



File ref: 15/3/12-15/Farm_661,663

Navrae/Enquiries:
Mr AJ Burger

5 September 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Sir/ Madam

PROPOSED CANCELLATION OF SUBDIVISION PLAN AND DELETION & AMENDMENT OF CONDITIONS OF APPROVAL: REZONING AND SUBDIVISION OF FARM 661, DIVISION MALMESBURY AND CONSOLIDATION WITH FARM 663, DIVISION MALMESBURY

Your application with reference number MAL/10884/ZN, dated 21 July 2025, on behalf of Kloovenburg Trust, 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 8227 of 25 March 2020), the application for cancellation of the subdivision plan of farm 661 & 663, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law as follows:

1. The Phase 1 subdivision plan will remain unchanged and Portion B of Farm 661 (now Erf 2835, Riebeek Kasteel) will be used as a Single Residential Zone 1 erf, allowing a single dwelling house.
2. The Phase 2 Subdivision Plan, dated August 2024 with reference RK/10884/ZN be cancelled;

B. 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 8227 of 25 March 2020), the application for the deletion and amendment of conditions of approval regarding the rezoning, subdivision and consolidation of farms 661 & 663, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law as follows:

1. TOWN PLANNING AND BUILDING CONTROL

(a) Condition A.1(a) of approval dated 11 May 2021 be amended as follows:

“...A.1.

a) *The Subdivisional Zone accommodates the following zonings, as presented in the application:*

- i. *Agricultural Zone 1 for agricultural purposes (258,0619ha in extent);*
- ii. *Residential Zone 1 for the development of single dwelling units (3967m² in extent);...*”

(b) Condition B.1(aa) of approval dated 10 February 2025 be amended as follows:

“...B.1.aa) *Phase 1: Remainder of the farm Botmaskloof, no. 661 (258,0619ha in extent) be subdivided as follows:*

- i. *Portion A of 0,1114ha in extent (Agricultural Zone 1);*
- ii. *Portion B of 0,3967ha in extent (Residential Zone 1); and*
- iii. *The Remainder of 257,9517ha in extent (Agricultural Zone 1)...*”

- 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!

- (c) Condition B.1(a) of approval dated 11 May 2021 & Condition A.1(b) of approval dated 10 February 2025 be deleted;
- (d) Conditions B.1(c) to B.1(f) of approval dated 11 May 2021 and Conditions A.1(c) to A.1(f) of approval dated 10 February 2025 be deleted;
- (e) Conditions B.5(a) to B.5(f) of approval dated 11 May 2021 be deleted and amended to comply with a single residential erf.

C. GENERAL

- a) The other conditions of approval of the decisions dated 11 May 2021 and 10 February 2025 remains applicable.

Yours sincerely

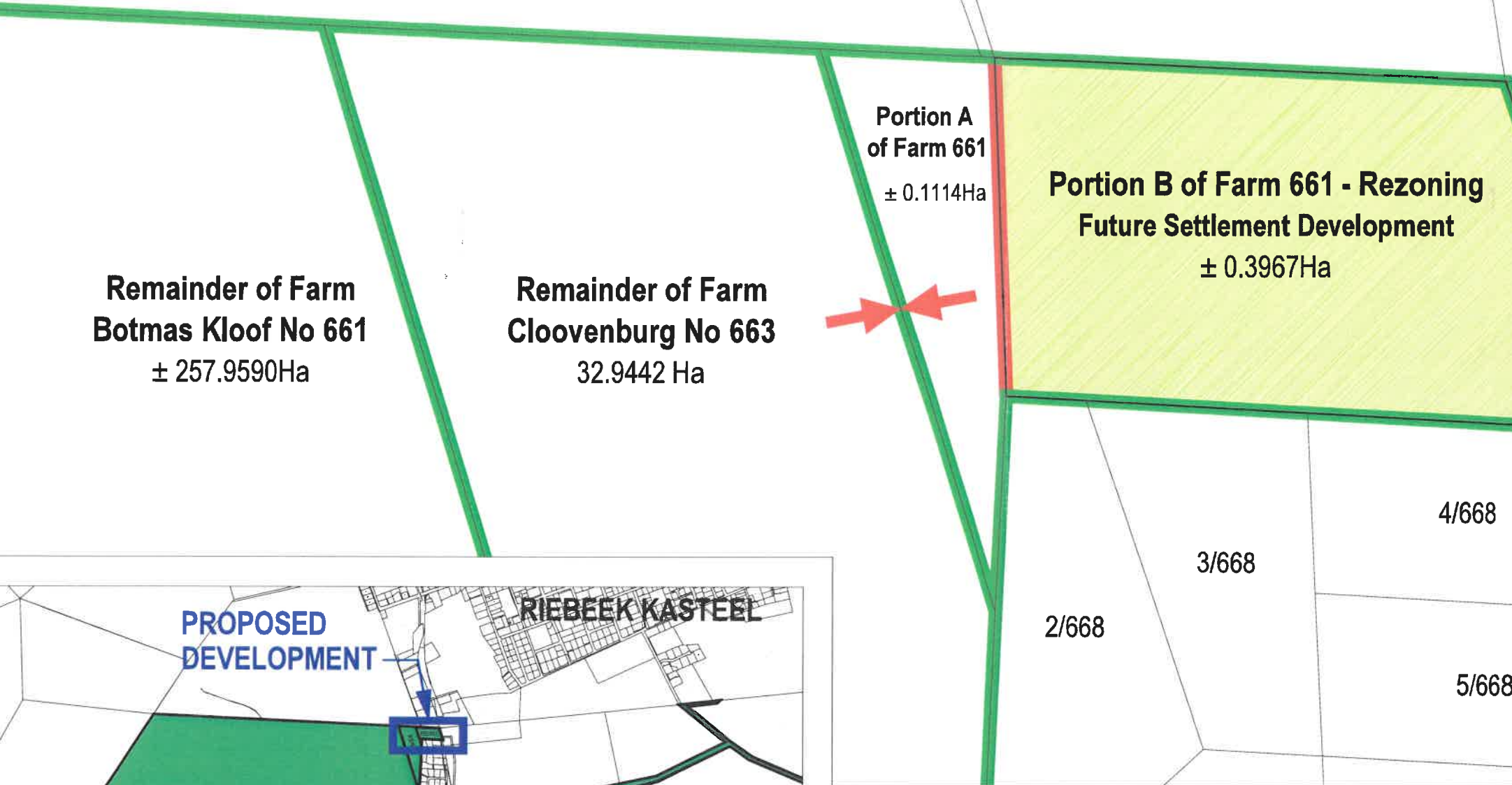

MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Department: Civil Engineering Services
pieter@kloovenburg.com

FARM 661/RE AND FARM 663/RE, MALMESBURY



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (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.

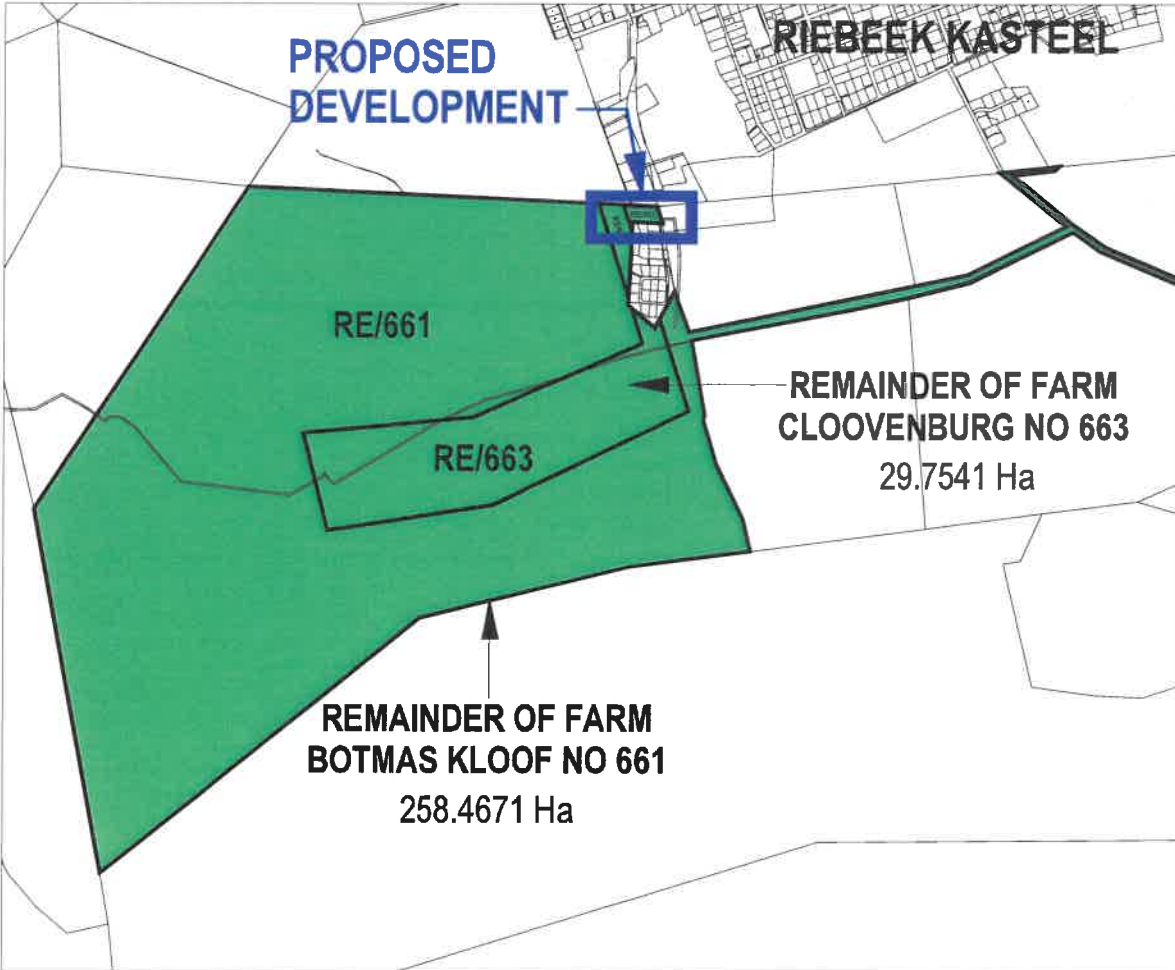
2025/09/05
D: RUMBOLL
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

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.

2025/09/05
D: RUMBOLL
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



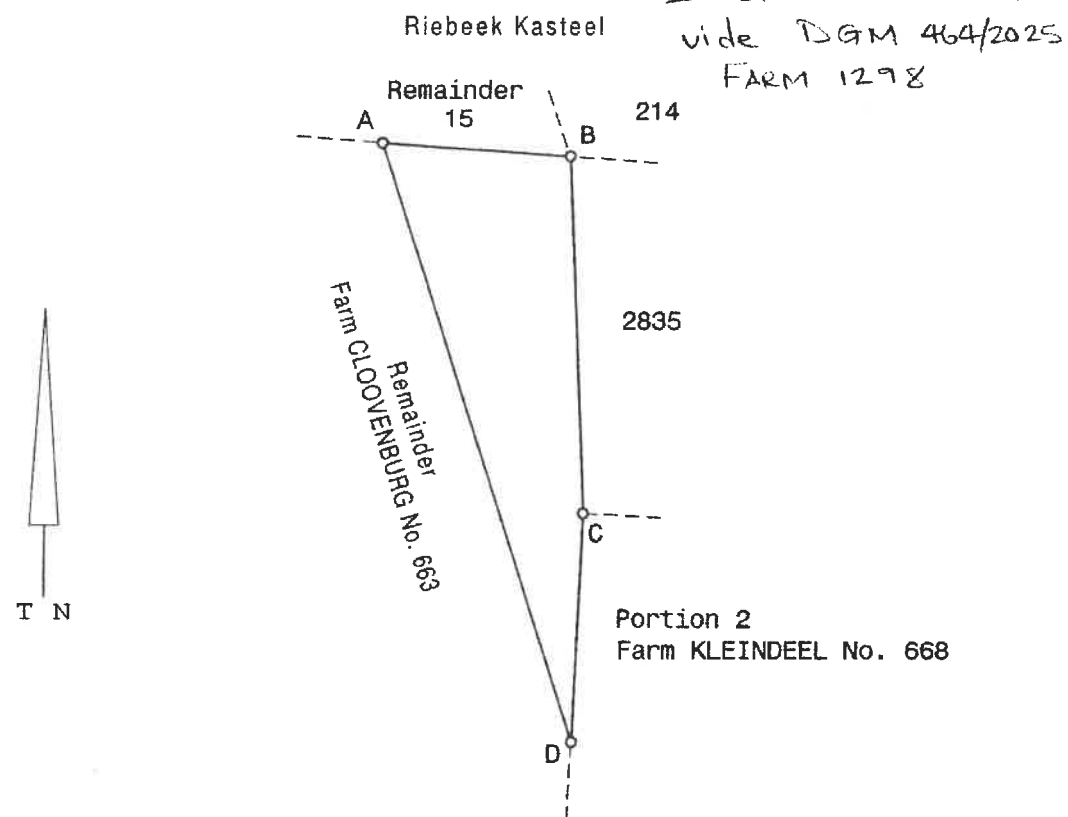
LEGEND	ZONING	PROPOSED SUBDIVISION, CONSOLIDATION AND REZONING FARMS BOTMAS KLOOF RE/661 AND CLOOVENBURG RE/663 MALMESBURY ADMIN DISTRICT	
Subject properties	Rezoning of Farm 661 to Subdivisional	NOTE: ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY	
Proposed subdivision line	Area to accommodate:	CREATED BY: C.K. RUMBOLL & PARTNERS TOWN & REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 e-mail: zanelle@rumboll.co.za	
Farm Botmas Kloof RE/661 258.4671 Ha	- Remainder Farm 661 - 257.9590ha:	DATE: SEPTEMBER 2025	
Portion A ± 0.1114Ha	Agriculture Zone 1	SCALE: N. T. S	
Portion B ± 0.3967Ha	- Portion A of Farm 661 - 0.1114ha:	REF: RK/10884/ZN_2025	
Remainder ± 257.9590Ha	Residential Zone 1		
Proposed consolidation	- Portion B of Farm 661 - 0.3967ha:		
Farm Cloovenburg RE/663 32.9442 Ha	Agriculture Zone 1		
with Portion A ± 0.1114Ha			
Total consolidated farm size ± 33.0556Ha			

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X			SG No. 463/2025 approved  for SURVEYOR- GENERAL 23.04.2025
		Constants	0,00	+3 600 000,00	
A B	25,87	274.08.50	A	+10 078,88	+96 003,63
B C	49,40	357.36.30	B	+10 053,08	+96 005,50
C D	31,67	2.43.50	C	+10 051,02	+96 054,86
D A	86,96	162.21.40	D	+10 052,53	+96 086,49
TRIGONOMETRICAL BEACONS					
BOTHMASKLOOF A	3318-311	Δ	+10 971,85	+98 206,21	
UITKYK	3318-324	Δ	+8 953,02	+91 083,02	

BEACON DESCRIPTIONS

C : Heavy Iron Fence Post

All other : 12mm Iron Peg



The figure A B C D
represents 1 114 square metres of land being

PORTION 1 of FARM No. 1295

Situated in the Swartland Municipality
Administrative District of Malmesbury
Western Cape Province

Surveyed in November 2020 to October 2024 by me Professional Land Surveyor

W.A. Hoffman GPr LS1223

This Diagram is annexed to
No.

The original diagram is
S.G. No. 2553/2024

File: Malm.1295 v.1

Transfer no.

S.R. No. 1548/2024,
305/2025

Registrar of Deeds

LPI C0460000

Comp BH-4DB/W1 (856)

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

Farm 1295/1 Malmesbury

APPROVED SUBJECT TO SIMUL-
TANEOUS REGISTRATION OF
DIAGRAM 464/2025
BEING Farm 1298

APPROVED IN TERMS
OF SECT. 4
OF ACT 70/1970
REF 55855
DATE 16/08/2021

Approved i.l.o. Section 70
of Municipal Land Use
Planning Bylaw
Ref: 15/3/3-15/Farm 661
15/3/6-15/Farm 661
Date: 11 May 2021

Version

SG No. 464/2025

approved

For SURVEYOR-GENERAL

23.04.2025

SHEET 1 OF 2 SHEETS

See Inset 1 on Sheet 2

E

A

B

C

D

See Inset 2 on Sheet 2

a

b

c

d

e

f

g

h

i

j

k

l

m

n

p

q

r

s

t

COMPONENTS

1. The figures A B C D E, F a b j and K L M N P Q R S T represents Remainder of Farm CLOOVENBURG No. 663

Vide Diagram SG No. 25/1795

Deed of Grant No. O.S.F.4-53

2. The figure a G H b represents PORTION 1 of FARM No. 1295

Vide Diagram SG No. 463/2025

Deed of Transfer No.

SERVITUDE NOTES

1. The figure c d e f represents a servitude area of 58 square metres

Vide Diagram S.G. No. 2432/2007

2. The lines f g, i j and k m n p represent the northern boundary and e h i the eastern boundary of a pipeline servitude 6m wide

Vide Diagram S.G. No. 2432/2007

SIDES

metres

ANGLES OF DIRECTION

CO-ORDINATES

Y System: WG 19° X

Constants 0,00 +3 600 000,00

FARM No. 1298

A B 26,70 347.57.50 A +10 031,39 +95 750,17

B C 39,09 342.25.20 B +10 025,82 +95 776,28

C D 3,64 20.41.10 C +10 014,02 +95 813,55

D E 67,95 164.59.20 D +10 015,30 +95 816,95

E A 1,90 232.42.30 E +10 032,90 +95 751,32

F G 98,74 274.08.50 F +10 151,57 +95 998,36

G H 49,40 357.36.30 G +10 053,08 +96 005,50

H J 235,46 2.43.50 H +10 051,02 +96 054,86

J F 305,07 163.58.20 J +10 062,24 +96 290,06

K L 92,09 311.01.30 K +10 053,90 +96 318,35

L M 29,73 208.20.10 L +9 984,42 +96 378,80

M N 291,98 342.27.30 M +9 970,31 +96 352,63

N P 654,19 64.02.20 N +9 882,31 +96 631,03

P Q 508,57 81.08.40 P +10 470,48 +96 917,41

Q R 305,02 165.51.40 Q +10 972,99 +96 995,69

R S 518,83 264.30.10 R +11 047,49 +96 699,91

S T 556,44 245.12.50 S +10 531,05 +96 650,20

T K 112,09 163.24.00 T +10 021,87 +96 425,77

INDICATORY DATA

K k 8,69 343.24.00 k +10 051,42 +96 326,68

TRIGONOMETRICAL BEACONS

BOTHMASKLOOF A 3318-311 Δ +10 971,85 +98 206,21

UITKYK 3318-324 Δ +8 953,02 +91 083,02

BEACON DESCRIPTIONS

A,C,F,G,M,K : 12mm Iron Peg

B : 16mm Iron Peg

H : Heavy Iron Fence Post

J : 12mm Hole on wall

L : 20mm Iron Peg

ALL other : No Beacon

The figures A B C D E, F G H J and K L M N P Q R S T represents 39,0556 hectares of land being

FARM No. 1298

(and comprises components 1 and 2 above)

Situated in the Swartland Municipality

Administrative District of Malmesbury

Western Cape Province

Surveyed in February to March 2007, January 2011 and November 2020 to October 2024 by us

W.A. Hoffman GPR LS1223 A.R. Steyl GPR LS4761

Professional Land Surveyors

This Diagram is annexed to

The original diagrams are as quoted above.

No.

Registrar of Deeds

Approved i.e. Section 70 of Municipal Land Use Planning Bylaw

Ref: 15/3/3-15/Farm 661

Date: 11 May 2021

Scale: 1 / 7500

Farm No. 1298 Malmesbury

See Inset 1 on Sheet 2

E

A

B

C

D

See Inset 2 on Sheet 2

a

b

c

d

e

f

g

h

i

j

k

l

m

n

p

q

r

s

t

Remainder Farm No. 1295

Remainder Farm No. 1295

Remainder Farm No. 1295

R

S

T

Q

P

N

M

L

K

J

I

H

G

F

E

D

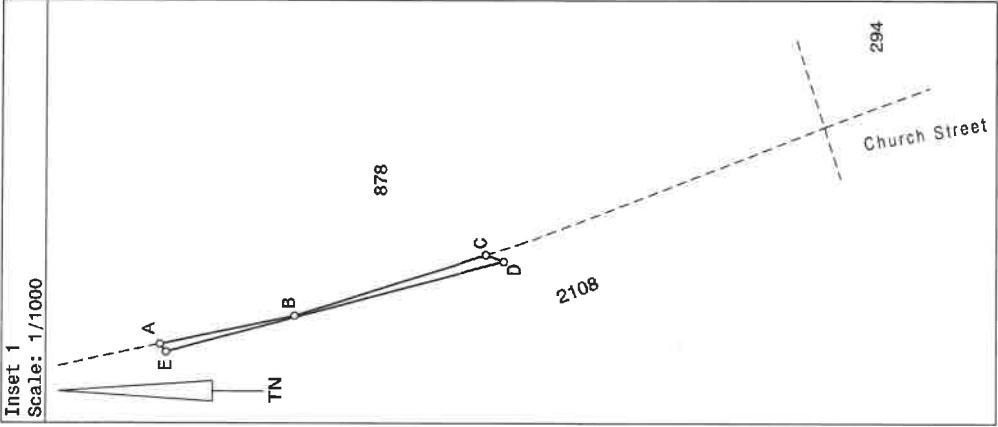
C

B

A

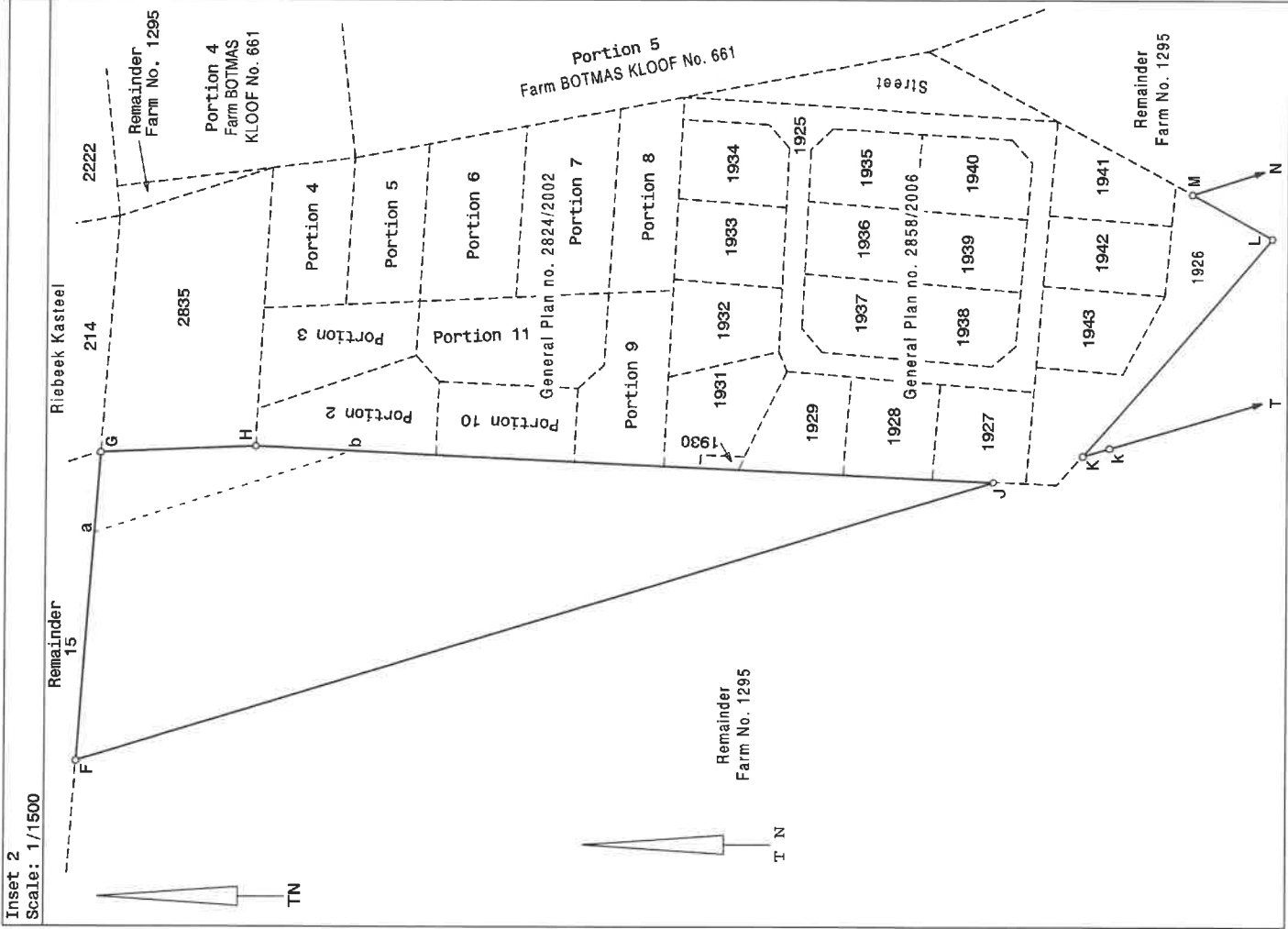
Scale: 1 / 7500

Farm No. 1298 Malmesbury



Surveyed in February to March 2007, January 2011
and November 2020 to October 2024 by us

W.A. Hoffman
W.A. Hoffman GPr LS1223 A.P. Leyl GPr LS1761
Professional Land Surveyors



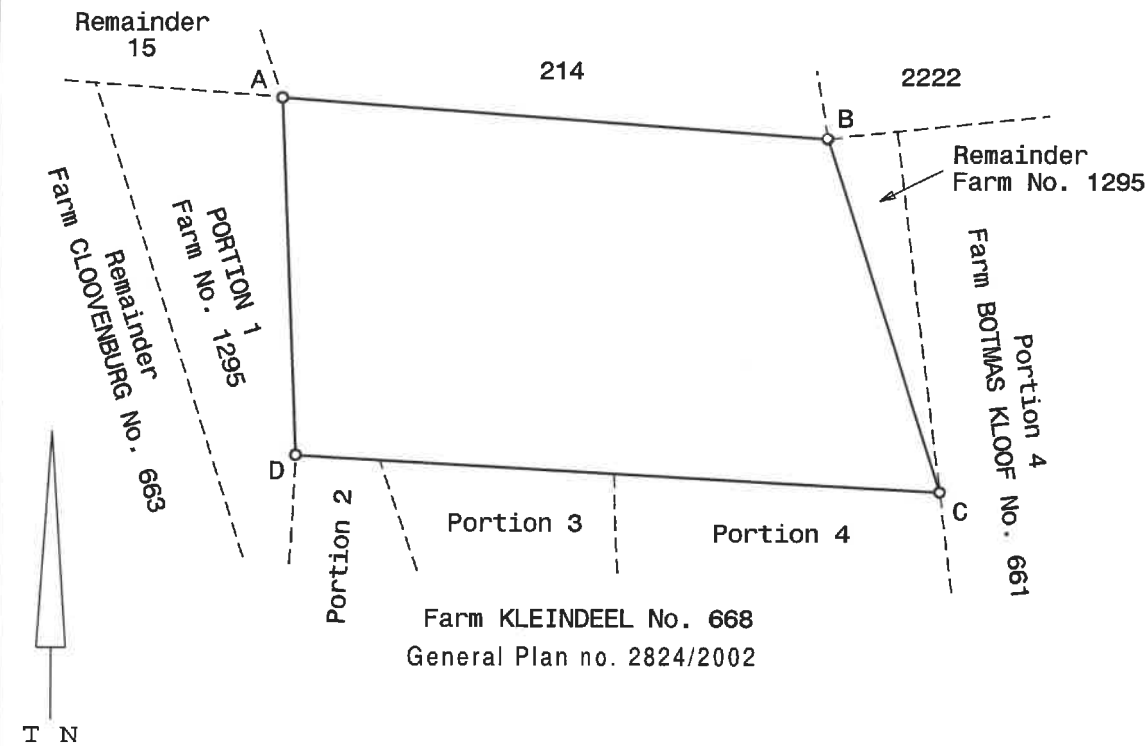
SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X			SG No. 462/2025	
			Constants		0,00	+3 600 000,00	approved	
A B	75,25	274.14.40	A	+10 053,08		+96 005,50		for SURVEYOR- GENERAL 23.04.2025
B C	51,20	342.17.40	B	+9 978,04		+96 011,07		
C D	88,69	93.13.10	C	+9 962,47		+96 059,84		
D A	49,40	177.36.30	D	+10 051,02		+96 054,86		
TRIGONOMETRICAL BEACONS								
BOTMASKLOOF A		3318-311	Δ	+10 971,85		+98 206,21		
UITKYK		3318-324	Δ	+8 953,02		+91 083,02		

BEACON DESCRIPTIONS

A,B : 12mm Iron Peg

C : 12mm Iron Peg in tarmac

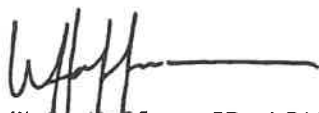
D : Heavy Iron Fence Post



The figure A B C D
represents 3 967 square metres of land being

ERF 2835 RIEBEEK KASTEEL

Situated in the Swartland Municipality
Administrative District of Malmesbury
Western Cape Province
Surveyed in October 2017 and
November 2020 to October 2024 by me


W.A. Hoffman GPr LS1223
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. 2553/2024	File: Malm. 1295 v.1
Registrar of Deeds	Transfer no. (Farm 1295)	S.R. No. 1360/2017, 1548/2024, 305/2025 LPI C0460019 Comp BH-4DB/W1 (856)

ERF 2835 Riebeek Kasteel

THIS PORTION IS SUBJECT TO
ACT 21/1940

APPROVED IN TERMS
OF SECT. 4
OF ACT 70/1970
REF 55855
DATE 16/08/2021

Approved i.to. Section 70
of Municipal Land Use
Planning Bylaw
Ref: 15/3/3-15/Farm 661
15/3/6-15/Farm 661
Date: 11 May 2021