



File ref: 15/3/3-15/Swartland Junction
15/3/6-15/Swartland Junction
15/3/10-15/Swartland Junction
15/3/12-15/Swartland Junction
15/3/13-15/Swartland Junction

Enquiries:
Mr AJ Burger

26 June 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Email: planning9@rumboll.co.za

By registered mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL REGARDING THE PROPOSED CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON VARIOUS ERVEN:

**PORTION 1 OF FARM NO 1113, DIVISION MALMESBURY
REMAINDER FARM 1113, DIVISION MALMESBURY
PORTION 1 OF FARM 697, DIVISION MALMESBURY
ERVEN 12526 & 12496, MALMESBURY
ERF 353, ABBOTSDALE**

FOR THE SWARTLAND JUNCTION DEVELOPMENT, MALMESBURY

Your application with reference MAL/10493/ZN, dated 20 May 2026, on behalf of ASLA Devco Pty Ltd, regarding the subject 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 amendment of conditions of approval regarding the consolidation, rezoning, subdivision, consent use, departure and removal of restrictions of farms 1113/1 & 1113/0 & 697/1 and Erven 12526 & 12496, Malmesbury and Erf 353, Abbotdale, is hereby approved in terms of Section 70 of the By-Law.

1. Paragraph C of approval dated 4 February 2022 be amended to read as follows:

"...C By virtue of the authority delegated to the Senior Manager: Built Environment 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 subdivision of Portion 1 of farm 697, Division Malmesbury, is approved in terms of Section 70 of the By-Law, creating the following portions:

- (i) Remainder of farm 697/1 (**92,2257ha** in extent)
- (ii) Portion A (101,2674ha in extent)

See subdivision plan **Phase A1_Map 1, Map:10216_PA_2.1, dated February 2026...**"

1. **Paragraph H of approval dated 4 February 2022 be amended to read as follows:**

"...H By virtue of the authority delegated to the Senior Manager: Built Environment 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 consolidation of Portion A of consolidated Erf A (portion of Portion 1 of farm 1113, Division Malmesbury) and portion B of Erf 353, Abbotsdale**, is approved in terms of Section 70 of the By-Law.

See consolidation plan **Phase A1_Map 2, Map:10216_PA_6.1, dated February 2026...**"

C. GENERAL

1. All conditions of approval regarding the decision dated 4 February 2022, as amended on 22 November 2024, remains applicable;
2. 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
A/B/ds

Copies: sgdatawc@dlrrd.gov.za
dewaalb@asla.co.za

TITLE: SUBDIVISION PLAN PORTION 1 OF THE FARM 697, MALMESBURY	
PHYSICAL ADDRESS: SWARTLAND JUNCTION	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: z@rkv@rumboll.co.za
DATE: FEBRUARY 2026	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/10216/ZN MAP: 10216_PA_2.1	

INSET A:

PHASE A1_MAP 1

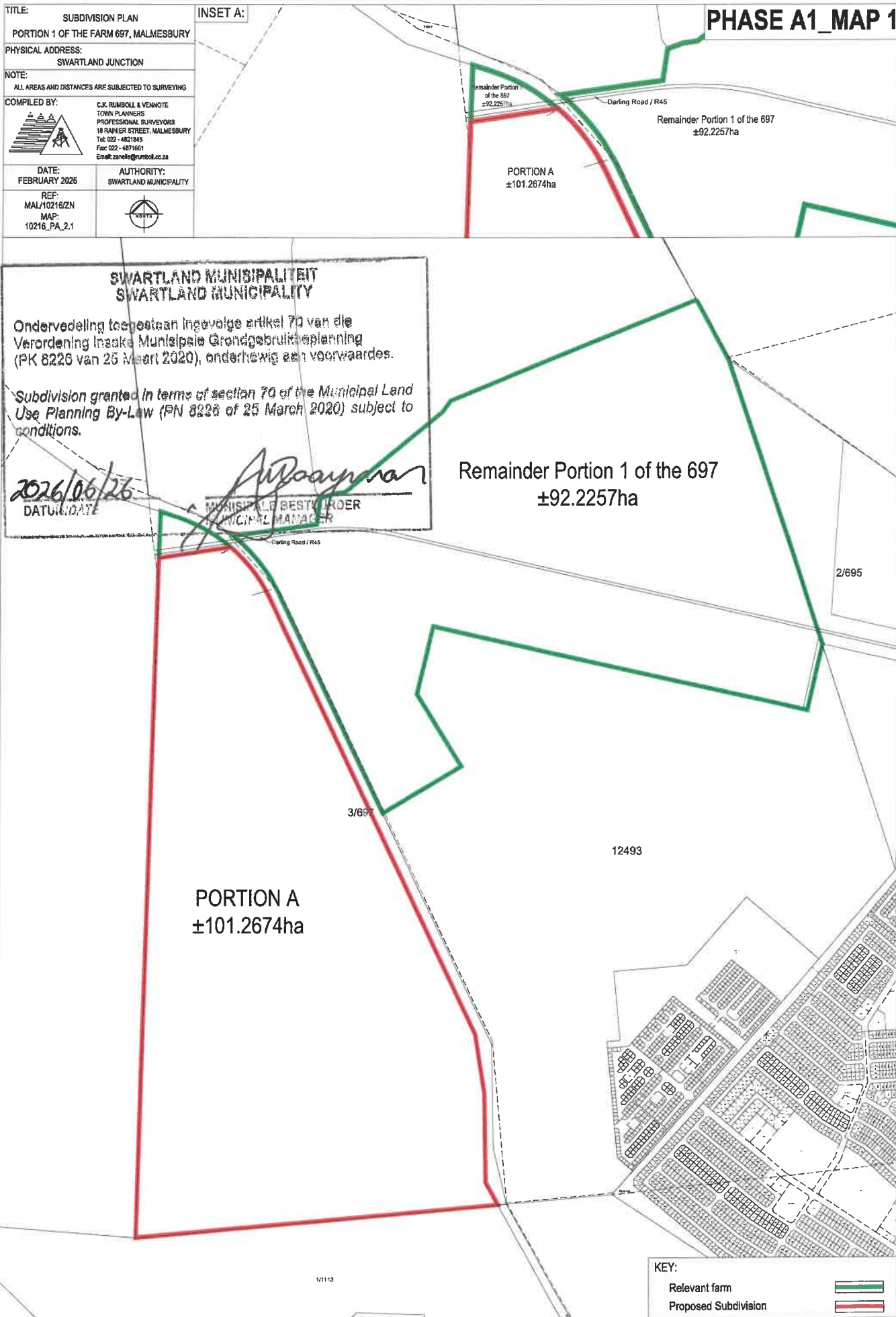
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2026/06/26
DATUM/DATE


MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



KEY:

Relevant farm 

Proposed Subdivision 

PHASE A1_MAP 2

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Konsolidasie tegevoelge 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.

2026/06/26
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Portion A of Consolidated erf A,
Malmesbury - ±62.9919ha

Portion B of Erf 353, Abbotsdale
±110.2181ha

Consolidated erf B
±25.3111ha

Remainder Erf 353
±58.0022ha

KEY:

Relevant property boundaries

Proposed Consolidation

New erf size:

Consolidated Erf = ±173.21ha

TITLE: CONSOLIDATION PLAN AND PORTION B OF ERF 353, ABBOTSDALE	
PHYSICAL ADDRESS: SWARTLAND JUNCTION	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	COMPILED BY: C.L. RABOLD & VERMONT TOWN PLANNERS PROFESSIONAL SURVEYORS 18 PRINCE STREET, MALMESBURY TEL: 053 833 4411 F: 053 833 4411 Email: zarah@rabold.co.za
DATE: FEBRUARY 2026	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAJ/10216ZN MAP 10216_PA_6.1	

