



File ref: 15/3/6-8/Erf_327, 3494, 4987
15/3/7-8/Erf_327, 3494, 4987
15/3/12-8/Erf_327, 3494, 4987

Enquiries:
A de Jager

10 July 2026

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Dear Sir/Madam

PROPOSED AMENDMENT OF A GENERAL PLAN, CLOSURE OF A PUBLIC PLACE, SUBDIVISION AND CONSOLIDATION OF ERF 327, Erf 3494 (PORTION OF ERF 3490) AND ERF 4987, MALMESBURY

Your application with reference MAL/15179/MH, dated 7 May 2026, on behalf of Swartland Municipality, 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 amendment of General Plan no. TP 11785 (SG no 5559/1986), is hereby 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 closure of a Public Place on Erf 3494 (unregistered portion of Erf 3490), Malmesbury, is hereby 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 the closure of a Public Place on Erf 4987, Malmesbury, is hereby approved in terms of Section 70 of the By-Law;
- 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 the subdivision of Erf 327, Malmesbury, is hereby approved in terms of Section 70 of the By-Law;
- E. 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 the newly formed Portion A with Erf 3494 and Erf 4987, Malmesbury, is hereby approved in terms of Section 70 of the By-Law;

- 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!

Decisions A. B. C. D. and E. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval consents to the amendment of General Plan No. TP 11758 (SG No. 5559/1987), in adherence with status report S/8738/154 V.1 p106, dated 22 April 2026, to allow for the closure of:
 - i. Public Place Erf 3494, (14,7608 ha in extent) as shown on SG No. 428/1980; and
 - ii. Public Place Erf 4987 (2,0350 ha in extent) as shown on General Plan no. TP 11785 (SG no 5559/1986);
- b) Erf 327, Malmesbury, be subdivided into Portion A (11,8 ha in extent) and the Remainder, in adherence with in Subdivision Plan MAL/15179/MH, dated April 2026 and presented in the application;
- c) The newly created Portion A (11,8 ha in extent) be consolidated with Erf 3494, (14,7608 ha in extent) and Erf 4987 (2,0350 ha in extent) to create a single ordinary erf of 28,603 ha in extent, in adherence with in Subdivision Plan MAL/15179/MH, dated April 2026 and presented in the application;
- a) A surveyor diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the closure, the subdivision and consolidation;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision and consolidation plan;

2. GENERAL

- a) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) All conditions of approval be implemented at subdivision stage, before clearance 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;
- c) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal 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: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Corporate Services

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020) onderhevig aan voorwaardes tot condities.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2026/07/10
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

STYA BETH AND ASSOCIATES
SUBDIVISION DESIGNER

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhevig aan voorwaardes tot condities.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2026/07/10
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SUBDIVISION PLAN

ERVEN REMAINDER 327,
3494 (AN UNREGISTERED
PORTION OF ERF 3490) &
4987 MALMESBURY

LEGEND:

- Proposed Subdivision
- Proposed Consolidations

DESCRIPTION OF ZONINGS:

- PORTION A : SPLIT ZONING
- ERF 3494 : OPEN SPACE ZONE 1
- ERF 4987 : OPEN SPACE ZONE 1
- REMAINDER ERF 327 : SPLIT ZONING

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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DATE: APRIL 2026
AUTHORITY: SWARTLAND MUNICIPALITY

REFERENCE: MAL/6179AH

