



File ref: 15/3/12-8/Erf_248,249

Enquiries:
Mr AJ Burger

17 April 2026

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

By registered mail

Email: planning4@rumboll.co.za

Sir/madam

PROPOSED CONSOLIDATION OF ERVEN 248 & 249, MALMESBURY

Your application, with reference number 15008/MAL/EM, dated 19 February 2026, on behalf of WJO & D van Niekerk, refers.

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 erven 248 & 249, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) New property 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 consolidation;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved consolidation plan;

2. WATER

- a) The consolidated erf be provided with a single water connection;

3. SEWERAGE

- a) The consolidated erf be provided with a single sewerage connection;

4. ELECTRICITY

- a) The consolidated erf be provided with a single electricity connection;

5. 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) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal.

- 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!

- 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

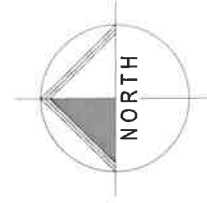

MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 Email: dinievn@gmail.com

TITLE:
ERF RE/248 AND ERF RE/249
MALMESBURY
CONSOLIDATION PLAN
SHEET 1 OF 1

NOTES:
Property Zoning: Residential Zone 1
Erf 248: ±641m²
Erf 249: ±607m²
Exst. Dwelling : ±263m²
Exst. Garage Area: ±98m²
Proposed Carport: ±45m²
Proposed Covered Patio: ±44m²
Swimming Pool: ±22m²
Total Consolidated area: ±1,248m²

KEY:
Relevant boundary
Building Line
Proposed Consolidation
Existing Structures
Additions
Swimming Pool



ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
 Tel: 022 - 462 1845
 Fax: 022 - 467 1951
 Email: planning@rumboll.co.za

DATE: FEBRUARY 2026
AUTHORITY: SWARTLAND MUNICIPALITY
REF: 15008/MA/EM

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale grondgebruiksbeplanning (PK 1236 van 28 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8220 of 25 March 2020), subject to conditions.

2026/04/17
DATUM/DATE

A. Rayner
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

