



File ref: 15/3/3-15/Farm_758/09
15/3/4-15/Farm_758/09

Enquiries:
Mr AJ Burger

20 August 2025

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Per registered post

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON PORTION 9 OF FARM GOEDE HOOP NO 758, DIVISION MALMESBURY

Your application, with reference MAL/13463/MH, dated 30 July 2024 on behalf of NJ Nieuwenhuys Properties 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 rezoning of a portion 9 of farm Goede Hoop no 758, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion (9,7ha in extent) of portion 9 of farm Goede Hoop no 758, Division Malmesbury be rezoned from Agricultural zone 3 to Agricultural zone 2;
- (b) The Agricultural zone 2 zoning be restricted to a storage and packaging facility for agricultural crops (both own grown and sourced) with associated buildings and infrastructure as presented in the application;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) The property be landscaped as indicated on plans marked project number 24-008-sheet number 101 and 102

2. WATER

- (a) Swartland Municipality cannot provide any drinking water;

3. SEWERAGE

- (a) Sewerage services can only be provided for house hold sewerage by means of a vacuum truck;

- 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 82145 of 25 March 2020), the application for departure of the

development parameters on portion 9 of farm Goede Hoop no 758, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Departure of the required 172 on-site loading bays to 92 loading bays relating to the agricultural industry.

C. GENERAL

- (a) The conditions of approval of the Environmental Authorisation issued by the Department of Environmental Affairs and Development Planning with reference 16/3/31/F5/16/2055/25, NWAS Reference WCP/EIA/0001526/2024, dated 17 June 2025 be complied with;
- (b) 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.
- (c) 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision. All conditions of approval be implemented before the occupation certificate be issued by the municipality. Should all conditions of approval be met within the prescribed period, the land use becomes permanent and the approval period will no longer be applicable.
- (d) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official 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 decision. 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
AJB/ds

Copies: *Director: Civil Engineering Services*
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