



Lêer verw/ 15/3/10-1/Erf_73
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

24 November 2025

N E Fortune
163A Spoorweg Street
ABBOTSDALE
7301

By Hand

Sir/Madam

PROPOSED CONSENT USE ON ERF 73, ABBOTSDALE

Your application dated 27 May 2025 on behalf of F Omar has reference.

A. The Municipal Planning Tribunal has resolved at a meeting held on 19 November 2025 to refuse the application for a consent use on Erf 73, Abbotsdale, in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);

B. GENERAL

- (a) 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;
- (b) The objector be notified accordingly of the outcome of the decision;

C. The application is refused for the following reasons:

- (a) The proposed house shop is not complementary to the residential character of the area and will have a negative impact;
- (b) The proposed use is in contradiction with the spatial planning of Abbotsdale;
- (c) The application does not comply with the principle of SPLUMA and LUPA;
- (d) The Municipal Planning Tribunal may not, in terms of Section 22(1) of SPLUMA, approve a land use application that is inconsistent with the Municipal Spatial Development Framework (SDF) and no site specific circumstances were motivated in the application to, in terms of Section 22(2) of SPLUMA, justify a departure from the provisions of the SDF.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

- 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!