



Lêer verw/ 15/3/3-8/Erf_680,327
15/3/6-8/Erf_680,327
15/3/10-8/Erf_680,327
15/3/3-12/Erf_680,327

Navrae/Enquiries:
Ms D N Stellenberg

20 February 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND CONSENT USE ON ERVEN 680 AND 327, MALMESBURY

Your application dated 30 September 2025 with reference MAL/14820/NJdk on behalf of Swartland Municipality has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 February 2026 to approve application for rezoning of Erf 680, Malmesbury from Split Zoning to Subdivisional area in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- B. The application for rezoning of Erf 327, Malmesbury from Split Zoning to Subdivisional area is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- C. The application for subdivision of Erf 680, Malmesbury is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- D. The application for subdivision of Erf 327, Malmesbury is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- E. The application for consolidation of the subdivided portions is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- F. The application for consent use on a portion of the consolidated property is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):

G. The decisions A to F above are subject to the following conditions:

G1 TOWN PLANNING AND BUILDING CONTROL

- (a) The rezoning of erf 680, Malmesbury to make provision for the following land uses in accordance with rezoning plan, MAL/14820/NJdK dated September 2025:
 - (i) Open Space Zone 2
 - (ii) Business Zone 1
 - (iii) Transport Zone 2
- (b) The rezoning of erf 327, Malmesbury make provision for the following land uses in accordance with rezoning plan, MAL/14820/NJdK dated September 2025:
 - (i) Open Space Zone 2
 - (ii) Business Zone 1
 - (iii) Transport Zone 2
- (c) Erf 680 (9042m² in extent) be subdivided as follows:
 - (i) Portion A - ± 973m² (Open Space Zone 2)

- 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!

- (ii) Portion B - ± 1567m²(Business Zone 1)
- (iii) Remainder - ± 6502m² (Transport Zone 2)
- (d) Erf 327 be subdivided as follows:
 - (i) Portion A - ± 11133m² (Open Space Zone 2)
 - (ii) Portion B - ± 1512m (Business Zone 1)
 - (iii) Remainder - ± 768.9201ha (Split Zoning – Municipal commonage)
- (e) Portion A (Portion of Erf 680) be consolidated with Portion A (portion of Erf 327);
- (f) Portion B (Portion of Erf 680) be consolidated with Portion B (portion of Erf 327);
- (g) The place of entertainment on the proposed consolidated property be restricted to accommodate the existing squash courts under the new zoning category, as presented in the application;

H. GENERAL

- (a) The legal certificate which authorises the transfer of the subdivided portions and the consolidated erf in terms of section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
 - (b) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
 - (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
 - (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.
 - (e) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000-00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.
- I. The application be supported for the following reasons:
- (a) Aligning zoning and cadastral boundaries reinforces existing community-benefiting land uses and ensures continued access to public facilities;
 - (b) The creation of the business zone property provides for future business opportunities and economic activity within the CBD of Malmesbury;
 - (c) The main purpose of the application is to formalise existing uses each on their individual land unit ensuring effective land administration and asset management;
 - (d) The proposal is aligned with the strategic goals of the IDP as well as is regarded as consistent with the MSDP, 2025. It does not introduce new development or intensification, it only regularises existing community and recreational related uses on municipal land;
 - (e) The proposal results in reducing future planning and land-use management uncertainty on key municipal assets;
 - (f) The proposal strengthens the CBD by promoting the development of mixed uses within the CBD, assisting in the renewal as well as enhancement of the visual appeal of the CBD to be more vibrant and visitor friendly;
 - (g) The proposal will not adversely affect the sense of place of Malmesbury;
 - (h) Future development of the consolidated properties will be subject to the submission of a site development plan for consideration and approval. With such an application the municipality may require a public participation process for transparency;
 - (i) Public interest is positively served through improved administration and continued access to community assets as well as supporting the sustainable and efficient use of urban land as well as supporting economic growth and the revitalisation of the CBD.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

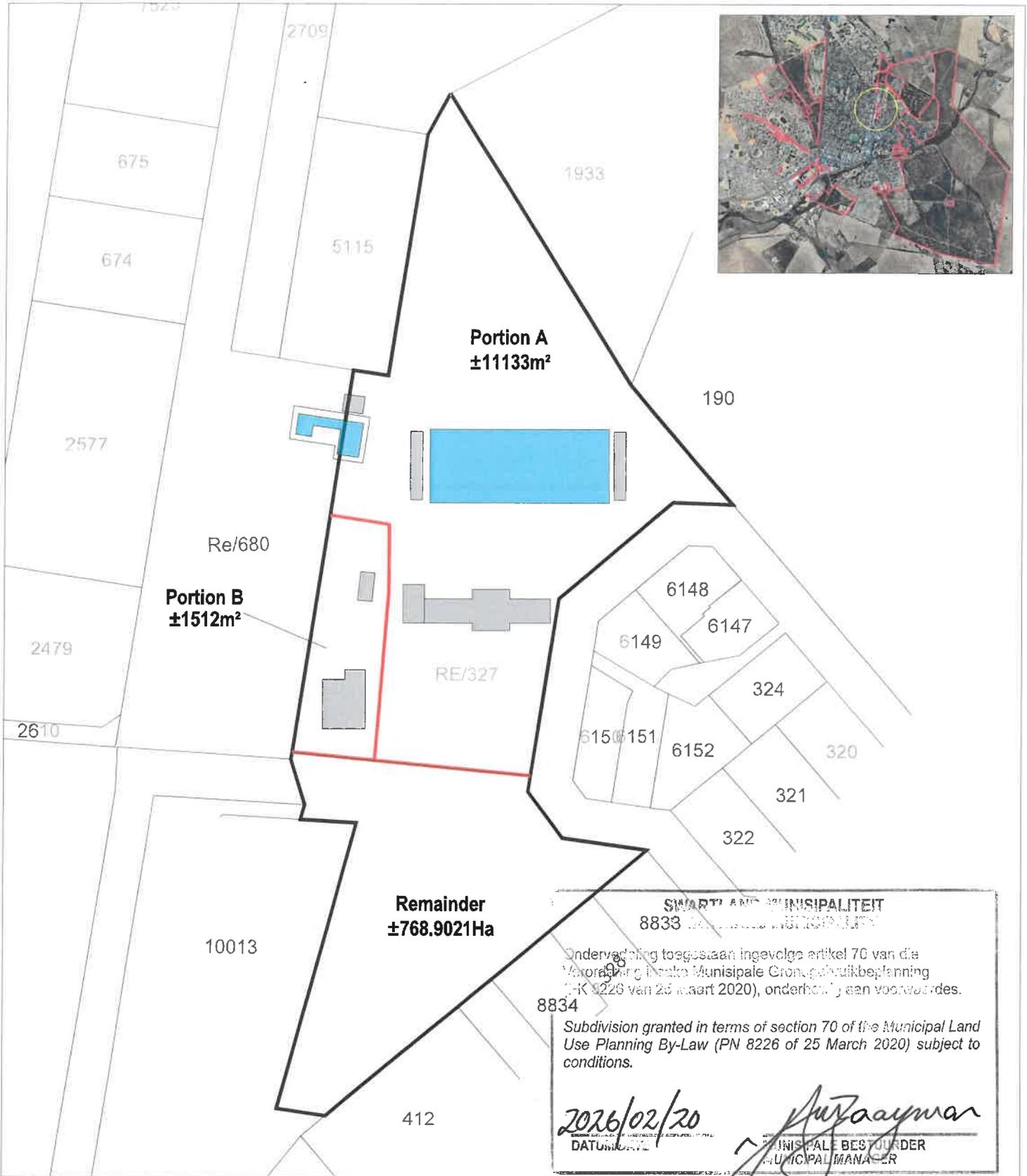
Copies : Surveyor General, Private Bag X9028, Cape Town, 8000

Director: Civil Engineering Services

Director: Financial Services

Director : Corporate Services

PLAN OF SUBDIVISION: ERF RE/327, MALMESBURY



SWARTLAND MUNICIPALITEIT
8833

Onderwysing toegestaan ingevolge artikel 70 van die Verordening Inasake Munisipale Grondgebruikbeplanning (PN 8226 van 25 maart 2020), onderhorig 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.

2026/02/20
MUNISIPALE BESTOUDER
MUNICIPAL MANAGER

KEY:

- Subject property
- Proposed subdivision line
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

Subdivision of Erf Re/327, Malmesbury

Proposed Portions	Proposed Zoning	Proposed Size
Portion A	Open Space Zone 2	±11133m ²
Portion B	Business Zone 1	±1512m ²
Remainder	Transport Zone 2	±768.9021Ha
Total size	-	770.1666Ha

TITLE: SUBDIVISION PLAN
ERF Re/327 MALMESBURY

PHYSICAL ADDRESS:
MALMESBURY

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

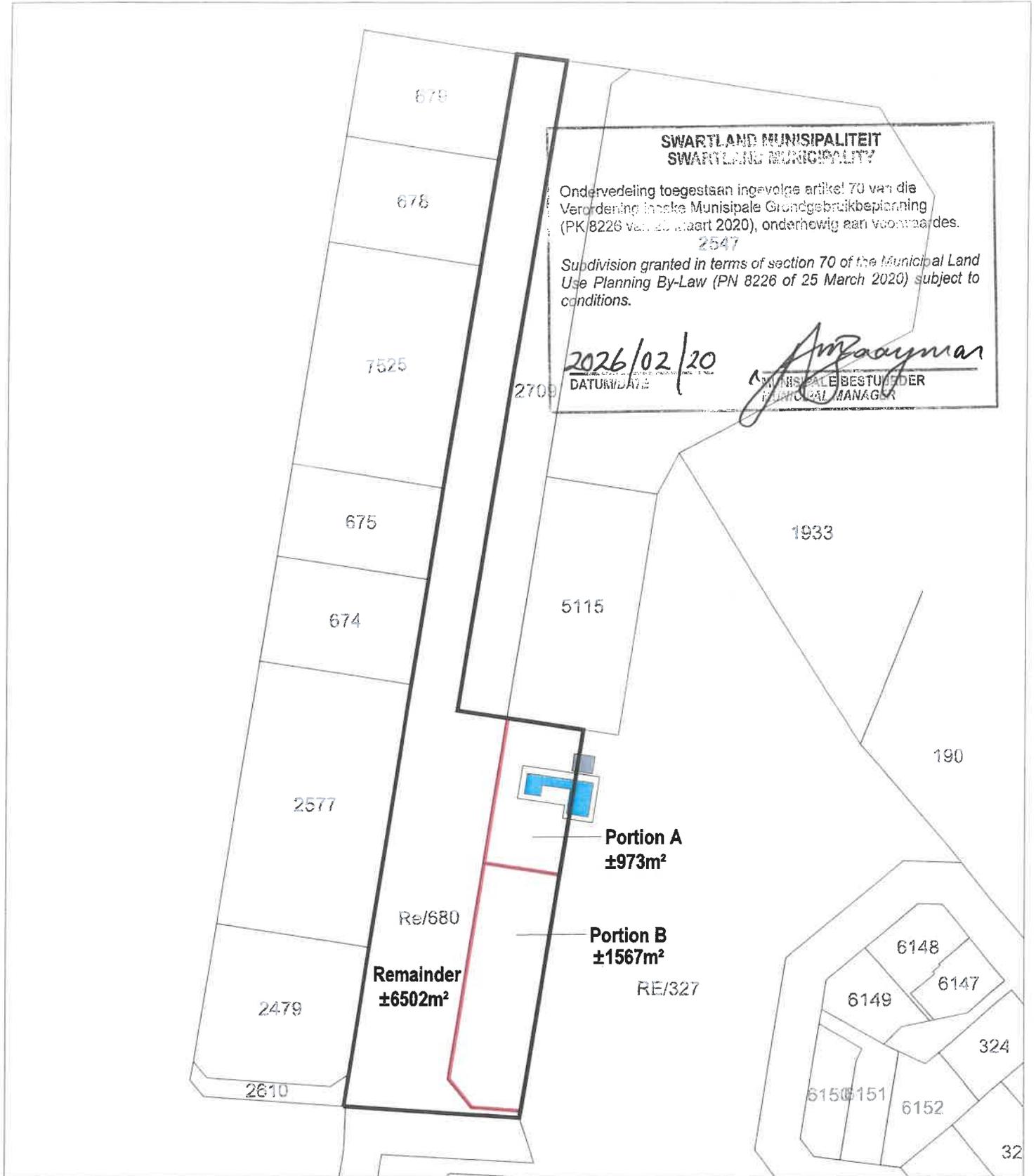
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DATE: September 2025
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/14820/N4JK

Drawing done by NJ de Kock - Planner: CK Rumboll & Partners

PLAN OF SUBDIVISION: ERF 680, MALMESBURY



KEY:

- Subject property
- Proposed subdivision line
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

Subdivision of Erf 680, Malmesbury		
Proposed Portions	Proposed Zoning	Proposed Size
Portion A	Open Space Zone 2	±973m ²
Portion B	Business Zone 1	±1567m ²
Remainder	Transport Zone 2	±6502m ²
Total size	-	9042m²

TITLE: SUBDIVISION PLAN
ERF 680, MALMESBURY

PHYSICAL ADDRESS:
MALMESBURY

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:

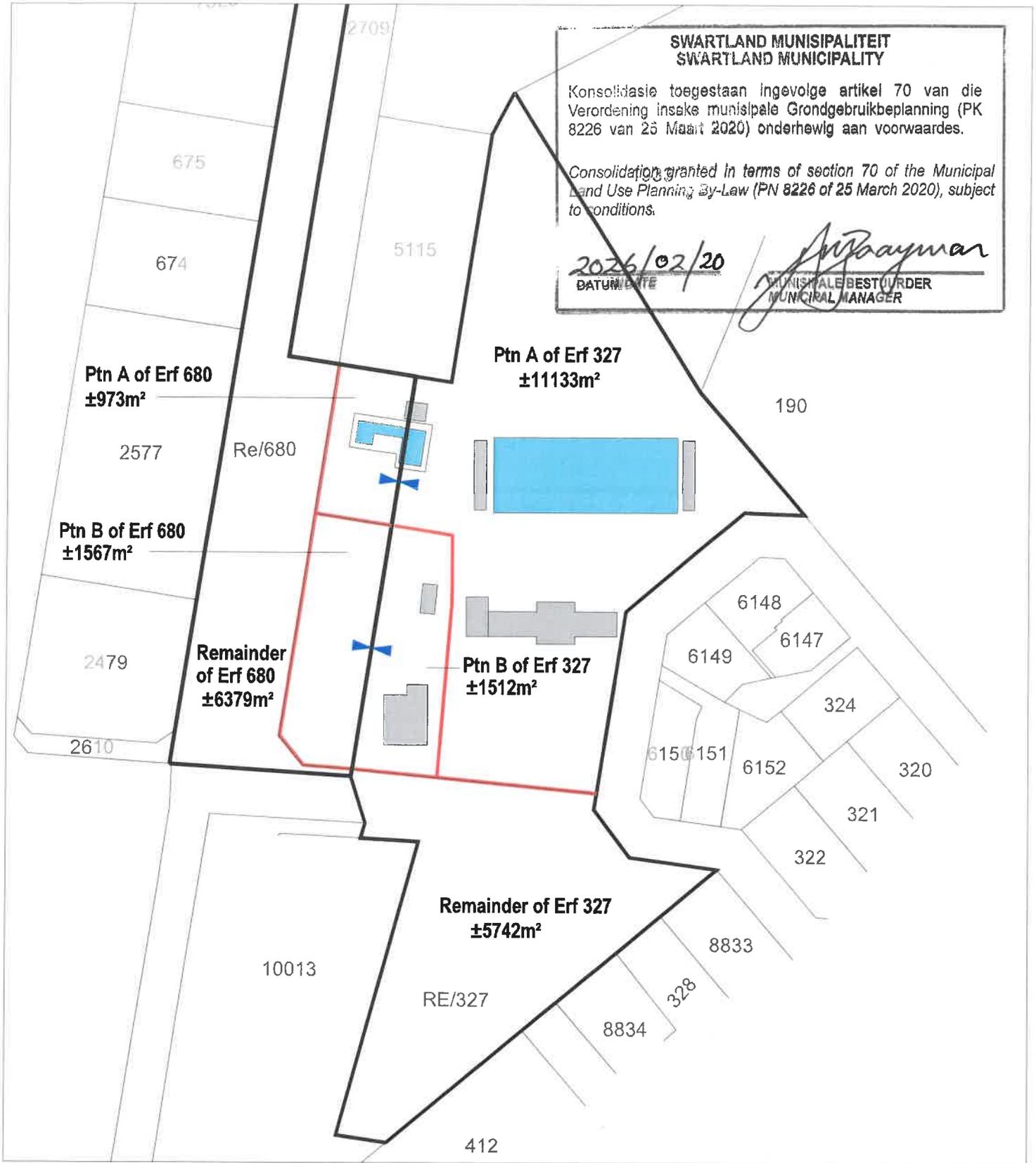
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DATE: September 2025 **AUTHORITY:** SWARTLAND MUNICIPALITY

REF: MAL/14820/14X

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PLAN OF CONSOLIDATION: PORTIONS OF ERVEN Re/327 AND 680, MALMESBURY



**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.

2026/02/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

KEY:

- Subject property
- Proposed subdivision line
- Proposed Consolidation
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

CONSOLIDATION:

Portion A of Erf 327: ±11133m ²	Portion A of Erf 680: ±973m ²
Total: ±12106m ²	
Portion B of Erf 327: ±1512m ²	Portion B of Erf 680: ±1567m ²
Total: ±3079m ²	

PROPOSED ZONING:

Consolidated Portion A:
Open Space Zone 2

Consolidated Portion B:
Business Zone 1

Remainder Portion Erf Re/327 and Erf 680: Transport Zone 2

TITLE: CONSOLIDATION PLAN PORTIONS OF ERVEN RE/327 & 680, MALMESBURY	
PHYSICAL ADDRESS: MALMESBURY	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY: 	CK RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAMBER STREET, MALMESBURY Tel: 022 - 481845 Fax: 022 - 481851 Email: planning@rumboll.co.za
DATE: September 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/14820/ALJK	
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