



File ref: 15/3/3-15/Farm\_697/01  
15/3/6-15/Farm\_697/01

Enquiries:  
Mr AJ Burger

1 April 2026

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

via e-mail: [zanelle@rumboll.co.za](mailto:zanelle@rumboll.co.za)

Dear Sir/Madam

## **PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF FARM NO 697, DIVISION MALMESBURY**

Your application with reference 14781/ZN/EM, dated 10 March 2026, on behalf of Swartland Municipality, 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 rezoning of portion 1 of farm no 697, Division Malmesbury, is approved in terms of Section 70 of the By-Law.
- 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 8226 of 25 March 2020), the application for the subdivision of portion 1 of farm no 697, Division Malmesbury, is approved in terms of Section 70 of the By-Law.

### **Decisions A and B are subject to the conditions that:**

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Portion 1 of farm no 697, Division Malmesbury (148,3048ha in extent) be rezoned from Agricultural zone 1 to Subdivisional Area, to accommodate the following land uses, namely:
- Transport zone 2 (portion A – 6261m<sup>2</sup> in extent); and
  - Agricultural zone 1 (split remainder – 91,2658ha in extent)
- as, presented in the application;
- b) Portion 1 of farm no 697, Division Malmesbury (148,3048ha in extent), be subdivided as follows:
- Portion A (6261m<sup>2</sup> in extent);
  - Split Remainder (91,2658ha in extent);
- in accordance with Subdivision Plan with reference 10756/ZN, dated March 2025, as presented in the application;
- c) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
- The approval letter for the subdivision and servitude registration, containing the conditions of approval;
  - The approved subdivision plan;

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- Swartland forward thinking 2040 - where people can live their dreams!
- iSwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

## 2. GENERAL




- a) The approval does not exempt the owner/developer from compliance with all legislation 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 date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- c) All conditions of approval be implemented at subdivision stage, before clearance be issued and 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;
- d) 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](mailto: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  
AJB/ds

Copies:        *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                  *Director: Financial Services*  
                  *Director: Civil Engineering Services*  
                  *Director: Electrical Engineering services*

**KEY:**

-  Relevant boundary
-  Proposed subdivision
-  Rezoning to Transport Zone 2

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling-toegestaan ingevolge artikel 70 van die Verordening insake-Munisipale Grondgebruikbeplanning (PN 8226 van 25 Maart 2020), onderthegwig aen voorwaendes.

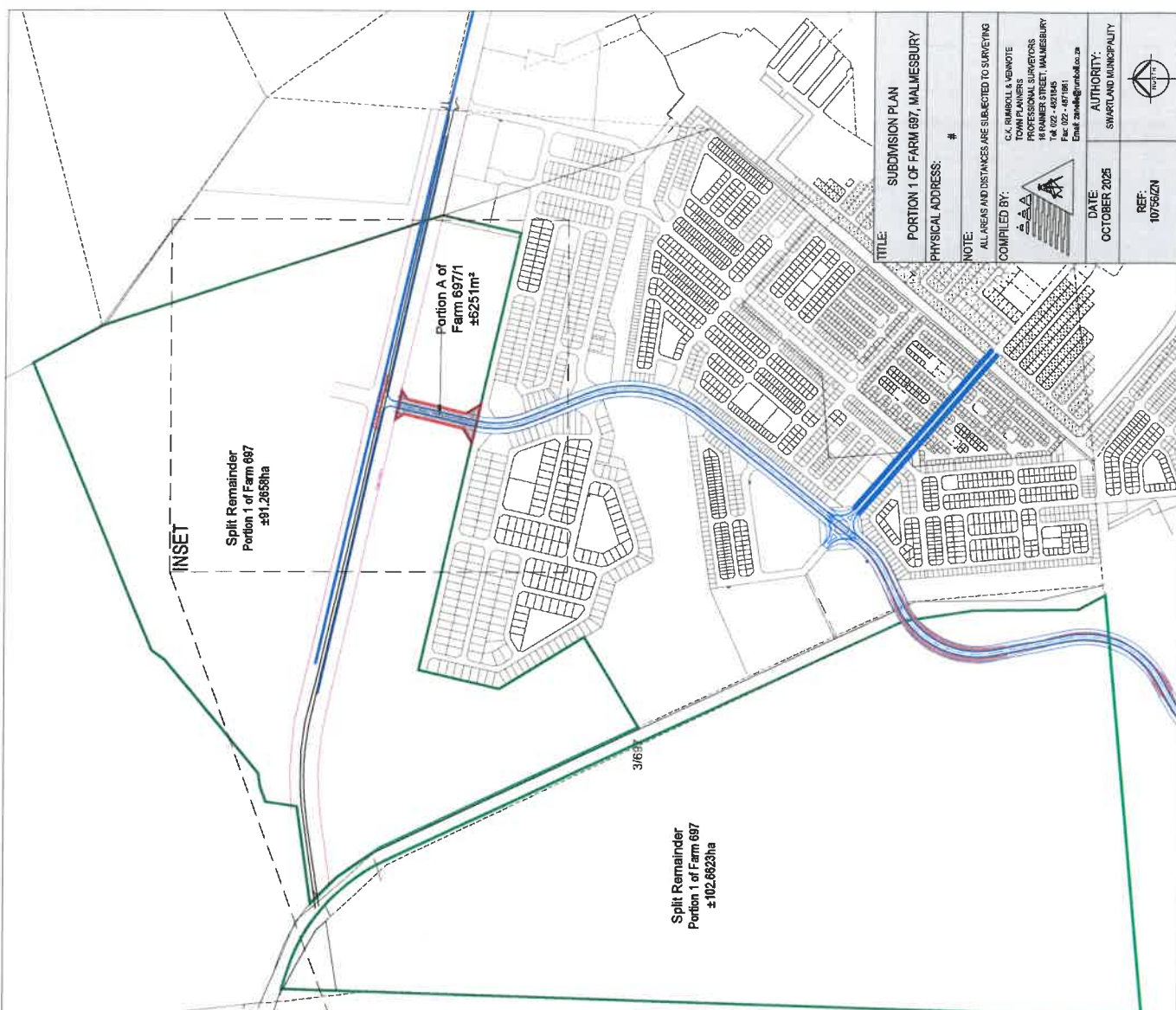
Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

INSET

DATUM: 2024

MUNISIPALE BESORGER  
MUNICIPAL MANAGER

**Split Remainder  
Portion 1 of Farm 697  
±91,2658ha**



TITLE	SUBDIVISION PLAN
PHYSICAL ADDRESS:	PORTION 1 OF FARM 697, MALLIESBURG
#	
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	G.K. BUMBULL & NOTE TOMM PLANNERS PROFESSIONAL SURVEYORS PRINER STREET, MALLIESBURG 7401, MALLIESBURG TEL: 0522 447185 FAX: 0522 447186 Email: zand@tomball.co.za
DATE:	OCTOBER 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	107562N

