

**SWARTLAND MUNICIPALITY**

**NOTICE 01/2025/2026**

**PROPOSED AMENDMENT OF CONDITIONS : AMENDMENT OF CONDITIONS AND REZONING OF POTION 35 OF FARM JACOBUSKRAAL NR 554, DIVISION MALMESBURY**

**Applicant:** CK Rumboli & Partners, PO Box 211, Malmesbury, 7299. Tel No. 022-4821845

**Owner:** WACS AT Koffiefontein Pty. Ltd, P O Box 871, Ceres, 6835.

**Reference number:** Tel nr 0733486312  
15/3/5-153Farm\_554/35  
15/3/10-15/Farm\_554/35

**Property Description:** Portion 35 of farm Jacobuskraal nr 554, division Malmesbury

**Physical Address:** 4km east from Yzerfontein

**Detailed description of proposal:**

The application for the amendment of conditions A.1(a), A.1(b) and A.1(c) with regard to the amendment of conditions and rezoning of portion 35 of farm Jacobuskraal nr 554, division Malmesbury, in terms of section 25(2)(h) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The purpose of the amendments are as follows:

- Enlargement of the area zoned as Agricultural Zone 2 from 70m<sup>2</sup> to 194m<sup>2</sup>;
- Enlargement of the area of the consent use for a tourist facility from 1334m<sup>2</sup> to 9266m<sup>2</sup> which includes 2 pedal courts;
- Change of 2 camping sites to additional dwelling units under the Resort zoning.

Notice is hereby given in terms of section 55(1) of the By-Law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Management, office of the Senior Manager: Development Management, Municipal Office, Church Street, Malmesbury. Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440/e-mail – swartlandmun@swartland.org.za on or before 18 August 2025 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger, Herman Olivier or Annelie de Jager) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

Municipal Office  
Church Street  
MALMESBURY

18 July 2025

**J J SCHOLTZ**  
**Municipal Manager**

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 01/2025/2026**

**VOORGESTELDE WYSIGING VAN VOORWAARDES : WYSIGING VAN VOORWAARDES EN HERSONERING VAN GEDEELTE 35 VAN PLAAS JACOBUSKRAAL NO 554, AFDELING MALMESBURY**

**Aansoeker:** CK Rumboli & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

**Eienaar:** WACS AT Koffiefontein Pty Ltd, Posbus 871, Ceres, 6835. Tel no. 0733486312

**Verwysingsnommer:** 15/3/3-15/Farm\_554/35  
15/3/10-15/Farm\_554/35

**Eiendomsbeskrywing:** Gedeelte 35 van plaas Jacobuskraal no 554, Afdeling Malmesbury

**Fisiese Adres:** 4km oos van Yzerfontein

**Volledige beskrywing van aansoek:**

Die aansoek om wysiging van voorwaardes A.1(a), A.1(b) en A.1(c) rakende die wysiging van voorwaardes en hersonering van gedeelte 35 van plaas Jacobuskraal no 554, Afdeling Malmesbury, ingevolge artikel 25(2)(h) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die wysigings het die volgende ten doel:

- Vergroting van die area gesoneer as Landbousone 2 vanaf 70m<sup>2</sup> na 194m<sup>2</sup>;
- Vergroting van die area van die vergunningsgebruik vir 'n toeristefasiliteit vanaf 1334m<sup>2</sup> na 9266m<sup>2</sup> wat onder andere ook 2 pedaalbane insluit;
- Verandering van 2 kampeerplekke na addisionele wooneenhede onder die Oordsonering.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder : Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Private Sak X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op 18 Augustus 2025 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurswysing waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier of Annelie de Jager) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

Munisipale Kantoor  
Kerkstraat 1  
MALMESBURY  
7300

18 Julie 2025

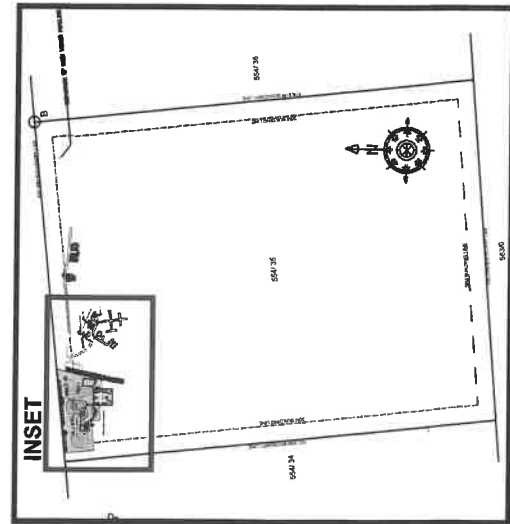
**J J SCHOLTZ**  
**Munisipale Bestuurder**

# SITE DEVELOPMENT PLAN

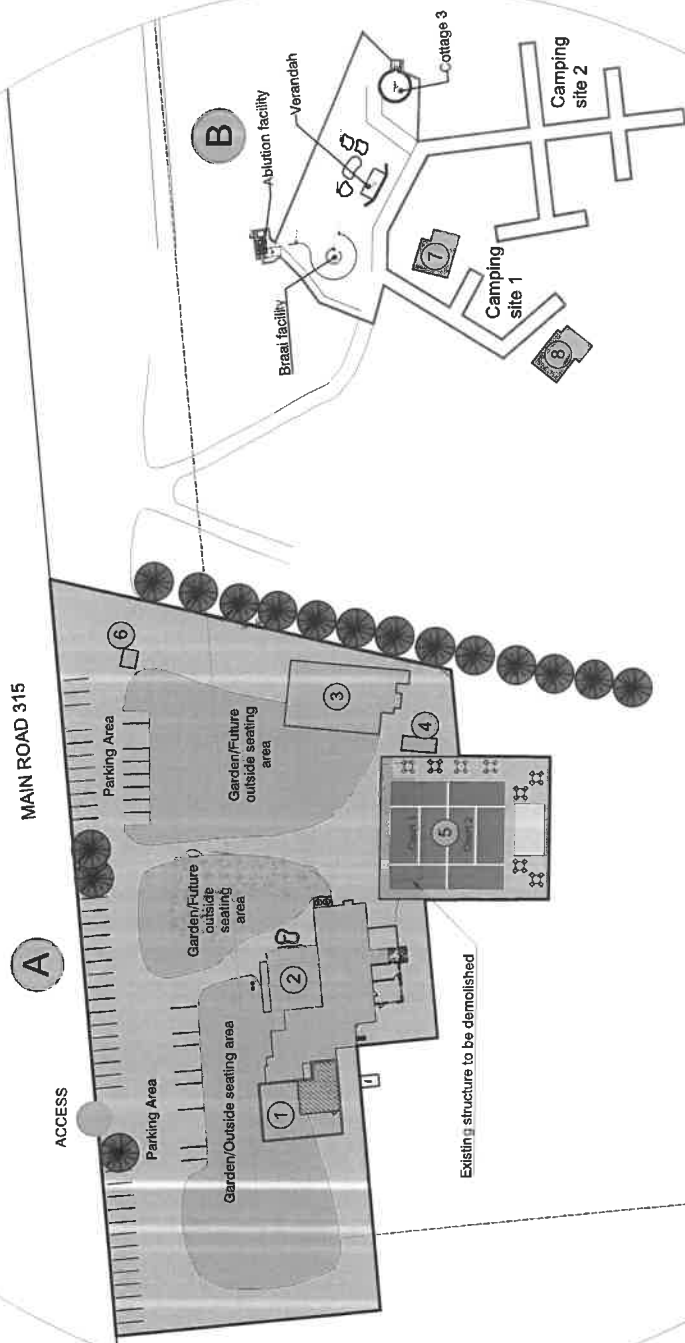
Portion 35 of Farm Jacobuskraal No.554, Division Malmesbury

## LEGEND:

- Approved Tourist Facility
- Approved agricultural industry (gin distillery)
- Footprints of new buildings/structures/areas
- New footprint of Tourist Facility (±9265m²)
- New footprint of Gin Distillery (±194m²)
- 30m building line



## INSET



### A TOURIST FACILITY

- 1 ADDITIONAL SEATING AREA
- 2 RECONFIGURATION OF SEATING AREA UNDER MARQUEE TENT/EXPANSION OF VERANDAH
- 3 BAR AND SEATING AREA UNDER MARQUEE TENT
- 4 ABLUTION FACILITY
- 5 PROPOSED PADEL COURTS
- 6 TICKET SALES AREA

### B CAMPING SITE

- 7 COTTAGE 1
- 8 COTTAGE 2

C.K. RUMBOLD & PARTNERS  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
18 RAINIER STREET, MALMESBURY  
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DATE:  
JUNE 2025  
REFERENCE:  
MAU/4422/MH1

AUTHORITY:  
SWARTLAND  
MUNICIPALITY