

Item number:

Date:

LAND USE PLANNING: SUBDIVISION OF MUNICIPAL LAND (TRANSNET LINKS) – ERF 9546, SWELLENDAM

Report by: Senior Manager Land Use Planning
Directorate: Infrastructure and Planning Services
Sub-Directorate: Land Use Planning (Town Planning and Building Control)
Proposed File number:

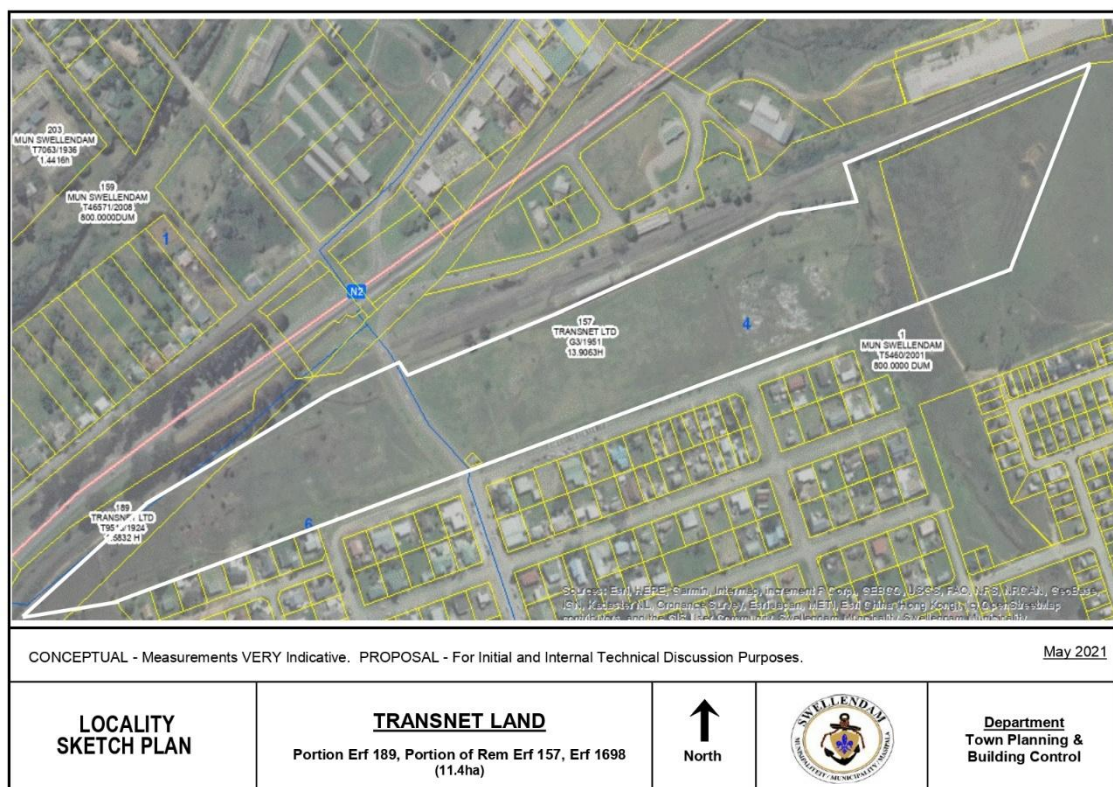
PURPOSE OF REPORT

To table a proposal to subdivide a portion of municipality owned land – Erf 9546 (Transnet Links).

FACTS AND BACKGROUND

On 2 October 2024, Swellendam Municipality took transfer of Erf 9546 from Transnet SOC Limited. The purchase of the property was funded by the Provincial Government and is subject to a signed agreement with the Department of Human Settlement, dated 8 March 2018. In this regard, the property is to be utilised for integrated human settlement, and no more than 50% of the land mass may set aside for commercial, retail, institutional and other non-residential, non-governmental development. A Project Initiation Document (PiD) was lodged by the Director Community Services (Housing) with the Department of Human Settlements on 29 August 2025.

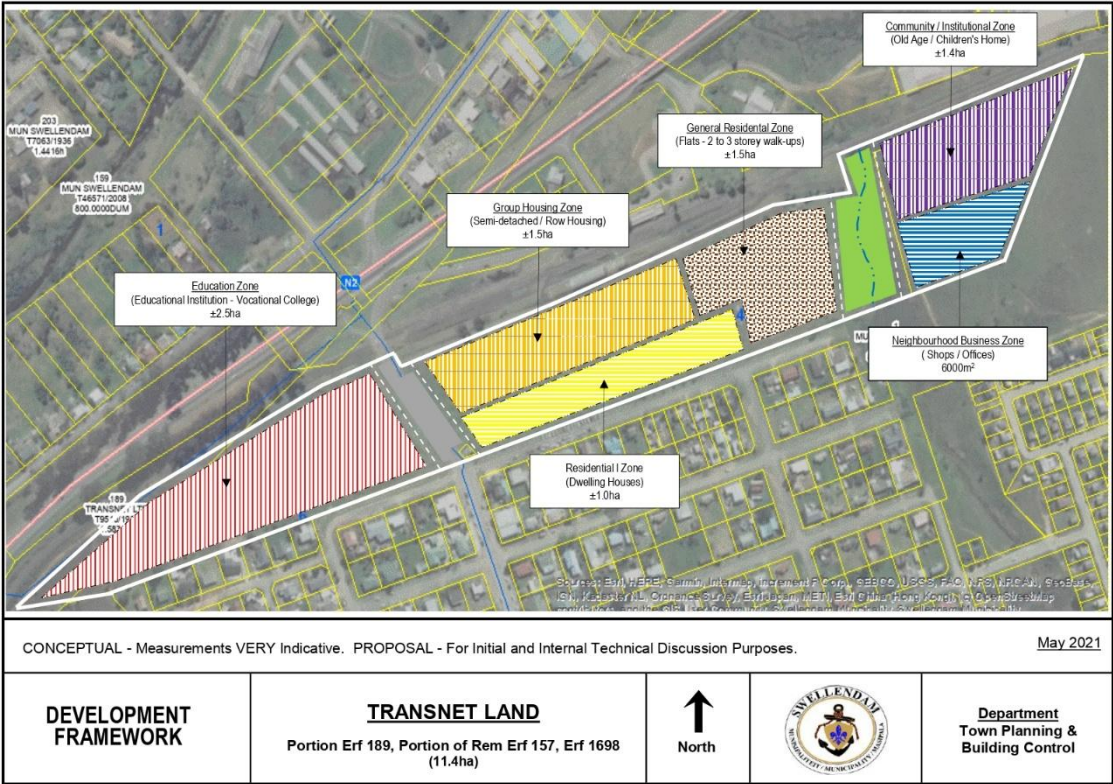
Erf 9546, measures 11.3420ha in extent and is zoned Transport Zone. The property is as reflected on the Locality Sketch Plan below:



DISCUSSION

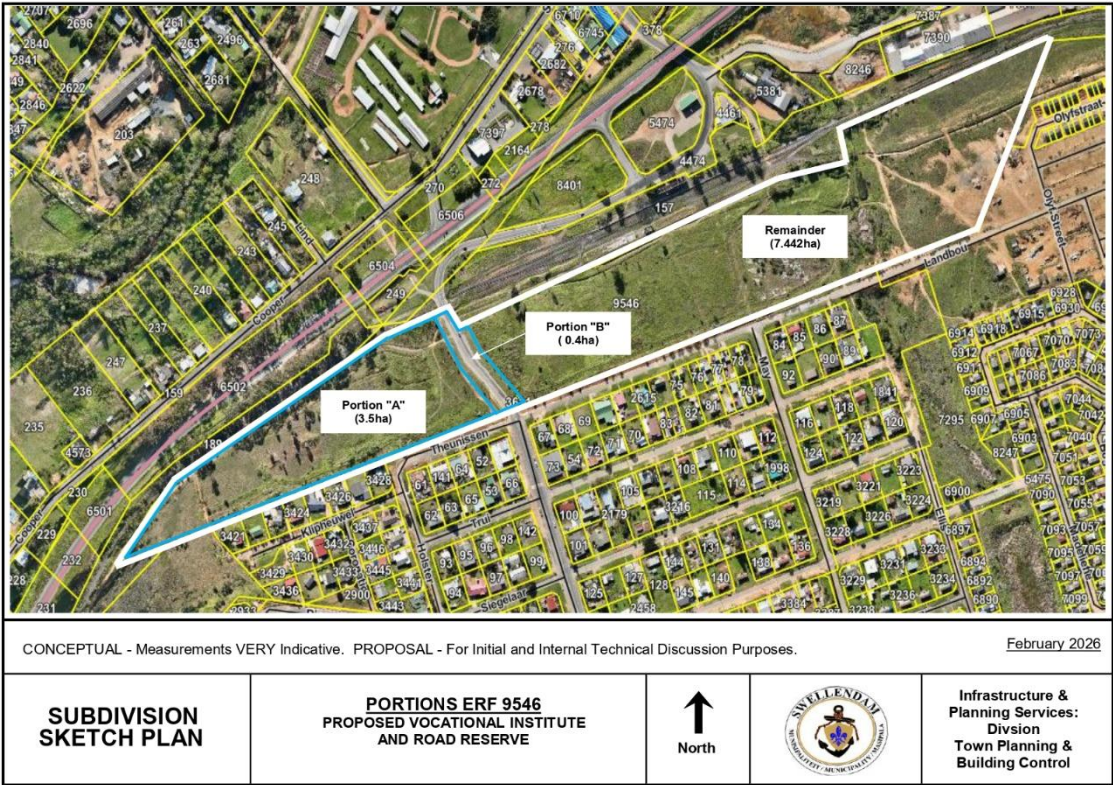
In order to begin to move the land use planning process forward, a "high level" conceptual Development Framework was generated by the Administration back in May 2021 – see Plan below. In essence it proposes that development of the property be broadly undertaken as 3 superblocks with a variety of land use categories in each. The western block is proposed to comprise a land parcel for a high order, perhaps regional, educational facility (3ha). The eastern block (adjoining "Die Boord") is proposed to comprise a mixture of social service infrastructure (perhaps a convalescent home, safe-house, an orphanage etc) as well as a parcel of land to accommodate local shops and offices (2ha). Finally, the central block is proposed to comprise a variety of housing typologies, ranging from dwelling houses, to semi-detached row-housing and 2-3 storey walk-up flats (7ha). Detailed planning for each superblock is still subject to a comprehensive community participation and technical services process, in

conjunction with the Provincial Department of Human Settlement. The aforementioned Development Framework provide the basis for discussion.



Notwithstanding, given the existing alignment of Station Street relative to the overall property, and the broad based proposal that the western block be set aside for a single high order educational institution (whatever format that would take) it is considered prudent to subdivide it off from the balance of the property and to have it registered separately upfront. This would facilitate the development process considerably, and also provide clarity with regards the future of Station Street.

The subdivision would be as illustrated in the Sketch Plan below.



Proposed Portion "A" (3,5ha) and Portion "B" (0.4ha) would remain zoned Transport Zone. Portion "A" would still be subject to a future land use application, by way of rezoning and a detailed Site Development Plan, by the then owner of the property. The anticipated development on proposed Portion "A" is in keeping with the Spatial Development Framework, and would comprise use of the entire cadastral entity – hence this submission to Council.

LEGAL IMPLICATIONS

The subdivision process to follow the provisions of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act and the Municipal By-Law on Land Use Planning. The subdivision would also be tabled for the Municipal Planning Tribunal for a decision.

FINANCIAL IMPLICATIONS

The appointment of a land surveyor, to draw up a SG Diagram for approval by the Surveyor General's Office. The actual subdivision application will be prepared in-house.

PERSONNEL IMPLICATIONS

None.

COMMUNICATIONS IMPLICATIONS

The subdivision application to be advertised for public comment.

COMMENTS FROM DEPARTMENTS

Director: Community Services

No comment received.

Director: Financial Services

Funding is available on the operating budget for the subdivision process.

Director: Infrastructure and Planning Services

No comment received.

Municipal Manager

It is a condition of the sale agreement that an educational facility be established on the Transnet land. The subdivision of an identified educational use area is the commencement of the process, and is thus supported.

RECOMMENDATION

1. The content of the report be noted.
2. Erf 9546, Swellendam, is not needed for the provision of basic municipal services in terms of Section 14 of the Municipal Finance Management Act, 2003 (Act 56 of 2003).
3. Erf 9546 be subdivided into proposed Portion "A" (approx. 3.5ha), proposed Portion "B" (0.4ha) and Remainder, as per the Subdivision Sketch Plan (attached) and as per the applicable legislation.
4. Proposed Portion "A" and Portion "B" be registered in the name of the Swellendam Municipality, and remain zoned Transport Zone.
5. Proposed Portion "A" be set aside for a future educational campus / vocational institute, or similar.
6. The future sale of proposed Portion "A" be subject to the receipt and consideration of development proposals / tenders and a public participation process, via a competitive bidding process.