



Lêer verw/ 15/3/3-11/Erf_1327
15/3/10-11/Erf_1327

Navrae/Enquiries:
Ms D N Stellenberg

21 April 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING AND CONSENT USE ON ERF 1327, RIEBEEK KASTEEL

Your application dated 30 July 2025 with reference RK/14280/NJdk on behalf of Gondover Pty Ltd has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 16 April 2026 to approve application for rezoning of a portion of Erf 1327, Riebeek Kasteel, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for a consent use on a portion of Erf 1327, Riebeek Kasteel, is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. Approvals A. and B. are subject to the conditions that:

C1 TOWN PLANNING AND BUILDING CONTROL

- (a) A portion of Erf 1327, Riebeek Kasteel, (2 638m² in extent) be rezoned from Residential Zone 1 to Residential Zone 5, in accordance with Rezoning Plan MAL/14280/NJdK, as presented in the application;
- (b) The consent use authorises horticulture to be practised in the existing hydroponic greenhouse tunnels on the Residential Zone 5 portion of Erf 1327, as presented in the application;
- (c) The primary use of the Residential Zone 5 portion remains residential (a dwelling) with horticulture as a secondary land use;
- (d) Building plans for the dwelling and the existing hydroponic greenhouse tunnels be submitted to the Senior Manager: Development Management for consideration and approval;
- (e) Application for the display of advertising signs be submitted to the Senior Manager: Development Management for consideration for approval;
- (f) That no retail activities/direct sales of the agricultural product be permitted on Erf 1327, Riebeek Kasteel;
- (g) That electricity generating motors/appliances be located at least 6 m from the property boundary and that said generators be enclosed in a roofed, brick structure;
- (h) That soundproofing measures be applied to the brick structure to the satisfaction of the Senior Manager: Development Management;
- (i) All conditions be complied with within three months of notification of the decision;

C2 WATER

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

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (b) Only borehole water be used towards the commercial horticultural activities and no municipal drinking water be used;

C3 SEWERAGE

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

D. GENERAL

- (a) The approval is valid for a period of 5 years, in terms of Section 76(2) of the By-Law, from the date of decision. Should an appeal be lodged, the 5-year validity period starts from the date of outcome of the decision. Should all conditions of approval be met within the prescribed period, the land use becomes permanent and the approval period will no longer be applicable;
- (b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000-00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.
- (c) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority;

E. The application be supported for the following reasons:

- (a) The application complies with the planning principles of LUPA and SPLUMA.
- (b) The application is compliant with the spatial planning of Riebeek Kasteel, as directed by the SDF.
- (c) The proposed rezoning and consent use will complement and not have a negative impact on the residential character of the surrounding area.
- (d) The development proposal supports the optimal utilisation of the property.
- (e) The proposal seeks to obtain formalisation of an existing use on the property.
- (f) The development will utilise existing infrastructure, supplemented with borehole water.
- (g) The structures of the hydroponic greenhouse tunnels are semi-permanent and can easily be demolished, should it be necessary in future.
- (h) The noise impact of the facility on the tranquility of the neighbourhood is addressed through the conditions laid down with regards to noise pollution.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
X/s

Copies : *Director: Infrastructure and Civil Engineering Services*

Director: Financial Services

Building Control Officer

Gondover Pt Ltd, 1327 Pieter Cruythoff Street, Riebeek Kasteel, 7307

info@imagine.co.za