



File ref: 15/3/4-8/Erf_1065
15/3/6-8/Erf_1065

Enquiries:
A de Jager

22 September 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Via e-mail: planning5@rumboll.co.za

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1065, MALMESBURY

Your application, with reference MAL/15333/MH dated 9 July 2026 on behalf of J.S and F. le Roux, 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 subdivision of Erf 1065, Malmesbury, 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 departure from the development parameters in respect of the remainder of erf 1065, Malmesbury as well as proposed portion A, is hereby approved in terms of Section 70 of the By-Law;

Decisions A. & B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1065, Malmesbury (1 175m² in extent), be subdivided into Portion A (651m² in extent), Portion B (13m² in extent) and the Remainder (511m² in extent), in accordance with subdivision plan MAL/15333/MH dated June 2026, presented in the application;
- (b) Portion B be surveyed and transferred to Swartland Municipality for the cost of the owner/developer;
- (c) The eastern side building line on Portion A be departed from to 0,845m;
- (d) The southern side building line on Portion A be departed from to 0m;
- (e) The northern side building line on the Remainder be departed from to 0m;
- (f) The departures hereby approved be restricted to the portions of the existing dwelling and the proposed double garage, as presented in the application;
- (g) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (h) A fire wall be erected between the dwelling units before transfer take place;
- (i) A general plan or 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 subdivision;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plan;
- (j) At least two on-site parking bays shall be provided and maintained on each resultant erf, in accordance with the Floor and Site Plan, dated 10 June 2026, as presented in the application;

- 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!

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection at clearance stage;
- (b) Any relocation of electrical cables due to the subdivision will be for the account of the owner/developer;
- (c) Any electrical interconnection be isolated and removed;
- (d) The electricity connection be linked to the existing high-voltage network;
- (e) In addition to the abovementioned, the owner/developer be responsible for the costs related to the installation of the new electricity connection;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R5 239,09 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/253-164-9195);
- (b) The Council resolution of March 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and can be revised thereafter;

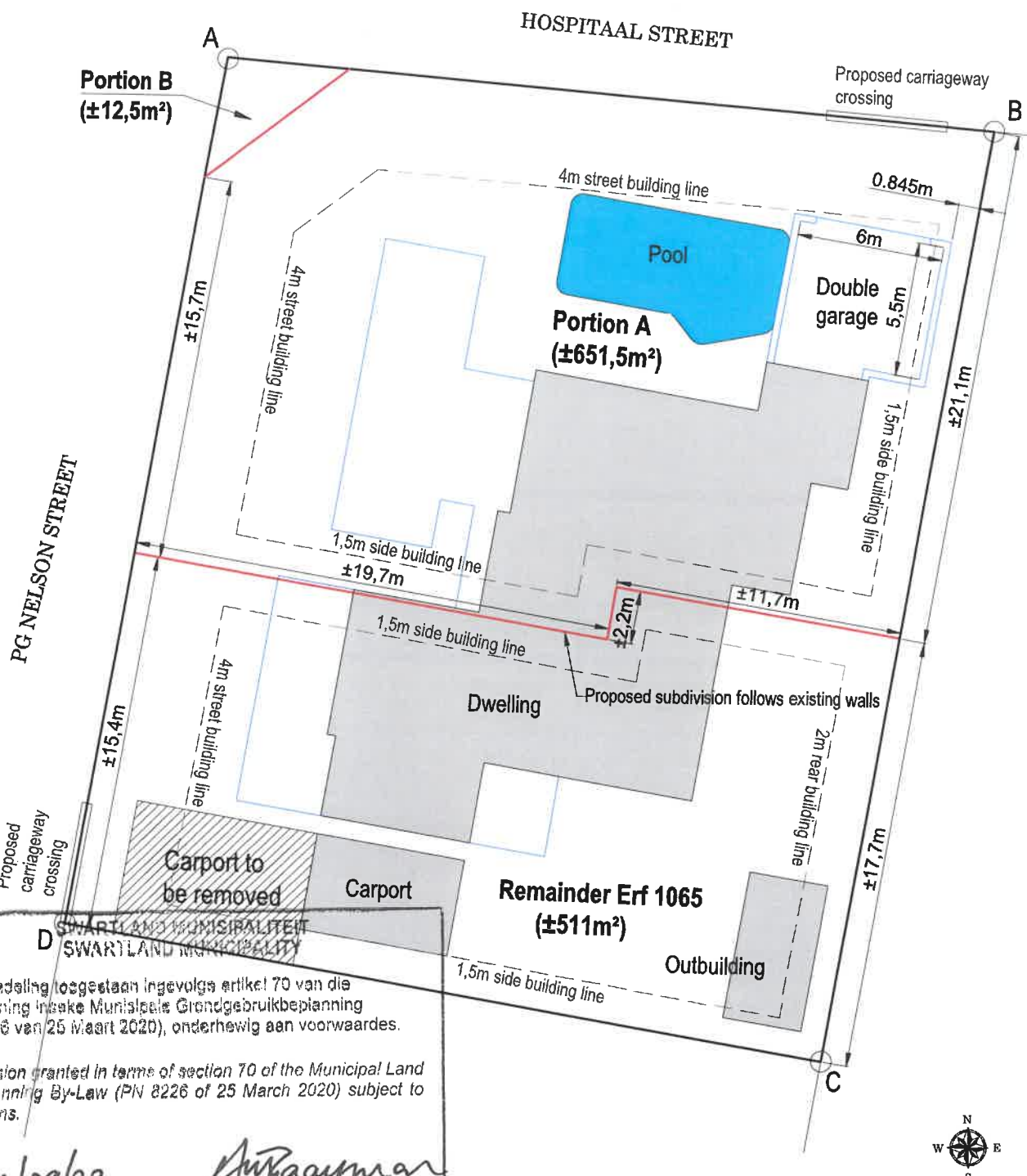
6. GENERAL

- (a) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
- (d) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.
- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: sgdatawc@dlrrd.gov.za
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
JS and F le Roux, 4 PG Nelson Street, Malmesbury, 7300



Ondervedeling toegestaan ingevolge artikel 70 van die Verordening Inzake Munisipale 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.

2026/09/22
DATUM/DATE

[Signature]
ESTUUFDER

SUBDIVISION PLAN - ERF 1065 MALMESBURY

Description of application:		Physical address:	
Application for Subdivision of Erf 1065 Malmesbury (fig ABCD) with an extent of 1175m² LEGEND: Proposed Subdivision Existing buildings/structures Proposed new building work	Notes: All openings in the existing walls where the subdivision boundary is proposed will be bricked up and closed permanently.	C/o of Hospitaal Street & PG Nelson Street	
		Note: All areas and distances subject to final survey	
		CREATED BY  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFFESIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY	
		DATE: JUNE 2026 REFERENCE: MAL/15333/MH AUTHORITY: SWARTLAND MUNICIPALITY	