



File ref: 15/3/3-15/Farm 770/3
15/3/4-15/ Farm 770/3
15/3/6-15/ Farm 770/3
15/3/10-15/ Farm 770/3

Enquiries:
A. de Jager

25 April 2025

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

via e-mail: planning9@rumboll.co.za

Sir / Madam

PROPOSED REZONING, SUBDIVISION AND CONSENT USE AND DEPARTURE FROM DEVELOPMENT PARAMETERS ON PORTION 3 OF FARM ROZENBURG, NO. 770, DIVISION MALMESBURY

Your application with reference number MAL/14070/RP, dated 28 November 2025, on behalf of T.J. Duvenhage, 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 Portion 3 of farm Rozenburg, no. 770, Division Malmesbury, from Agricultural Zone 1 to Subdivisional Area, be 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 3 of farm Rozenburg, no. 770, Division Malmesbury, be approved in terms of section 70 of the By-Law;
- 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 a consent use on Portion 3 of farm Rozenburg, no. 770, Division Malmesbury, to establish a second dwelling, be approved in terms of section 70 of the By-Law;

Approvals A. B. and C. above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Portion 3 of farm Rozenburg, no. 770, Division Malmesbury (3,5159ha in extent), be rezoned from Agricultural Zone 1 to Subdivisional Area in order to accommodate the following zoning categories, as presented in the application on Zoning Plan MAL/14070/RP, dated November 2024:
- i. Residential Zone 5;

- 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!

- ii. Agricultural Zone 1;
- b) Portion 3 of farm Rozenburg, no. 770, Division Malmesbury (3,5159ha in extent), be subdivided into the following portions, as presented in the application on Subdivision Plan MAL/14070/RP, dated November 2024,:
 - i. Portion A: 5 763m² in extent
 - ii. Portion B: 2,9396ha in extent;
- c) The General Plan be submitted to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
 - i. the municipality's decision to approve the subdivisions and consolidation;
 - ii. the conditions of approval imposed in terms of section 76; and
 - iii. the approved subdivision plans and consolidation plan;
- d) The consent use authorises a second dwelling on the newly created Portion A, as presented in the application;
- e) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;

2. WATER

- a) Each portion be provided with a separate water connection, at subdivision stage;

3. SEWERAGE

- a) The subdivided portion be provided with a conservancy tank of minimum 8 000 litre capacity and that the tank be accessible to the municipal service truck via the street, to the satisfaction of the Director: Civil Engineering Services;
- b) The condition is applicable at subdivision stage;

3. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R35 984,65 and is payable by the owner/developer at clearance stage. The amount is due to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
 - b) The development charge towards water reticulation amounts to R20 213,55 and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
 - c) The development charge towards sewerage amounts to R8 642,55 and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
 - d) The development charge towards waste water treatment amounts to R9 369,05 and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
 - e) The development charge towards streets amounts to R24 389,20 and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
 - f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;
- D. 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 departure from development conditions on Portion 3 of farm Rozenburg, no. 770, 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) The building line departure authorises the encroachment of the 6m northern building line to a distance of 4m from the property boundary;
- b) The departure be restricted to the portions of the existing buildings that encroach on the building line, as presented in the application;

4. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Any existing services connecting the Remainder and Portion A, be relocated and/or disconnected, in order for the pipework of each erf to be separate and located on the applicable property;
- c) Should the expansion of the existing services be necessary, in order to provide service connections to the subdivided portions, the costs will be for the account of the owner/developer;
- d) 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/or the occupancy certificate 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.
- e) 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
Adj/tds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 T.J. Duvenhage, 2 Telana Huis, Klipkoppie, Malmesbury, 7300
 4x4@talanahills.co.za

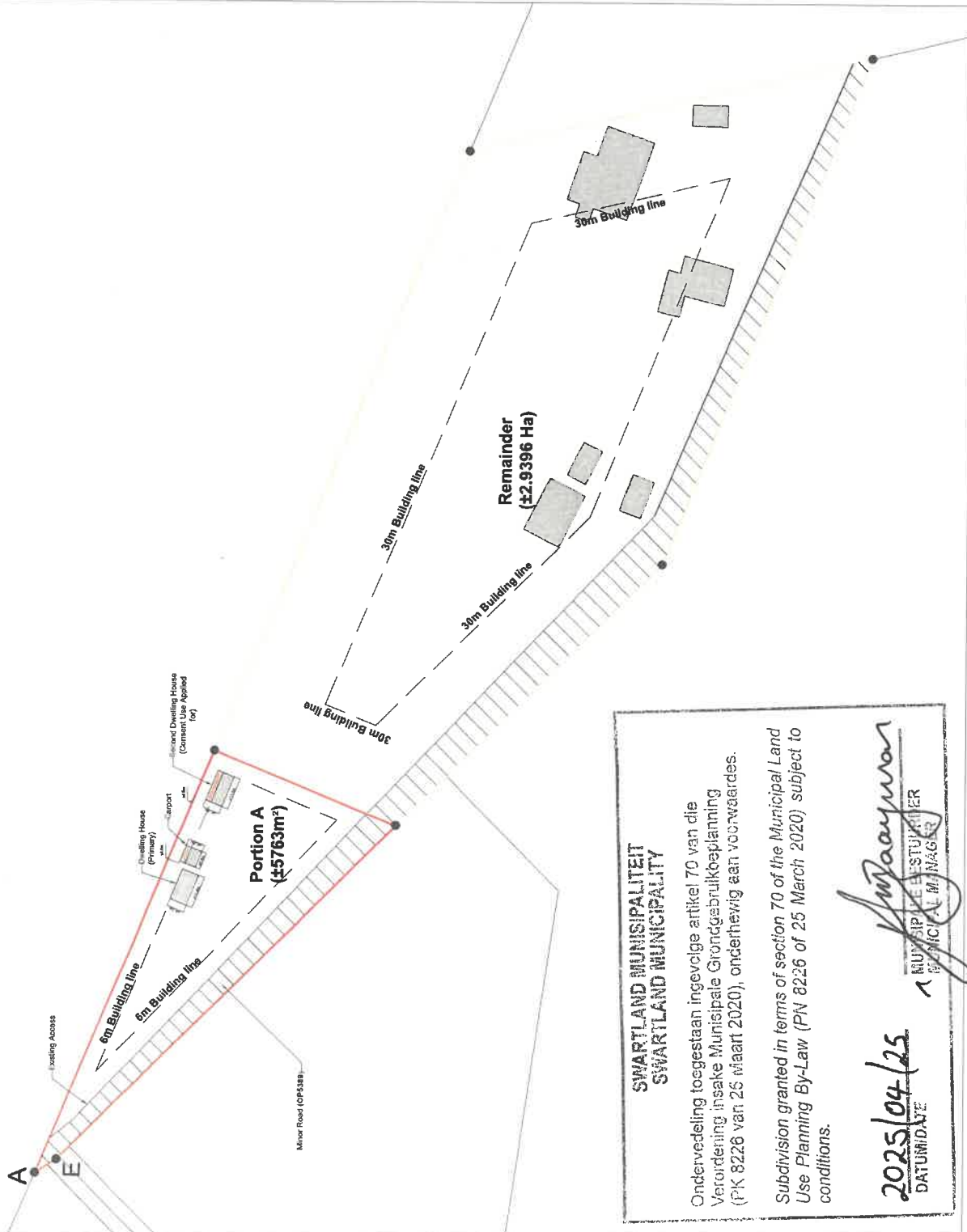
SUBDIVISION PLAN

LEGEND:

- Portion A ($\pm 4436m^2$)
- Remainder (± 3.0723 Ha)
- Existing cadastral boundaries
- Existing Structures
- Applicable Building Lines
- Encroached Building Line
- Minor Road (OP5389)

Subdivision of Portion 3 of Farm Rozenburg No. 770, Malmesbury RD, measuring 3.5159 hectares, represented by Figure A B C D E into two portions, namely:

1. Portion A, Measuring $\pm 5763m^2$, as represented by Figure A f g E; and
2. Remainder, Measuring ± 2.9396 hectares, as represented by Figure f B C D g



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Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 maart 2020), onderhewig 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.

2025/04/25
DATE

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Drawing: PROPOSED SUBDIVISION

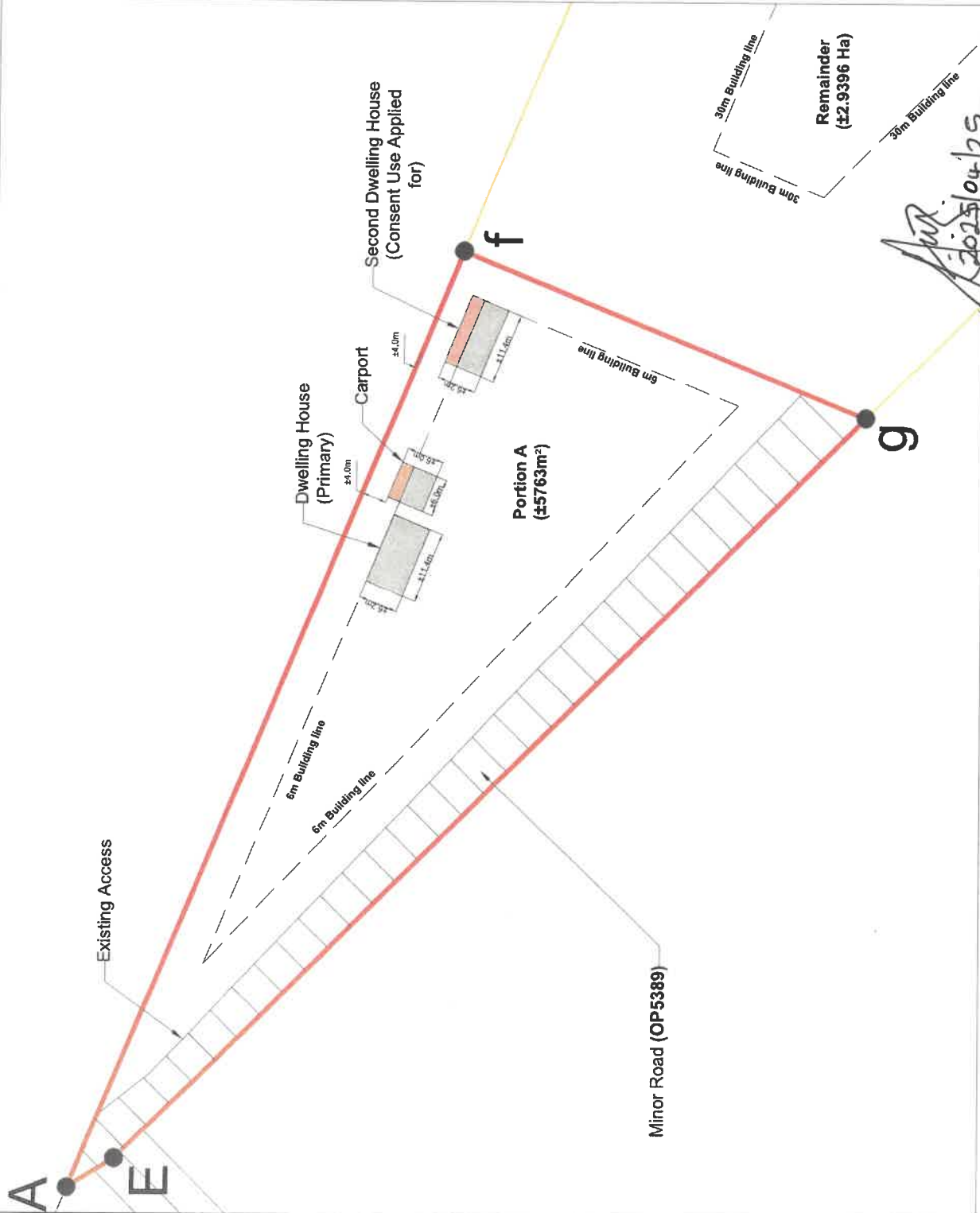
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
C.K. RUMBOLD & VENNOTE
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DATE: November 2024
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/14070/RP

Portion 3 of Farm Rozenburg No. 770, Malmesbury Registration Division

CONSENT USE: SITE DEVELOPMENT PLAN



LEGEND:

- Portion A (± 5763m²)
- Remainder (±2.9396 Ha)
- Existing cadastral boundaries
- Existing buildings and structures
- Applicable Building Lines
- Encroached Building Line
- Minor Road (OP5389)

Rezoning of Portion 3 of Farm Rozenburg No. 770, Malmesbury RD, measuring 3.5159 hectares, from Agricultural Zone 1 to Subdivisional Area, in order to accommodate the proposed zonings after the proposed subdivision, namely:

1. Portion A, Measuring ±5763m², as represented by Figure A f g E from Agricultural Zone 1 to Residential Zone 5
2. Remainder, Measuring ±2.9396 hectares, as represented by Figure f B C D g, retains the zoning of Agricultural Zone 1.

- Subdivision of Portion 3 of Farm Rozenburg No. 770, Malmesbury RD, measuring 3.5159 hectares, represented by Figure A B C D E into two portions, namely:
 1. Portion A, Measuring ±5763m², as represented by Figure f g h i; and
 2. Remainder, Measuring ±2.9396 hectares, as represented by Figure f B C D g
- Consent Use to Accommodate a Second Dwelling House on Portion A.
- Permanent Departure for the relaxation of the 6m building line to 4m, in order to accommodate the existing structures on Portion A.

Drawing:

SITE DEVELOPMENT PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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DATE:

November 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MAU/14070RP

Portion 3 of Farm Rozenburg No. 770, Malmesbury Registration Division

ZONING PLAN

AFTER:

- LEGEND:**
- Portion A ($\pm 5763m^2$)
 - Residential Zone 5; Rural Residential
 - Remainder (± 2.9396 Ha)
 - Agricultural Zone 1

Remainder
(± 2.9396 Ha)

Portion A
($\pm 5763m^2$)

BEFORE:

Rezoning of Portion 3 of Farm Rozenburg No. 770, Malmesbury RD, measuring 3.5159 hectares, from Agricultural Zone 1 to Subdivisional Area, in order to accommodate the proposed zonings after the proposed subdivision, namely:

1. Portion A, Measuring $\pm 5763m^2$, as represented by Figure f g h i from Agricultural Zone 1 to Residential Zone 5
2. Remainder, Measuring ± 2.9396 hectares, as represented by Figure A f i h g B C D E, retains the zoning of Agricultural Zone 1.

Subdivision of Portion 3 of Farm Rozenburg No. 770, Malmesbury RD, measuring 3.5159 hectares, represented by Figure A B C D E into two portions, namely:

1. Portion A, Measuring $\pm 5763m^2$, as represented by Figure f g h i; and
2. Remainder, Measuring ± 2.9396 hectares, as represented by Figure A f i h g B C D E

Drawing:

PROPOSED REZONING

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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Portion 3 of Farm Rozenburg No. 770, Malmesbury Registration Division