



File ref: 15/3/3-15/Farm 554/35
15/3/4-15/Farm 554/35
15/3/8-15/Farm 554/35

Enquiries:
A. de Jager

13 November 2025

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

via e-mail: planning2@rumboll.co.za

Sir / Madam

PROPOSED REZONING, DEPARTURE AND SERVITUDE REGISTRATION ON PORTION 35 OF THE FARM JACOBUS KRAAL, NO. 554, DIVISION MALMESBURY

Your application with reference number MAL/14701/NJdK, dated 8 August 2025, on behalf WACS AT KOFFIEFONTEIN (Pty) Ltd, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for the rezoning of a portion of Portion 35 of the farm Jacobus Kraal, no. 554, from Agricultural Zone 1 to Special Zone, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- The rezoning from Agricultural Zone 1 to Special Zone is restricted to a footprint of 60m² in extent, in accordance with Rezoning Plan MAL/14701/NJdK, dated July 2025, and presented in the application;
- The rezoned portion of 60m² accommodates the fibre optic aggregation site, in accordance with Site Development Plan COG-FRM-005 Rev, 005, dated 10 July 2025, as presented in the application;
- Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- Application be made for the right to display any signage on the property and submitted to the Senior Manager: Development Management for consideration and approval;

- 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 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

- The building line departure authorises the encroachment of the 30m western building line to a distance of 10m from the property boundary;
- The departure be restricted to the footprint of the fibre optic aggregation site, as presented in the application;

- 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 8227 of 25 March 2020), the application for the registration of a servitude over Portion 35 of the farm Jacobus Kraal, no. 554, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the registration of a 10m wide right-of-way and services servitude to provide access to the fibre optic aggregation site, as well as to contain the cables associated with the facility, in accordance with Servitude Plan MAL/14701/NJdK, dated July 2025, as presented in the application;
- b) The owners/developers submit the servitude diagrams to the Surveyor General for approval, including proof of the following:
 - i. The approval letter for the registration of the servitudes, containing the conditions of approval;
 - ii. The approved servitude plans;

2. GENERAL

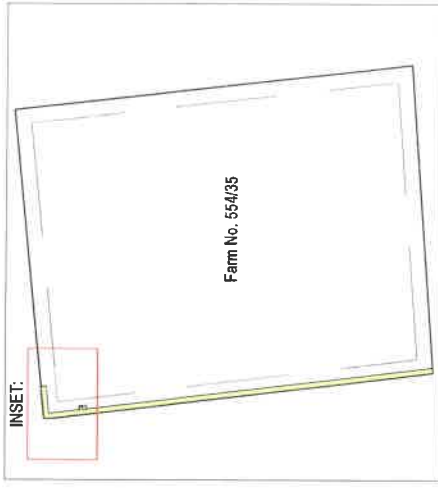
- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation 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.
- c) The applicant 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
Addis

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 WACS AT KOFFIEFONTEIN (PTY) LTD, 96 Kontanna Avenue Centurion, 0157
 Keith.Swanepoel@dfafrica.co.za

RIGHT OF WAY AND SERVICE SERVITUDE ON PORTION 35 OF FARM NO 554, MALMESBURY RD



SWARTLAND MUNICIPALITEIT
STADT- EN DORPSREGERING

Ondervedeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderhevig 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.

2025/11/13
DATUM

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

±10m wide right of way
and service servitude

30m building line

Planned fibre optic aggregation site

- ±10m wide service servitude
- ±10m wide right of way servitude
- Planned fibre optic aggregation site

Drawing by:
NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



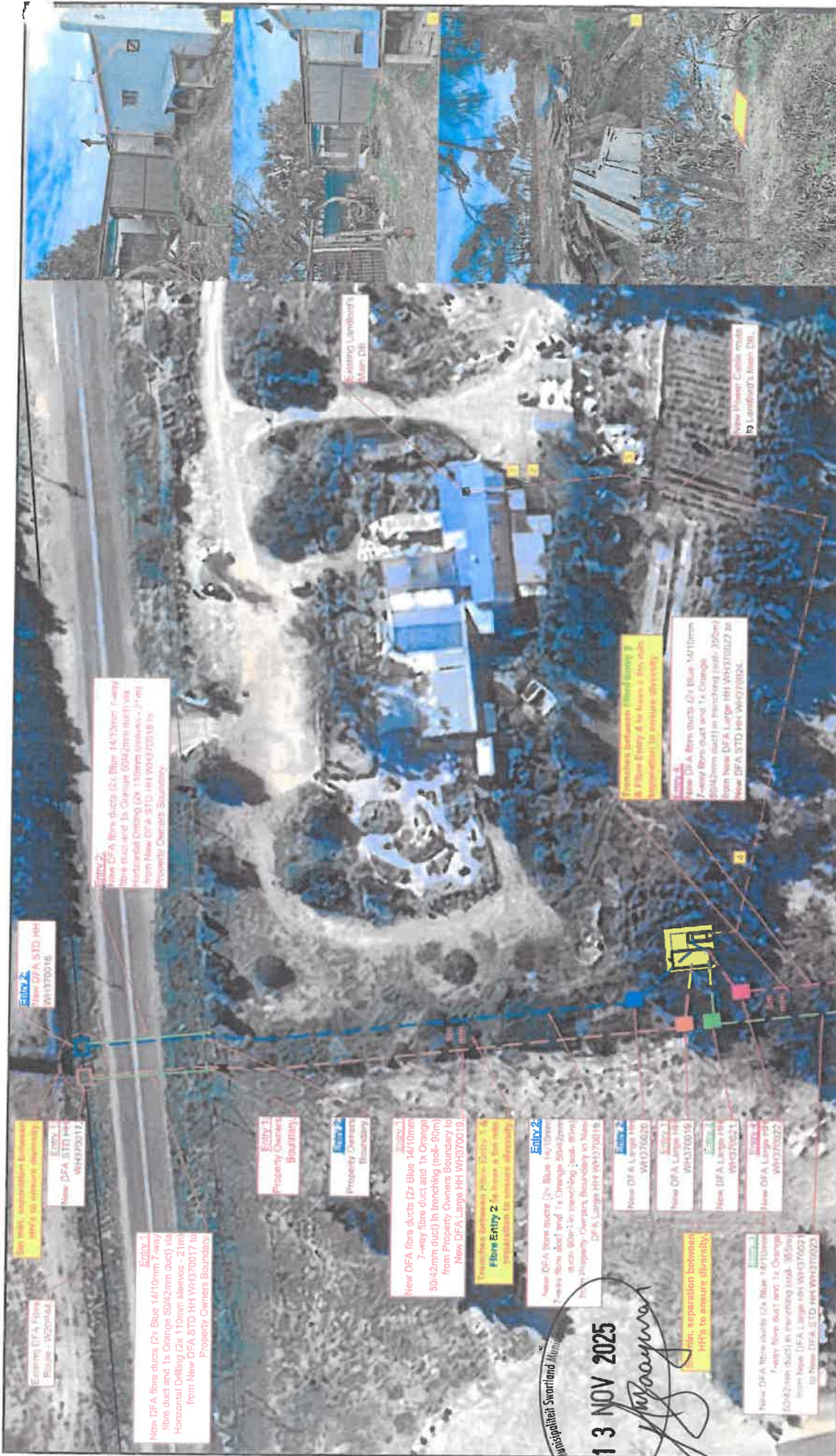
C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022-4821845
Fax: 022-4871651
Email: planning@rumboll.co.za

DATE:
JULY 2025

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/14701/NAK

SCALE: NTS



	Legend:		Route to connect to: W20P44 & W20P47		Edging HH to connect to: Entry 1: Spur Number:		Duct to be used: 15-way (85mm): 4-way (85mm): 2-way (85mm): 7-way (14/10mm): 4-way (14/10mm): 2-way (14/10mm):		Site Plan - Fibre Entries - Detail		PROJECT NO: 3661	
	Scale: 1:600		Start Point: New DFA STD HH		Spur Number: Entry 1: Spur Number:		Control Dec: COF-EDGING REV. 005				Control Dec: COF-EDGING REV. 005	
	End Point: New DFA Large HH		End Point: New DFA Large HH		Names of Spure to be used: Entry 1 - Entry 4: Yasfonleish Node (Kofeleish Farm)		Control Dec: COF-EDGING REV. 005		Control Dec: COF-EDGING REV. 005		Control Dec: COF-EDGING REV. 005	
	Revision: 1 2 3 4		Revision: 1 2 3 4		Revision: 1 2 3 4		Revision: 1 2 3 4		Revision: 1 2 3 4		Revision: 1 2 3 4	

13 NOV 2025

[Signature]

REZONING PLAN: PORTION 35 OF FARM No 554, MALMESBURY

Farm no. 554/35

INVEST

Special Zone
(±60m²)

Agricultural Zone 1

Munisipaliteit Swartland Municipality

13 NOV 2025

Farm No 554/35 - Current Zoning:
Agricultural Zone 1, Agricultural Zone 2, Resort Zone

Farm No 554/35 - Proposed Zoning:
Agricultural Zone 1, Agricultural Zone 2, Resort Zone and Special Zone

TITLE:

REZONING PLAN

Portion 35 of Farm no. 554 Malmesbury RD

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



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16 RAINIER STREET, MALMESBURY
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Email: planning2@rumboll.co.za

DATE:

July 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MAL/14701/NJdK

1
IN

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