



File ref: 15/3/12-15/Farm 661, 663

Enquiries:
A. de Jager

10 February 2025

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL: SUBDIVISION AND SUBDIVISION PLAN OF THE FARM BOTMAS KLOOF, NO. 661 AND PROPOSED CONSOLIDATION WITH THE REMAINDER OF THE FARM CLOOVENBURG, NO. 663, DIVISION MALMESBURY

Your application on behalf of the Kloovenburg Trust, with reference number RK/10884/ZN, 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 amendment of approval conditions pertaining to the subdivision of the farm Botmas Kloof, no. 661, Division Malmesbury is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition B.1.aa) be added to approval letter 15/3/6-15/Farm 661, dated 11 May 2021, to read 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 0,1101ha in extent (Agricultural Zone 1);*
- ii. Portion B of 0,4053ha in extent (Residential Zone 1 and Transport Zone 2); and*
- iii. The Remainder of 257,9517ha in extent (Agricultural Zone 1);*

in accordance with Phase 1: Subdivision, Consolidation and Rezoning Plan RK/10884/ZN, dated August 2024...";

- b) Condition B.1.a) of approval letter 15/3/6-15/Farm 661, dated 11 May 2021, be amended to read as follows:

"...B.1.a) Phase 2: Portion B of the Farm Botmaskloof, no. 661 (0,4053 ha in extent) be subdivided as follows:

- i. Portion I of 675m² in extent (Residential Zone 1);*
- ii. Portion II of 515m² in extent (Residential Zone 1);*
- iii. Portion III of 562m² in extent (Residential Zone 1);*
- iv. Portion IV of 500m² in extent (Residential Zone 1);*
- v. Portion V of 500m² in extent (Residential Zone 1);*
- vi. Portion VI of 662m² in extent (Residential Zone 1);*

1

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

vii. Portion VII of 638m² in extent (Transport Zone 2);

in accordance with Phase 2: Site Development Plan RK/10884/ZN, dated August 2024...";

- c) Condition B.1.c) of approval letter 15/3/6-15/Farm 661, dated 11 May 2021, be amended to read as follows:
"... B.1.c) An owners' association be established for Phase 2, in terms of section 39 of the By- Law..."
- d) Condition B.1.d) of approval letter 15/3/6-15/Farm 661, dated 11 May 2021, be amended to read as follows:
"... B.1.d) The owners' association constitution for Phase 2 be approved by the Municipality before registration of the transfer of the first land unit and that the constitution makes provision for..."
- e) Condition B.1.e) of approval letter 15/3/6-15/Farm 661, dated 11 May 2021, be amended to read as follows:
"... B.1.e) The constitution of the owners' association takes effect upon the transfer of the first land unit within Phase 2, to a person other than the developer..."
- f) Condition B.1.f) of approval letter 15/3/6-15/Farm 661, dated 11 May 2021, be amended to read as follows:
"... B.1.f) The internal private road be transferred to the owners' association simultaneously to the transfer of the first land unit of Phase 2..."

- 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 consolidation of a portion of the farm Botmas Kloof, no. 661, Division Malmesbury, with the Remainder of the farm Cloovenburg, no. 663, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Newly created Portion A of the farm Botmas Kloof, no. 661 (0,1101ha in extent) be consolidated with the Remainder of the farm Cloovenburg, no. 663 (29.7541ha in extent), in order to create a new land unit of 29.8642ha in extent, in accordance with Phase 1: Subdivision, Consolidation and Rezoning plan RK/10884/ZN, dated August 2024;

- C.** 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 amendment of the subdivision plan for a portion of the farm Botmas Kloof, no. 661, Division Malmesbury, be approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Subdivision Plan on the Remainder of Farm 661, Malmesbury Rd, with reference RK/10884/NG and approved 11 May 2021, be amended in accordance with the proposed Site Development Plan on Portion B of the Remainder of farm 661, with reference number RK/10884/ZN, dated August 2024;

2. GENERAL

- a) All remaining conditions contained approval letter 15/3/6-15/Farm 661, dated 11 May 2021 remain applicable to the proposed development;
- b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- c) The approvals are 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 uses come into operation/or occupancy certificates be issued. Failing to do so will cause the approvals to lapse. Should all conditions of approval be met within the 5 year period, the land uses become 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 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.

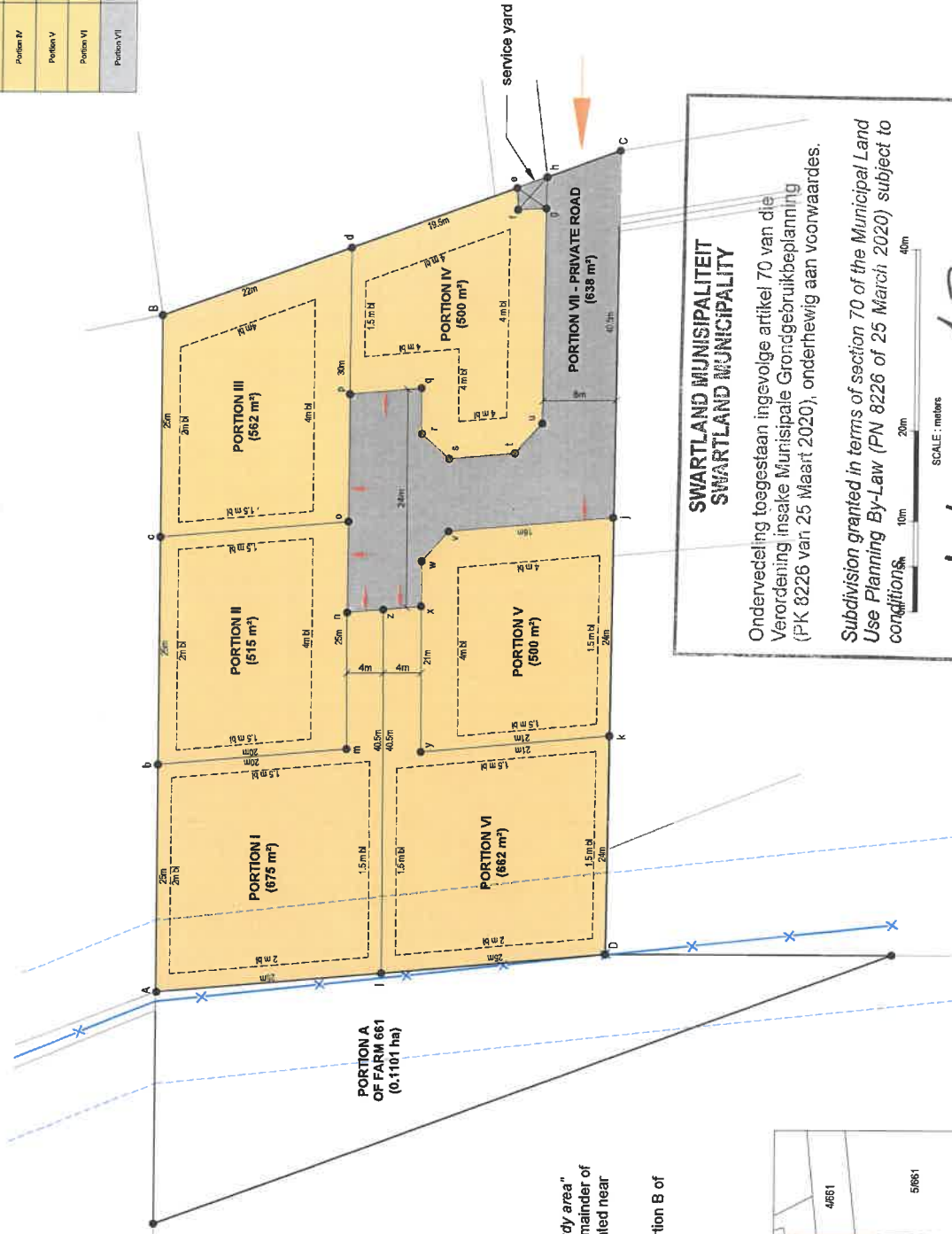
Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
At/Jds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control Officer
 Kloovenburg Trust, Kloovenburg Farm,, Riebeek Kasteel, 7307
 pieter@kloovenburg.com

PHASE 2

PROPOSED DEVELOPMENT ON PORTION B OF REMAINDER OF FARM 661 MALMESBURY RD



- LEGEND:
- Residential Land Uses
 - Service Yard
 - Private Road
 - ESKOM power line servitude
 - 9m power line buffer
 - Access to properties
 - Existing access from Main Road 227 (R311)

DEVELOPMENT PARTICULARS			
PROPERTY	DESCRIPTION	EXTANT	CURRENT ZONING
Portion I	A, b, m, n, z, i	675 m²	Residential Zone 1
Portion II	b, c, d, h, m	515 m²	
Portion III	c, B, d, p, o	562 m²	
Portion IV	d, e, f, g, u, l, s, t, a, p	500 m²	
Portion V	j, k, y, x, w, v	500 m²	
Portion VI	k, D, L, z, x, y	682 m²	
Portion VII	h, C, u, v, w, x, z, n, m, j, k, y, x, w, v, u, g, f, e	638 m²	Transition Zone 2
			Single Residential Dwelling Units



NOTES:

This diagram illustrates the "study area" which is a portion of the split remainder of Farm 661 Malmesbury RD, located near Riebeek Kasteel.

Figure A, B, C, D represents Portion B of Farm 661

Drawing by: Zanelle Nodde

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.J. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 PAMER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871681
Email: bop@rumbold.co.za

DATE: AUGUST 2024

AUTHORITY: SWARTLAND MUNICIPALITY

REF: RK/10884/ZN

SCALE: 1:500

PHASE 1: FARM 661/RE AND FARM 663/RE, MALMESBURY

214

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Grondwet van 1996 (Consolidation permitted in terms of section 70 of the Constitution of 1996) 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.

2025/10/10
 DATUM/DATE

Amman
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Portion A of Farm 661
 ± 0.1101Ha

Portion B of Farm 661 - Rezoning
Future Settlement Development
 ± 0.4053Ha

Remainder of Farm Cloovenburg No 663
 29.7541 Ha

Remainder of Farm Botmas Kloof No 661
 ± 257.9517Ha

4/668

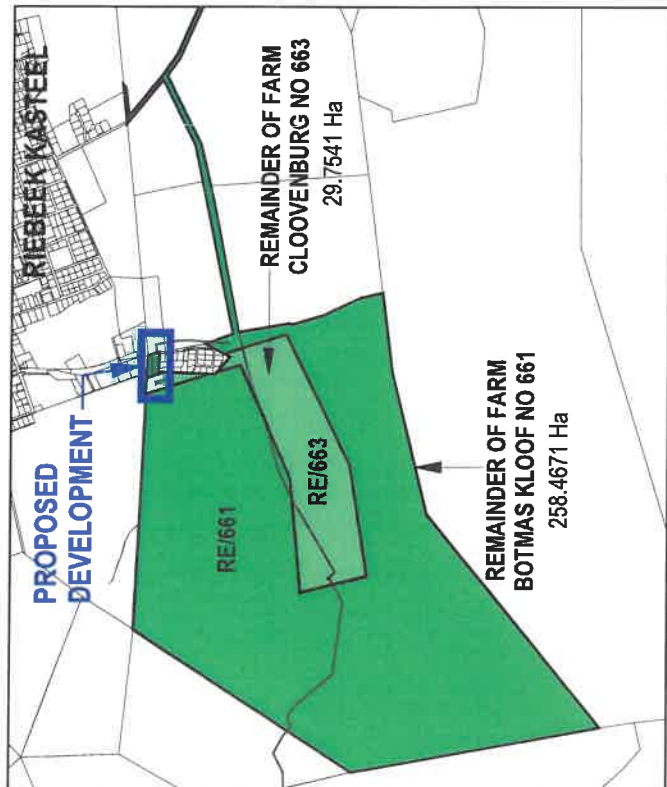
3/668

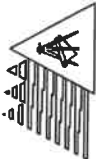
2/668

5/668

LEGEND

- Subject properties
- Proposed subdivision line
- Farm Botmas Kloof RE/661 258.4671 Ha
- Portion A ± 0.1101Ha
- Portion B ± 0.4053Ha
- Remainder ± 257.9517Ha
- Proposed consolidation
- Farm Cloovenburg RE/663 29.7541 Ha
- with Portion A ± 0.1101Ha
- Total consolidated farm size ± 29.8642Ha
- Proposed rezoning of Portion B (± 0.4053Ha) from Agriculture 1 to Subdivisional area



PROPOSED SUBDIVISION, CONSOLIDATION AND REZONING FARMS BOTMAS KLOOF RE/661 AND CLOOVENBURG RE/663 MALMESBURY ADMIN DISTRICT
NOTE: ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY
CREATED BY:  C.K. RUMBOLL & PARTNERS TOWN & REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 16 PAMER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871861 e-mail: leap@rumboll.co.za
DATE: AUGUST 2024
SCALE: N.T.S
REF: RK/10684/ZN