



File ref: 15/3/3-13/Erf\_8099  
15/3/4-13/Erf\_8099

Enquiries:  
Mr AJ Burger

8 May 2026

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By registered mail

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Dear Sir/Madam

## **PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 8099, RIVERLANDS**

Your application with reference RIV/15108/EM, dated 20 March 2026, on behalf of Swartland Municipality, 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 rezoning of erf 8099, Riverlands, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 8099, Riverlands be rezoned from Community zone 3 to Authority zone, as presented in the application.
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

- 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 8226 of 25 March 2020), the application for the departure of development parameters on erf 8099, Riverlands, is hereby approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the required 55 on-site parking bays to 17 parking bays.

### **C. GENERAL**

1. The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved 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 against 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](mailto: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

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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: Director: Civil Engineering Services  
Director: Financial Services  
Director: Corporate Services*