1. PREVIOUS APPROVALS INFORMING THE CURRENT LAND UTILIZATION

Erf 10405 is zoned Community 1 (CO1) and is vacant.

Erf 10406 is zoned General Business 1 (GB1) and has been the subject of multiple prior land use and building plan applications submitted by *MWP Architects* (refer to **Annexure J** and **Annexure K**). These applications enabled the development of a shopping centre, which is presently under construction. The initial approved land use application (case ID 1500121234) granted approval for:

- A Site Development Plan (SDP) and landscaping plan prepared by *CNDV Landscape Architects*,
- Ground floor parking bays at 0m in lieu of 10m from the street,
- A reduced building setback of 6.5m in lieu of 8m from the street centre line of Bluebell Square Road.

The subsequent building plan application (case ID 1700547046) aligned with the original land use approval. The approved shopping centre comprises a primary retail trading floor, with signage oriented toward the intersection of Lavendar Road and Merrydale Avenue. Customer parking is located to the rear of the centre along Merrydale Avenue, while delivery and service areas are screened behind a boundary wall along Lavendar Road.

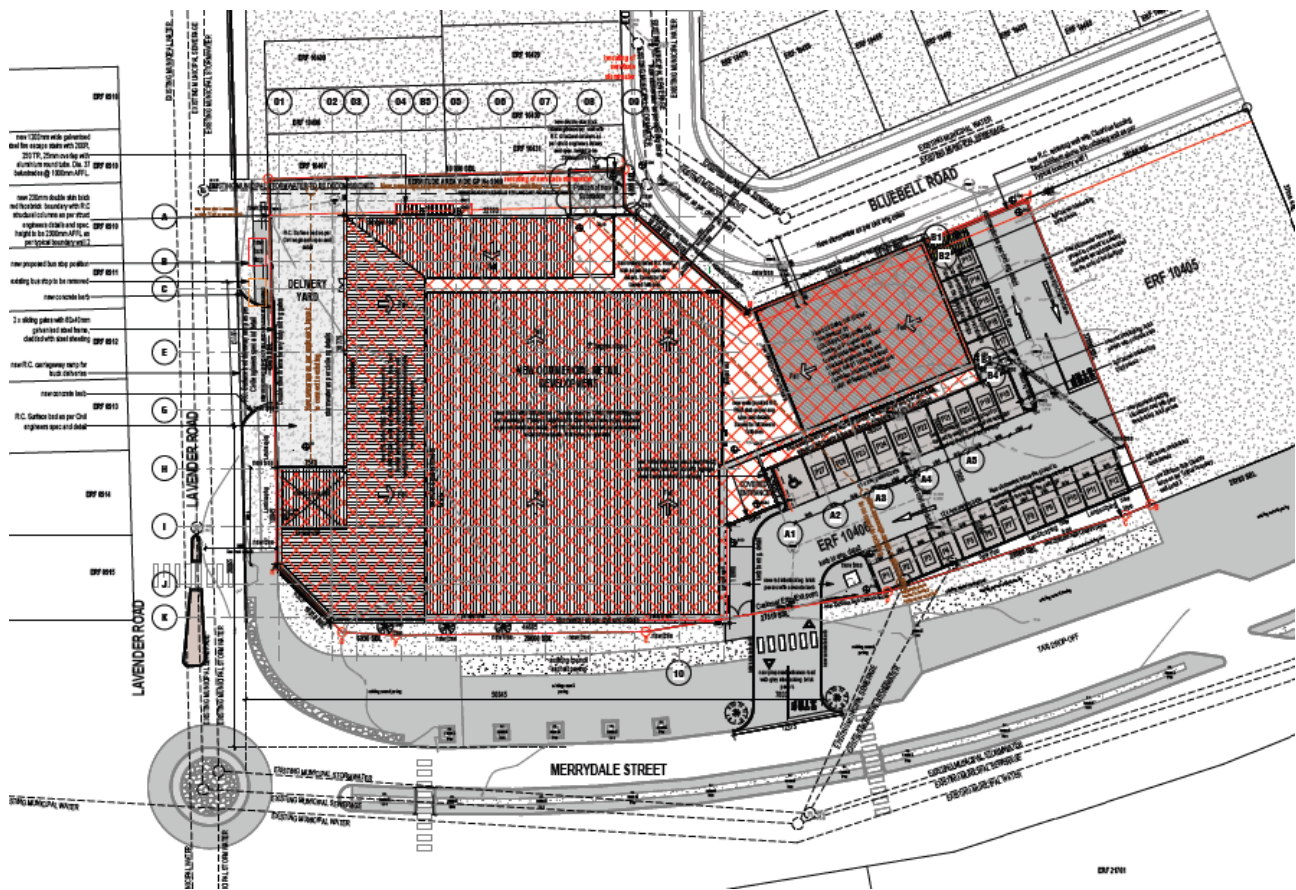


Figure 3: Approved BDM Application Site Plan (Source: MWP Architects)

5.2. PROPOSED LAND UTILIZATION & PHYSICAL DESCRIPTION

The section below outlines the proposed actions required to amend the previously approved SDP. Refer to **Annexure L** for the full set of architectural drawings reflecting the amended SDP.

Consolidation

The proposal includes the consolidation of Erf 10405 and Erf 10406 to facilitate the expansion of customer parking across both properties.

Rezoning

It is proposed that Erf 10405 be rezoned from Community 1 (CO1) to General Business 1 (GB1) to ensure consistent zoning across the consolidated erf. GB1 zoning permits business premises with associated parking as a primary right, aligning with the intended integration of the site into the existing shopping centre development.

Permanent Departures

As the proposal entails the extension of on-grade customer parking across Erf 10406, a departure from Item 60(k)(ii) of the DMS is required. This provision restricts ground floor parking bays outside or within a GB1-zoned building to locations not closer than 10 m from a street boundary.

Concomitant with the previous land use approval, and given that the approved building massing remains unchanged, the building along Bluebell Road maintains a setback of 6.5 m in lieu of the required 8 m from the street centre line. This continues to trigger a departure from Item 60(b)(i) of the DMS.

Other Amendments

The overall shopping centre design remains substantially consistent with previous approvals. Only minor amendments to vehicular access and egress arrangements are proposed, as outlined below:

- Along Merrydale Avenue, the customer vehicular access carriageway crossing is 7.8 m wide. This is consistent with the approved building plans (case ID 1700547046).
- Along Lavendar Road, the delivery yard access has been revised from a single wide carriageway crossing (as per the approved building plans) to two 8m wide carriageway crossings. Given that the property boundary exceeds 30 m in length, this configuration complies with Item 140(2)(b) of the DMS, however, amendments to Conditions 2.7 and 2.8 of the original land use approval are required.

Scale, Massing & Impact on Surrounding Properties

The proposed amendments to the SDP and the requested departures do not alter the scale or massing of the previously approved development. The changes relate solely to the expansion of on-grade parking (in respect of the parking setback departure) and to scale and massing parameters that were previously motivated for and approved (in respect of the street centre line setback departure). Any potential future GB1-compliant building on the consolidated erf will adhere to the applicable development parameters, ensuring consistency with the formal and aesthetic intent of the zoning scheme.

Furthermore, as Erf 10406 is currently vacant and the proposed use involves landscaped on-grade parking only, the development is not expected to result in adverse visual, bulk, or shading impacts on adjacent properties. The overall scale and massing of the site therefore remain largely unchanged. The introduction of landscaped on-grade parking will enhance the visual quality and streetscape character of the currently vacant erf.

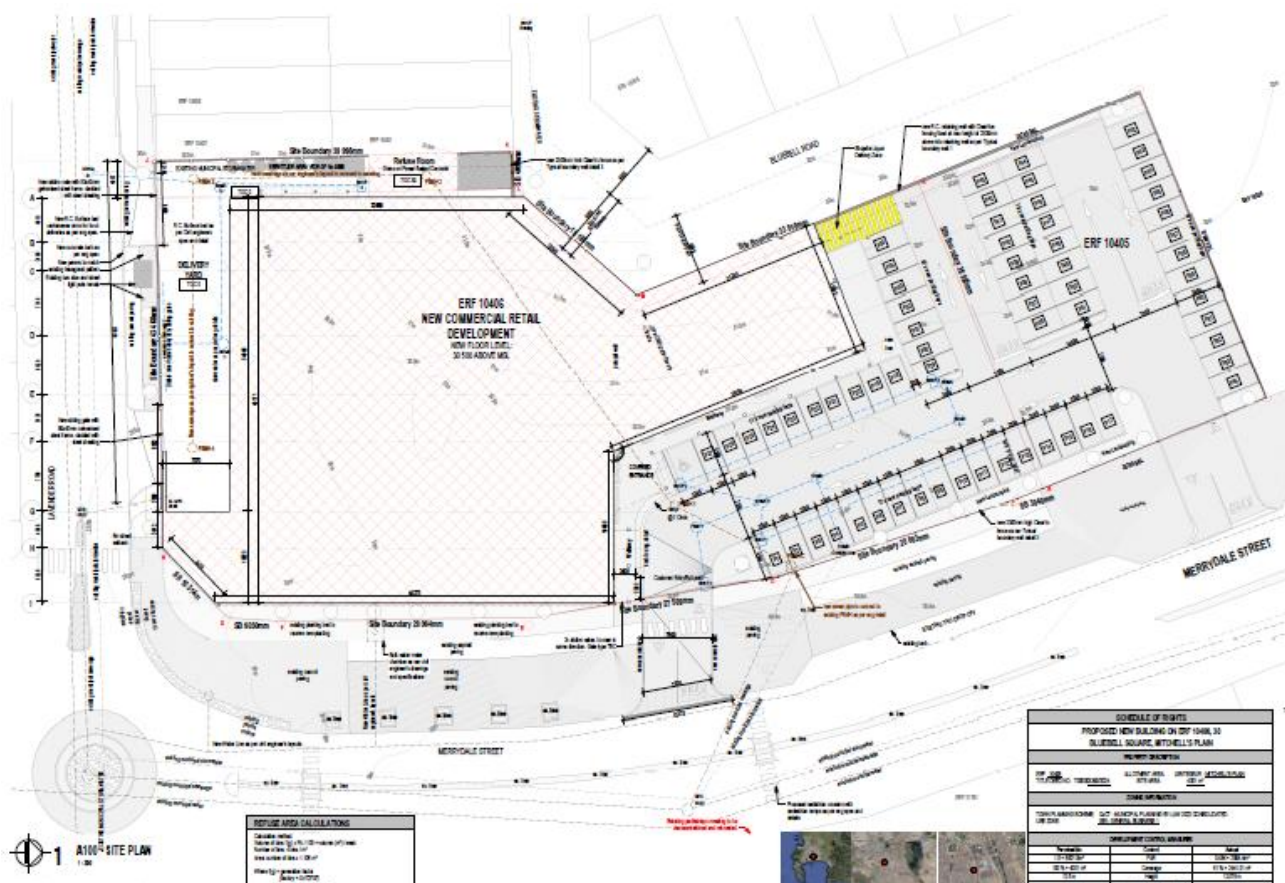


Figure 4: Proposed Site Plan (Source: MWP Architects)

5.3. ASSESSMENT OF THE PROPOSAL AGAINST THE DMS

The below table compares the architectural design proposal (refer to **Annexure L**) of the consolidated and rezoned erf against the current General Business 1 (GB1) development parameters in terms of the Development Management Scheme (DMS), City of Cape Town Municipal Planning By-Law (MPBL), 2015. Any items that trigger departures are highlighted in red.

CONSOLIDATED & REZONED ERF – DEVELOPMENT CONTROL MEASURES		
Zoning: General Business 1 (GB1)		
Site area: 4,991 m ²		
Permissible	Control	Actual
Business premises	Use	Shopping centre (business) Therefore, compliant
100 % (4,991 m ²)	Coverage	49 % (2,441 m ²) Therefore, compliant

1.5 (7,486 m²)	Floor Factor	0.6 (2,905 m²) Therefore, compliant
12.5 m	Height (T/O Building)	12.1 m Therefore, compliant
0 m	Street & Common Setback (< 10 m Height)	0 m Therefore, compliant
4.5 m	Street Setback (10 m – 30 m Height)	N/A Therefore, compliant
0 m	Common Setback (10 m – 30 m Height)	N/A Therefore, compliant
8 m	Street Centreline Setback	6.5 m (Bluebell Road) Therefore, not compliant
Shopping centre & offices 0 bays	Parking (PT2 Zone)	64 bays Therefore, compliant
Shopping centre 3 bays / 1,001 m² and greater	Loading	Delivery yard Therefore, compliant

5.4. IMPACT ON EXISTING RIGHTS

The table below summarises the impact on the existing development rights resulting from the proposed consolidation, rezoning and departures.

DEVELOPMENT CONTROL	EXISTING CO1 RIGHTS FOR ERF 10405	EXISTING GB1 RIGHTS FOR ERF 10406	PROPOSED RIGHTS AFTER APPLICATION	IMPACT ON EXISTING RIGHTS
Use	Place of instruction, open space, etc.	Business	Business	Rezoning Erf 10405 to GB1 represents a theoretical intensification of land use, aligning it with the character of Erf 10406. In practice, Erf 10405 will be used for customer parking, which is permitted regardless of zoning.
Coverage	80 %	100 %	100 %	The proposed coverage increases the theoretical development potential of Erf 10405 to align with Erf 10406. No adverse impact is anticipated, as the current proposal relates solely to on-grade parking and does not introduce additional building bulk.

Floor Factor	0.8	1.5	1.5	The floor factor applicable to Erf 10405 will increase to match GB1 rights, allowing for greater theoretical development intensity. As Erf 10405 will be used for parking, this change has no practical effect and does not result in any real-world impact.
Height	12 m	12.5 m	12.5 m	The application would result in a marginal increase to permissible height on Erf 10405, which is not significant enough to negatively impact surrounding properties.
Setbacks	3 m	0 m < 10m height	0 m < 10m height	The setback for Erf 10405 will be relaxed to align with GB1 parameters, enabling a theoretically consistent street interface across the consolidated erf, should future development occur.

6. MOTIVATION IN TERMS OF LAW

6.1. SPLUMA, ACT 15 OF 2013 & LUPA, ACT 3 OF 2014

Section 7 of SPLUMA and Section 59 of LUPA contain development principles that must be considered in the adjudication of development applications. The below sections motivate this application against these principles.

- **Spatial Justice:** This principle speaks to improved access to the use of the land. The application promotes a more intensive and viable use of the property, thereby enhancing the use of the land, and improving access to goods, services, and employment opportunities.
- **Spatial Sustainability:** The proposed minor alterations to the previously approved shopping centre – enabled through the positive outcome of this land use application – support the upgrade and reinvestment of already developed land, thereby unlocking its fiscal and spatial potential. Renovating existing properties: 1) supports the effective functioning of land markets, 2) limits urban sprawl and dedensification by using existing assets and reducing pressure on undeveloped (greenfield) land, and 3)

ensures existing infrastructure is optimally used, avoiding the need for costly expansion into untouched areas. All of these attributes support spatial sustainability.

- **Efficiency:** Spatially sustainable development inherently promotes efficiency. The proposal optimises land use and infrastructure by enhancing the operational performance of the approved shopping centre through the provision of additional on-grade parking. This ensures that existing resources are leveraged in a responsible, effective, and economically productive manner.
- **Spatial Resilience:** The onus is on the City to achieve this principle through the effective functioning and flexibility of their plans, policies, and land use management systems. However, as the application is aligned with these plans, policies, and land use systems, it inherently supports spatial resilience.
- **Good Administration:** The principle of good administration is for the City to satisfy in their circulation, determination, and advertising of the application. The applicant has followed due process as required. Motivation is provided below to assist the City achieving the objectives of this principle.

7. MOTIVATION IN TERMS OF SECTION 99

The development application must be assessed in terms of Section 99 of the MPBL.

7.1. MOTIVATION IN TERMS OF SECTION 99(1)

The application achieves the following minimum threshold requirements:

- (b) The proposed development is consistent with the municipal spatial development framework (refer to item 7.2 below).
- (d) The application is not for any height of floor space departures.

7.2. SECTION 99(2)

As motivated in detail above and below, the site's use and development are consistent with:

- (a) The applicable spatial development frameworks (refer to items 7.2.1 and 7.2.2)
- (b) The relevant criteria contemplated in the By-Law (refer to item 5.3)
- (c) Any applicable policy or strategy approved by the City to guide decision making (refer to item 7.2.3)
- (d) The desirability of the proposed use of redevelopment of land (refer to item 7.3)
- (e) Impact on the existing rights (refer to items 5.4)
- (f) The impact of scale, design and massing for consolidation applications (refer to item 5.2)

- (g) Other consideration in national or provincial legislation (refers to item 6.1)
- (h) The application is compliant with the requirements of the MPBL (refer to item 7.4).

7.2.1. CAPE TOWN MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF), 2023

Generally, the MSDF advocates for urban intensification, economic activity, and efficient land use within strategic locations. The subject properties falls within the 'Urban Inner Core' (refer to **Figure 5**), where growth, investment, and mixed-use intensification are prioritised due to access to public transport and proximity to economic nodes.

By enabling intensified commercial use and supporting the viability of the previously approved shopping centre, the application directly advances the MSDF's objectives of spatial integration, economic development, and sustainable densification. The application is, therefore, aligned with the MSDF.

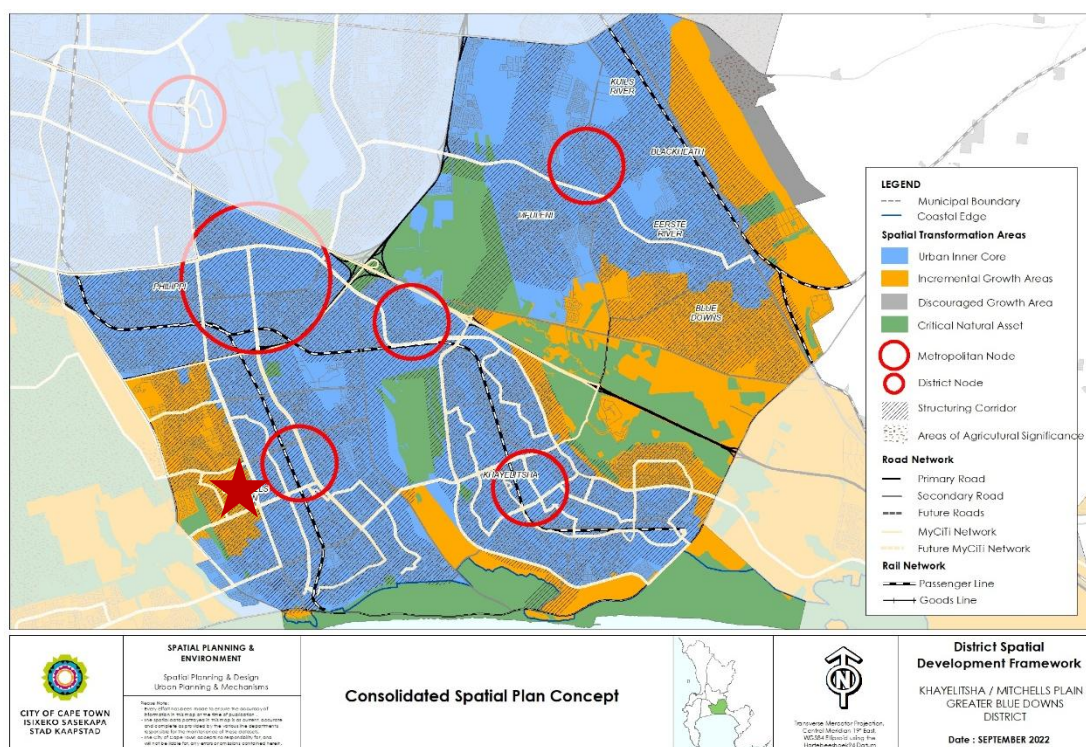


Figure 5: Erf 10405 & 10506 Lentegeur / Mitchells Plain (marked with a red star) (Source: CoCT DSDF)

7.2.2. KMPGBD DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF), 2023

The property falls within the Khayelitsha / Mitchells Plain / Greater Blue Downs District which is guided by the KMPGBD District Integrated Spatial Development Framework and Environmental Management Framework, 2023 (hereafter called the DSDF / District Plan). The properties are located in Sub-District2: Mitchells Plain, in a Development Focus Area suitable for mixed-use intensification and economic activation (refer to **Figure 6**). The DSDF prioritises infill development, improved utilisation of underutilised land, and job-creating economic activity. The proposal advances these objectives by strengthening the performance and economic sustainability of an approved retail shopping centre.

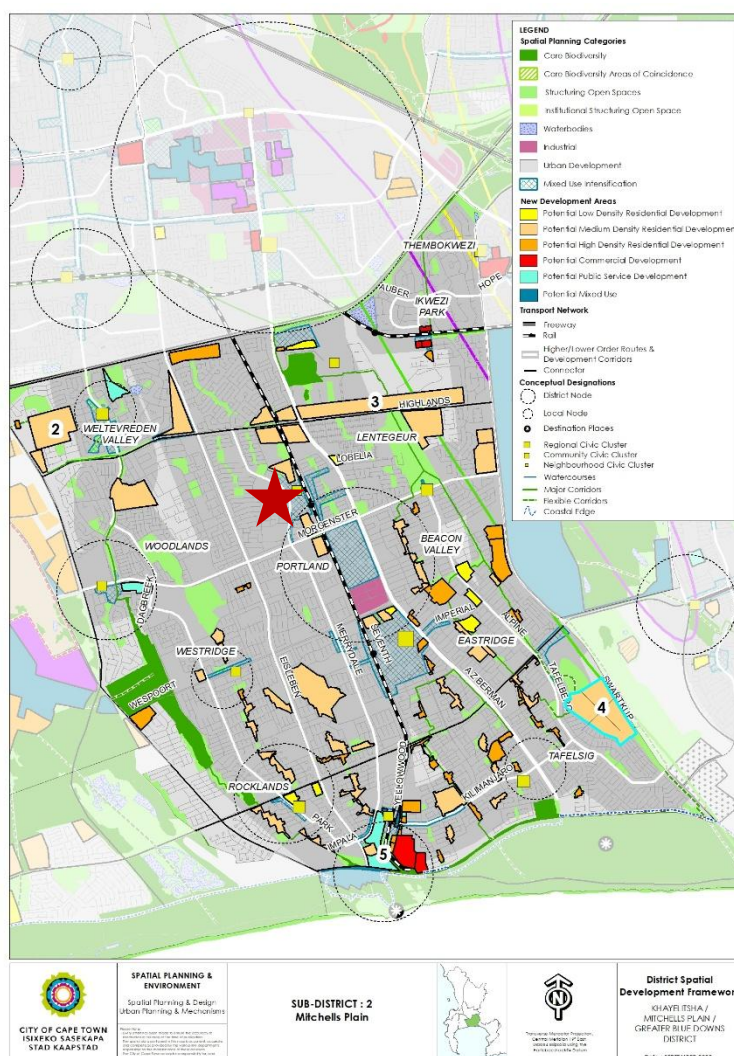


Figure 6: Erf 10405 & 10506 Lentegeur / Mitchells Plain (marked with a red star) (Source: CoCT DSDF)

7.2.3. INCLUSIVE ECONOMIC GROWTH STRATEGY, 2021

The City's *Inclusive Economic Growth Strategy, 2021* aims to address declining economic growth and insufficient job creation through coordinated action across all sectors of society and levels of government. Its vision is to foster a business-friendly environment that supports business growth, job creation, market adaptability, and individual economic and social mobility. Six key principles underpin the strategy, namely: inclusivity, competitiveness, connectivity, resilience, embedded sustainability and collaboration.

The proposal supports the City's Inclusive Economic Growth Strategy by strengthening business competitiveness, reinforcing economic connectivity, and supporting job creation in a well-located and accessible area. By improving the viability and attractiveness of the shopping centre through additional on-grade parking, the development contributes to employment opportunities, improved market resilience, and enhanced economic participation, thereby supporting inclusivity and social mobility.

7.3. SECTION 99(3)

This section sets out the considerations which are relevant to the assessment under subsection 99(2)(d) of the desirability of the proposed use or development of land. The proposal is considered desirable for the following reasons:

- 3(a) Socio Economic Impact: The consolidation and rezoning facilitate job creation during both the construction phase (parking expansion) and the ongoing operation of a strengthened shopping centre.
- 3(d) Compatibility with Surrounding Uses: The shopping centre has already been approved, and its compatibility with surrounding land uses is established. The proposed rezoning and departures reinforce, rather than undermine, this compatibility by supporting safe, efficient, and well-managed parking and access.
- 3(e) Impact on External Engineering Services: The proposed development places negligible additional demand on external engineering services, which are already sufficient to accommodate a GB1 use. Any service upgrades identified by the City through conditions of approval will be strictly complied with.
- 3(f) Impact on Safety, Health, and Wellbeing of the Surrounding Community: The application does not pose adverse impacts on community safety or wellbeing and is likely to contribute positively by activating vacant land and supporting a viable commercial environment.
- 3(g) Impact on Heritage: As the property does not fall within a heritage protection overlay zone and has no existing structure that can be graded, the proposal does impact heritage.
- 3(h) Impact on Biophysical Environment: The proposal improves the environmental quality of the site through new landscaping and the productive reuse of vacant land.
- 3(i) Traffic Impacts, Parking, Access and Other Transport Related Considerations: The property is immediately adjacent to a train station and within a PT2 area, where no on-site parking is required in terms of the DMS. Notwithstanding this, the proposal provides delivery areas and disabled bays as required, with additional customer parking (which is a performance requirement of the anchor tenant rather than the DMS). Access arrangements were previously approved in principle, and the City's requirements for these carriageway crossing will be complied with.
- 3(j) Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land: As the proposal does not, in the opinion of the Applicant, have negative impacts, imposing additional conditions is unnecessary for impact mitigation.

7.4. COMPLIANCE WITH THE REQUIREMENTS OF THE MPBL

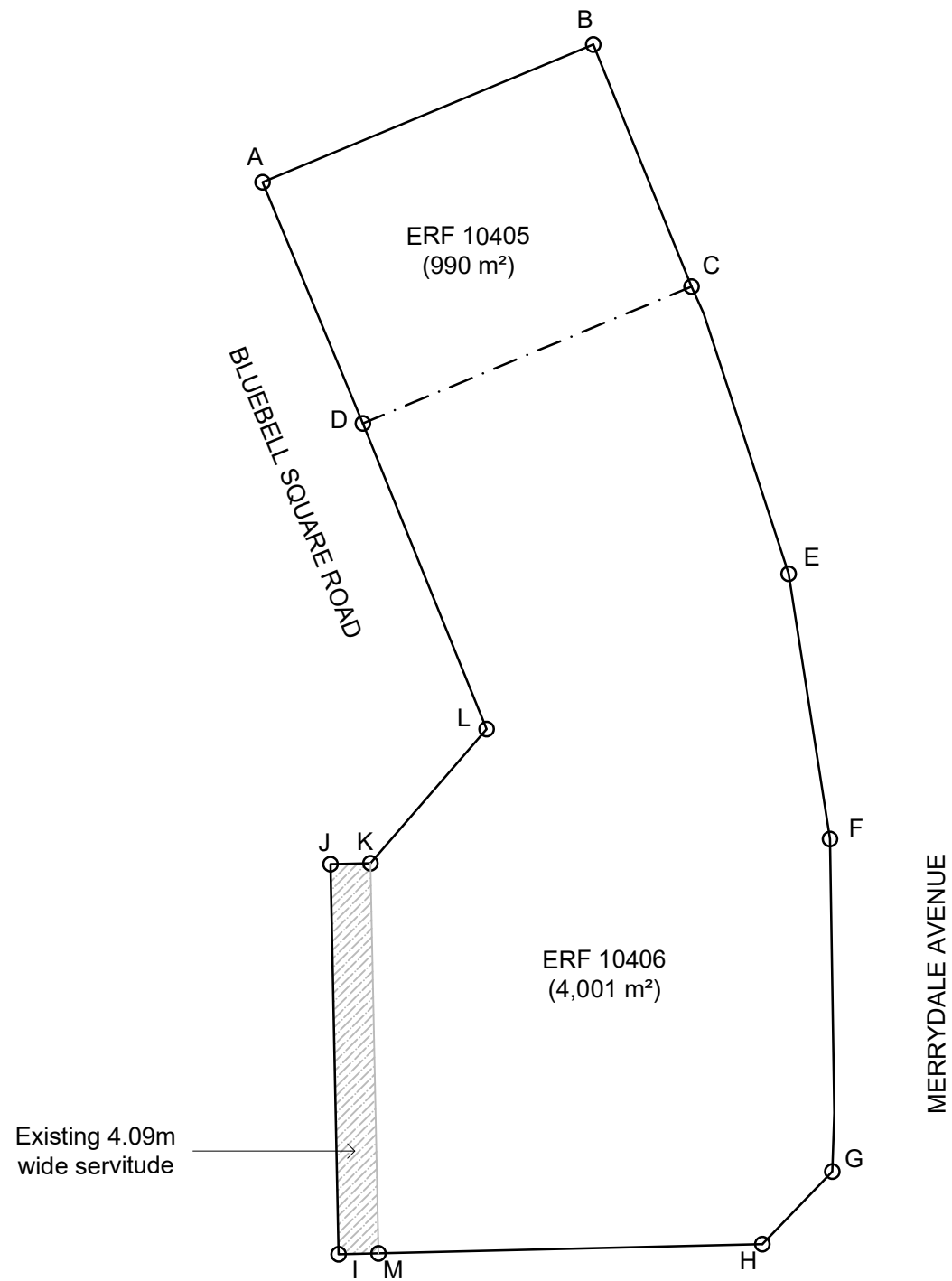
The application has been correctly submitted, addresses the assessment criteria contained within the MPBL and has been shown to be desirable. The proposal therefore complies with the requirement of the MPBL.

8. CONCLUSION

This report demonstrates that the proposed consolidation, rezoning, permanent departures, amendments to conditions of approval, and amendments to the Site Development Plan and landscaping plan will enhance the operational performance and long-term viability of the previously approved shopping centre within a strategically identified development area. The proposal is desirable, compatible with its context, and consistent with approved planning policies. It will enhance the efficient use of land, support inclusive economic growth, and will not prejudicing the rights of the public or adjoining property owners. Given this, we trust that the City will favourably consider the proposed application. Please feel free to contact us should any further information be required.

REPORT PREPARED BY ANASTASIA MESSARIS OF OLDEN & ASSOCIATES

JUNE 2026



NOTES

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PROPOSED CONSOLIDATION SCHEDULE

ERF	EXTENT	PROPOSED USE	ZONING	SERVITUDE	FAVOURING	EXTENT
Erf 10405	990 m²	Business	GB1	N/A	N/A	N/A
Erf 10406	4,001 m²	Business	GB1	N/A	N/A	N/A
Consolidated Erf	4,991 m²	Business	GB1	N/A	N/A	N/A

- PROPOSED STREET NUMBERS:
- Proposed street number for consolidated erf - 40 Bluebell Square

PROPOSED PLAN OF CONSOLIDATION

ERF 10405 & ERF 10406
30 & 32 BLUEBELL SQ., LENTEGEUR

DATE: JUNE 2026

REF: OA-1968

SCALE: 1:700 ON A3

REVISION: A



Olden & Associates
Urban & Regional Planners