



Lêer verw/ 15/3/3-13/Erf_3986,7841
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

25 November 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 3986 AND 7841, RIVERLANDS

Your application with reference RIV/14504/MC dated 22 July 2025 on behalf of M L Sam and Swartland Municipality has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 19 November 2025 to approve the application for the rezoning of Erven 3986 and 7841, Riverlands from Open Space Zone 1 to Subdivisional area 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 subdivision of Erven 3986 and 7841 is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. The application for consolidation of Erven 3986 and 7841, Riverlands is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- D. The decisions A, B and C above are subject to the conditions:

D1 TOWN PLANNING AND BUILDING CONTROL

- (a) The rezoning be restricted to make provision for the following land uses namely;
 - (i). Community zone 3 (2632m²)
 - (ii). Business zone 2 (2422m²)
- (b) The subdivision be restricted to erf 3986 (1983m² in extent) being subdivided in a remainder (1104m² in extent) and a Portion A (879m² in extent) as well as erf 7841 (3062m² in extent) being subdivided in a remainder (1744m² in extent) and Portion A (1318m² in extent);
- (c) The consolidation be restricted to the consolidation of portion A (portion of Erf 3986) with the remainder of Erf 7841 (2623m² in extent) zoned as community zone 3 as well as portion A (portion of Erf 7841) being consolidated with the remainder of Erf 3986 (2422m² in extent) zoned as Business Zone 2;
- (d) The proposed Business Zone 2 property be developed in accordance with the site development plan presented in the application;

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• Swartland forward thinking 2040 - where people can live their dreams!
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D2 WATER

- (a) Each subdivided portion be provided with its own water connection. This condition is applicable on building plan stage;

D3 SEWERAGE

- (a) Each subdivided portion be provided with its own sewer connection. This condition is applicable on building plan stage;

D4 STREETS AND STORM WATER

- (a) The proposed parking spaces as well as the area between the sidewalk and the surface of the road be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by the Municipality to the satisfaction of the Director: Civil Engineering Services;

D5 DEVELOPMENT CHARGES

- (a) Development charges for the proposed shops be calculated at building plan stage;

E. GENERAL

- (a) If the extension of existing services should be necessary in order to provide the subdivided portion of service connections it will be at the cost of the applicant;
- (b) The approval is, in terms of section 76(2) (w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with before occupancy certificate be issued and failing to do so may result in administrative action;
- (c) The approval does not exempt the applicant from obtaining any necessary approval from any other applicable statutory authority;
- (d) The applicant/objectors be informed of the right to appeal against this decision of the Municipal Planning Tribunal, within 21 days of this notice, in terms of section 89(2) of the By-Law; 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.

F. The application be supported for the following reasons:

- (a) There are no physical restrictions on the property that will have a negative impact on this application;
- (b) There are no restrictions registered against the title deeds of the properties that prohibits the proposed application;
- (c) The surveyor general confirmed that both properties are ordinary properties and therefore not deemed public open space;
- (d) Being situated within the town it is clear that although the property is in close proximity to the Riverlands Nature Reserve, due to fragmentation as well as lack of proper protection the property is now of little to no conservation value. Sustainable development is based on 3 key concepts incl. Environmental, Economic and Social sustainability. In this specific case and due to the fragmented location of the property from any other area that is of conservation value as well as the fact that it has been heavily disrupted over the past 27 years, the economic and social benefit far outweighs any environmental benefit that may be left;
- (e) The proposed application is consistent with and not in contradiction to the Spatial Development Frameworks adopted on Provincial, District and Municipal levels as discussed above;
- (f) The proposed application will not have a negative impact on the character of the area;
- (g) Mixed use is supported along activity streets;
- (h) The proposed development is not perceived to have a detrimental impact on the health and safety of surrounding landowners, nor will it negatively impact on environmental / heritage assets.

Yours faithfully


MUNICIPAL MANAGER

via Department Development Services

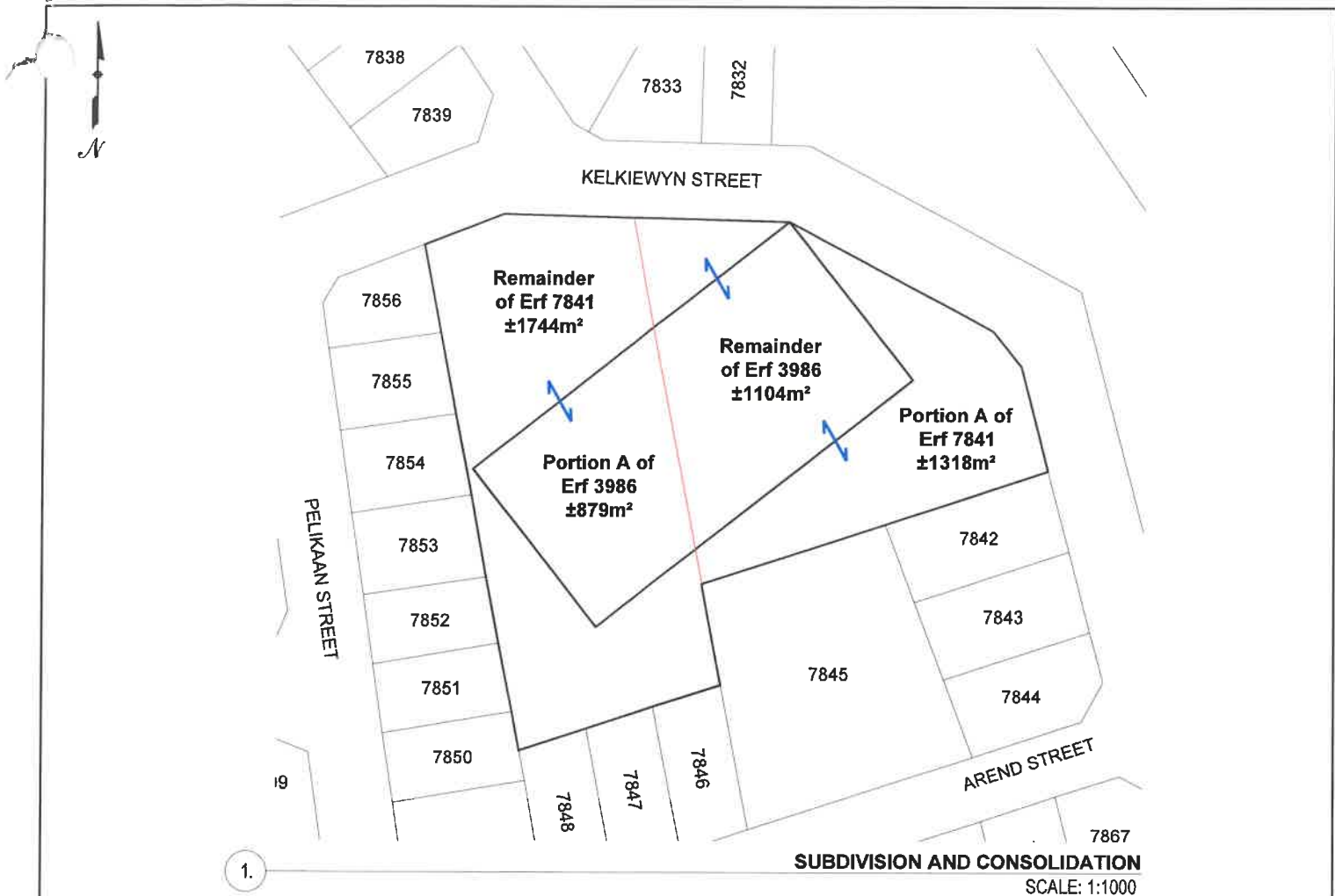
/ds

Copies : The Surveyor General, Private Bag X, Cape Town, 8000

Director : Infrastructure and Civil Engineering Services

Director : Financial Services

*Momelizi Leon Sam, Kelkiewyn Street, Riverlands, Greater Chatsworth, 7353, e-mail:
Momelezi@gmail.com*



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2025/11/25
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Subdivision Lines
- Proposed Consolidation

PROPOSED ZONING CLASSIFICATIONS:

- Community Zone 3
- Business Zone 2

NOTES:

Erf 7841: 3062m², zoned Open Space Zone 1
Erf 3986: 1983m², zoned Open Space Zone 1

**SWARTLAND MUNISIPALITEIT
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MUNICIPAL MANAGER



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ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**SUBDIVISION AND CONSOLIDATION
PLAN - ERVEN 3986 AND 7841,
GREATER CHATSWORTH**

PAPER SIZE: A4

REF: #14504/MC

DATE: MAY 2025