



File ref: 15/3/10-15/Farm 758/43

Enquiries:
A. de Jager

17 December 2025

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

via e-mail: jolandie@rumboll.co.za

Dear Sir / Madam

PROPOSED CONSENT USE ON PORTION 43 OF THE FARM GOEDE HOOP, NO. 758, DIVISION MALMESBURY

Your application with reference number MAL/14732/HDT, dated 16 September 2025, on behalf of Arivest Holdings (Pty) Ltd., regarding the subject, refers.

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 a consent use on Portion 43 of the farm Goede Hoop, no. 758, Division Malmesbury, to practise horticulture, be approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use authorises the practice of horticulture in greenhouses on a portion (1 024m²) of the farm, in accordance with Site Development Plan MAL/14732/HDT, dated August 2025, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- c) Application for the right to display an advertising sign be submitted to the Senior Manager: Development Management, for consideration and approval;

2. WATER

- a) No municipal drinking water be provided;

3. SEWERAGE

- a) No municipal sewerage service be provided;

4. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislative measures and requirements applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation and

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failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

- c) The owner/developer takes cognisance of the comments made by the Department of Water and Sanitation as per letter 16/2/7/G21D/A/8 dated 16 October 2025.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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
Ad/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Arivest Holdings (Pty) Ltd., 277 Main Road, Sea Point, Cape Town, 8005
 adam@purecannapharm.co.za



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGION

Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6000 Fax #: (021) 941 6077

Enquiries	:Z. Magodla
Tel No	:(021) 941 6124
Email	: magodlaz@dws.gov.za
Reference	:16/27/G21D/A/8

Attention: Hendri Du Toit

CK Rumboll and Partners
16 Rainier Street
MALMESBURY
7300

Dear Sir/Madam

Via Email: jolandie@rumboll.co.za

PROPOSED CONSENT USE ON PORTION 43 OF FARM GOEDE HOOP NO.758, DIVISION MALMESBURY- WESTERN CAPE

Reference is made to the above-mentioned application dated September 2025 with Reference Number:15/3/10-15/Farm 758/43.

This Department has perused the above-mentioned application for the proposed consent use in terms of Section 25(2)(o) of the Swartland Municipality Land Use Planning By-Law (2020); and has the following comments:

1. Please note that if any of the above activities will affect the allocation of a water use as registered by this Department, the owner(s) of the new property(ies) must enter into a written mutual agreement to determine each property's share in any allocated water or water use and this must be communicated to this Department.
2. If the consent use will affect the allocation of a water use as licenced by this Department, the Licencee must contact the Department for the amendment of this licence. This will also be necessary if the property description changes. The Licencee must provide full details of all changes in respect of the properties to the Responsible Authority within 60 days after the said change takes place.
3. Please note that no activity should occur within the 1:100 year flood line or within 100m distance from the edge of watercourse (excluding flood plains) or within 500m from any boundary of a wetland or water resource, unless authorized by this Department
4. Note that no abstraction, pumping or storage of both surface and groundwater may occur without prior authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the National Water Act, 1998 (Act No.36 of 1998) (NWA).



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Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

5. All relevant Sections of the NWA regarding water use, water resource management, and pollution management must be adhered to.
6. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.
7. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.
8. On condition that all of the above is adhered to, this Department does not have any objection towards the proposed consent use.

Please do not hesitate to contact the above office should there be any queries.

Sincerely,

PROVINCIAL HEAD:

Signed by:

Designation:

Date:

WESTERN CAPE

Nelisa Ndobeni

Control Environmental Officer

16 October 2025

Cc: The Municipal Manager
Swartland Municipality
Private Bag X52
MALMESBURY
7299



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