



File ref: 15/3/6-8/Erf_12533,15748

Enquiries:
Mr AJ Burger

31 August 2026

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

By registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND PHASING OF ERF 15748 (PORTION OF ERF 12533), MALMESBURY

Your application, with reference MAL/14955/MV, dated 9 April 2026, on behalf of Malmesbury Property Developers Pty Ltd, 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 82145 of 25 March 2020), the application for the subdivision of erf 15748 (portion of erf 12533), Malmesbury, is 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 82145 of 25 March 2020), the application for the subdivision of portion I and portion II, is 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 82145 of 25 March 2020), the application for the phasing of the subdivision plan on erf 15748, Malmesbury, is approved in terms of Section 70 of the By-law.

Decisions A to C are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 15748 (6,3712ha in extent) be subdivided into a Portion I (3,8562ha in extent) and Portion II (2,5150ha in extent) ("Subdivision plan – Erf 15748, Malmesbury (Phase 1C of the Klipfontein Country Estate, Reference #14955/MV, dated 1 April 2026");
- (b) Proposed Portion I (±3.8562 Ha) of Erf 15748, Malmesbury be subdivided into seventy-two (72) portions:
- Portions 1-67 : General Residential zone 2 : Town Housing
 - Portions 119-121 ; Open Space zone 2 : Private Open Space
 - Portions 124-125 : Transport zone 2 : Private Road

(Subdivision plan – Phases 1C.1 and 1C.2 (Portions I and II) – Portions of erf 15748, Malmesbury, Reference #14955/MV, dated 1 April 2026").

- 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) Proposed Portion II (± 2.5150 Ha) of Erf 15748, Malmesbury, be subdivided into fifty-six (56) portions:
- Portions 68-118 : General Residential zone 2 : Town Housing
 - Portions 122-123 : Open Space zone 2 : Private Open Space
 - Portions 126-127 : Transport zone 2 : Private Road
 - Portion 128 : Authority zone : Authority usage

(Subdivision plan – Phases 1C.1 and 1C.2 (Portions I and II) – Portions of erf 15748, Malmesbury, Reference #14955/MV, dated 1 April 2026”).

- (c) The development be phased into Phase 1C.1 and Phase 1C.2;

(“Phasing plan – Erf 15748, Malmesbury (Phase 1C of the Klipfontein Country Estate), Reference #14955/MV, dated 1 April 2026”)

2. ENGINEERING SERVICES

- (a) The conditions relating to the approval dated 20 August 2025 regarding the Rezoning, Subdivision, Consolidation, Consent Use, Phasing and Departure of Development Parameters on erven 11241, 11242, 12533 & 14183, Malmesbury remains relevant and be made applicable to this approval;
- (b) The existing engineering services agreement between the Municipality and owner/developer remains relevant and this approval be accommodated into the agreement;

3. ELECTRICAL ENGINEERING SERVICES

- (a) The electrical services report prepared by Charl Electrical Engineering CC be implemented;
- (b) The conditions relating to the approval dated 20 August 2025 regarding the Rezoning, Subdivision, Consolidation, Consent Use, Phasing and Departure of Development Parameters on erven 11241, 11242, 12533 & 14183, Malmesbury remains relevant and be made applicable to this approval.

The electrical infrastructure to be installed as follows:

“...Phase 1C: Olienhoutdraai

- (a) *Installation of 800kVA minisub (MS-3) for Olienhoutdraai Development.*
- (b) *Existing MV Ring will be cut and extended between MS-1 and WINDMEUL S/S to feed new minisub MS-3.*
- (c) *LV Bulk Infrastructure for Olienhoutdraai Development:*
- i. *Bulk Metering Kiosk.*
 - ii. *LV Supply Cables from MS-3 to Bulk Metering Kiosk.*
- (d) *Streetlighting for Public Roads...”*

- 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 street names as mentioned below, be approved in terms of Section 70 of the By-Law:

- Kanol Street
- Olienhout Street
- Riet Street
- Wasbossie Street

See the “Street Name and Numbering Plan – Erf 15748, Malmesbury (Phase 1C of Klipfontein Country Estate, Reference #14955/MV, dated 1 April 2026.

E. GENERAL

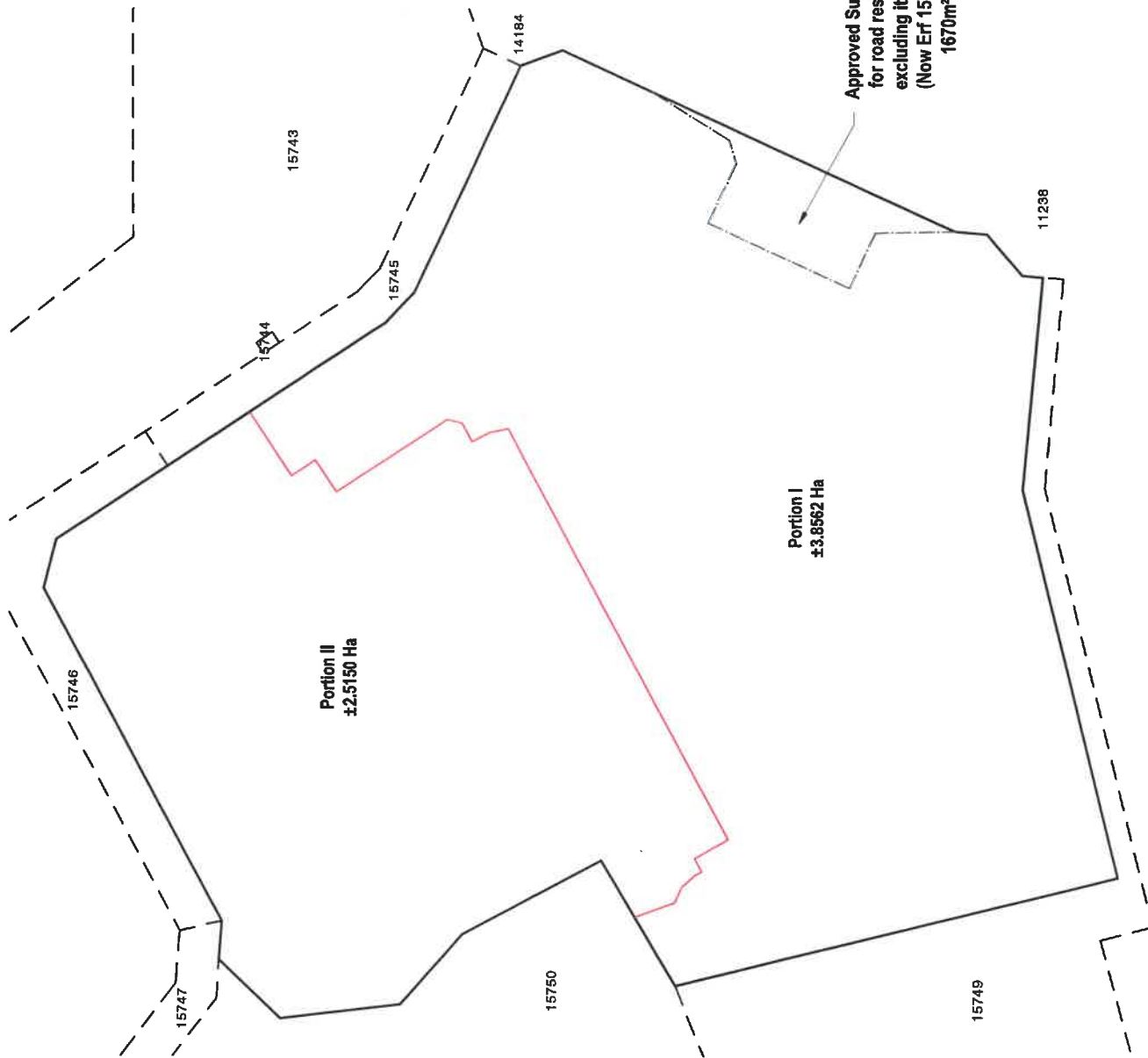
1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
2. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.

3. 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.
4. 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 200,00 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: sgdatawc@dlrrd.gov.za
Director: Civil Engineering Services
Director: Electrical Engineering Services
Director: Financial Services



LEGEND:

-  Registered Cadastral Boundaries
-  SG Approved Cadastral Boundaries
-  Subject Property
-  Subdivision Lines
-  Already Applied for Subdivision Lines

NOTES:

This diagram illustrates the subdivision of Erf 15748, Malmesbury, measuring 6.5382 Ha, into 2 portions. Notably, a portion measuring 1670m² in extent, has already been approved for subdivision and is pending SG Approval.

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening Inreke Munisipale Grondgebruiksbeplanning (nr 8228 van 25 Maart 2020), onderheffing 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.

2026/08/31
DATE

AmBauman
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Approved Subdivided Portion
for road reserve purposes,
excluding it from Phase 1C
(Now Erf 15772, measuring
1670m² in extent).



**CK RUMBOLL &
PARTNERS**

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ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

**SUBDIVISION PLAN -
ERF 15748, MALMESBURY
(PHASE 1C OF THE KLIPFONTEIN
COUNTRY ESTATE)**

PROPOSED SUBDIVISION: ERF 15748, MALMESBURY
SCALE 1:500

PAPER SIZE: A4

REF: #14955/MV

DATE: 1 APRIL 2026

LEGEND:

- Registered Cadastral Boundaries
- SG Approved Cadastral Boundaries
- Proposed Phases of Subject Property
- Subdivision Lines

NOTES:

This diagram illustrates the subdivision of Phases 1C.1 (Portion I) and 1C.2 (Portion II), portions of Erf 15748, Malmesbury.

ZONING:

Erf 15748 is currently zoned as Subdivisional Area and contains the following zoning classifications: General Residential Zone 2, Open Space Zone 2, Transport Zone 2, and Authority Zone.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake 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.

2026/08/31

DATE

MUNICIPAL BESTIRDER
MUNICIPAL MANAGER



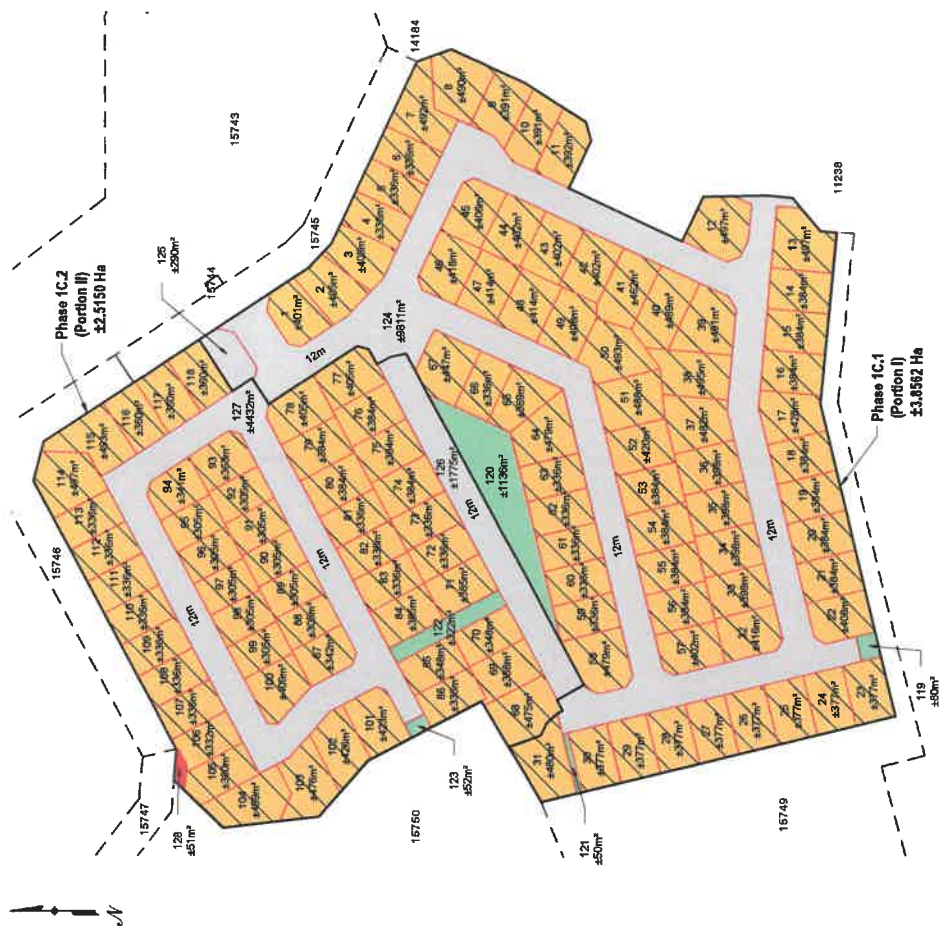
ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

SUBDIVISION PLAN -
PHASES 1C.1 AND 1C.2 (PORTIONS I
AND II) - PORTIONS OF ERF 15748,
MALMESBURY

PAPER SIZE: A3

REF: #14655MV

DATE: 1 APRIL 2028



PROPOSED SUBDIVISION: PHASES 1C.1 AND 1C.2 - PORTIONS OF ERF 15748, MALMESBURY
SCALE 1:500

ZONING SCHEDULE				
PORTION	ZONING	LAND USE	NO ERVEN	COLOUR
1-118	General Residential Zone 2	Town Housing	118	
119-123	Open Space Zone 2	Private Open Space	5	
124-127	Transport Space Zone 2	Private Road	4	
128	Authority Zone	Authority Use	1	

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK8226 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.

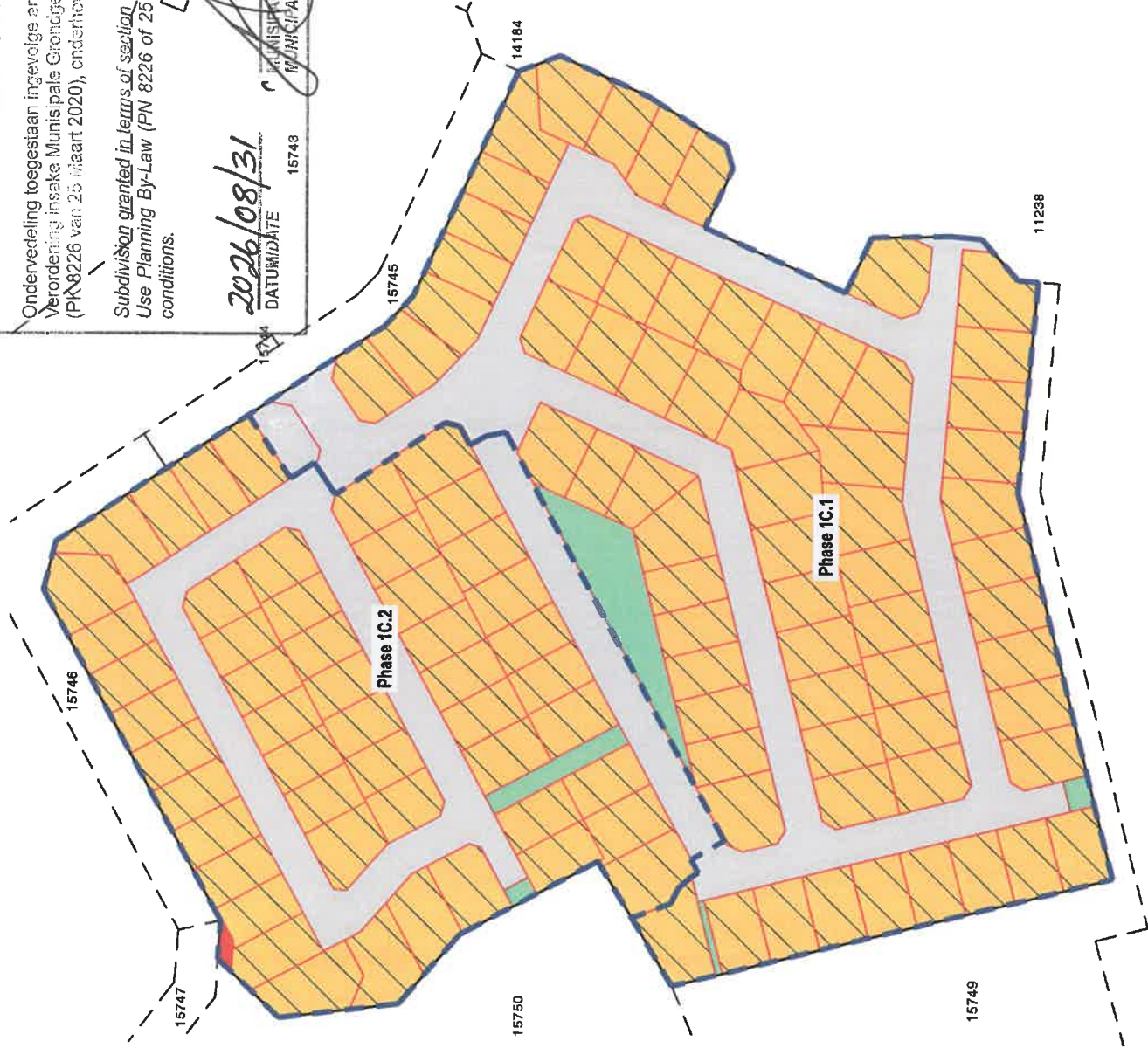
2026/08/31

DATUM/DATE

15743

MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Amogama



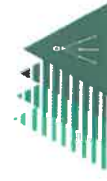
LEGEND:

- Registered Cadastral Boundaries
- SG Approved Cadastral Boundaries
- Subject Property
- Subdivision Lines
- Development Phases
- General Residential Zone 2
- Open Space Zone 2
- Transport Zone 2
- Authority Zone

NOTES:

This diagram illustrates the phasing of the subdivision plan on Erf 15748, Malmesbury, into 2 sub-phases.

Notably, a portion measuring 1670m² in extent, has already been approved for subdivision and is pending SG Approval. Therefore, this portion is excluded from Phase 1C.



CK RUMBOLL &
PARTNERS

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T: 022 483 1845

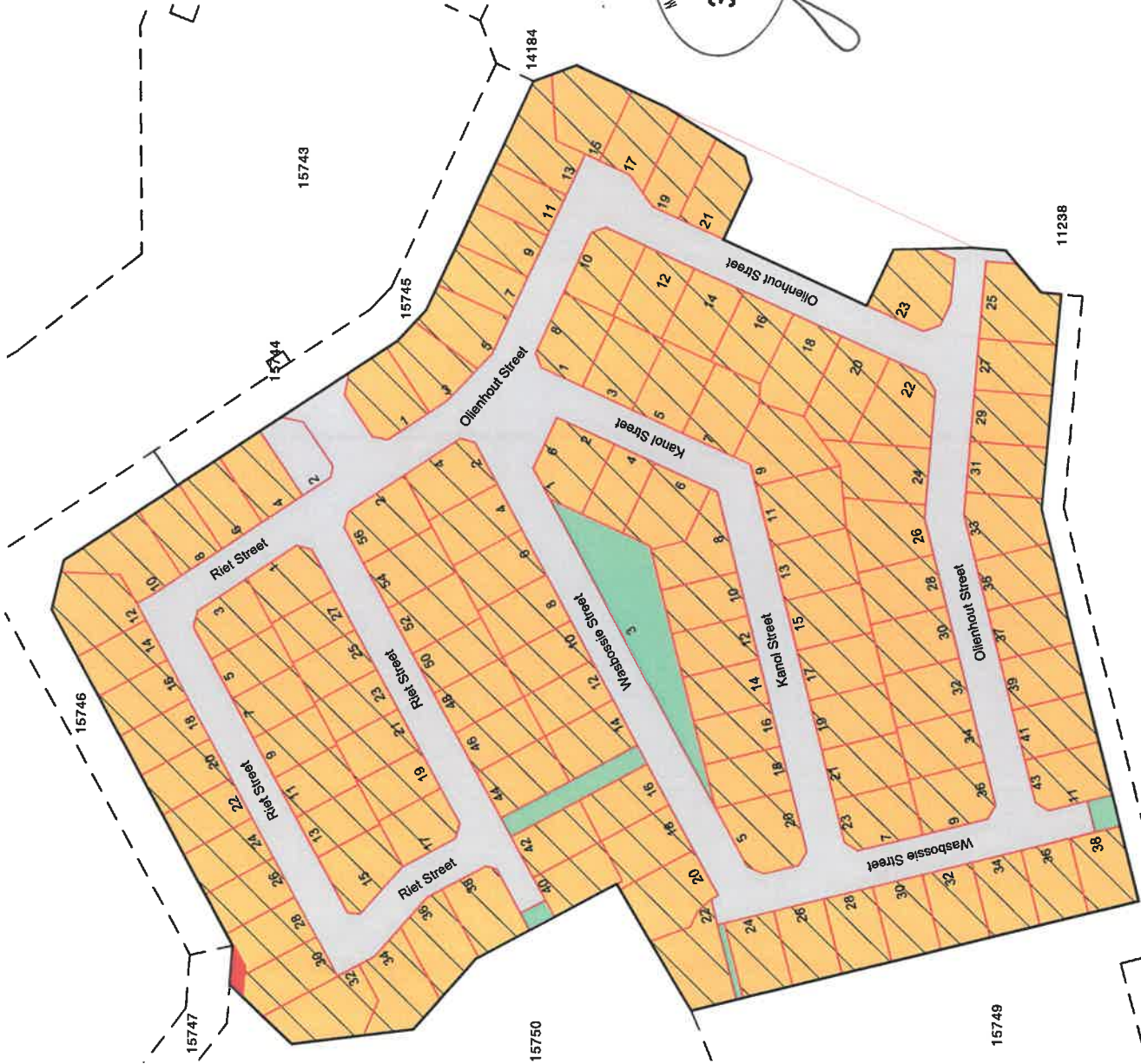
E: planning@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

PHASING PLAN -
ERF 15748, MALMESBURY
(PHASE 1C OF THE KLIPFONTEIN
COUNTRY ESTATE)

PAPER SIZE: A4

PROPOSED PHASING: SUBDIVISION OF ERF 15748, MALMESBURY
SCALE 1:500



LEGEND:

- Registered Cadastral Boundaries
- SG Approved Cadastral Boundaries
- Subject Property
- Subdivision Lines
- General Residential Zone 2
- Open Space Zone 2
- Transport Zone 2
- Authority Zone

NOTES:

This diagram illustrates the proposed street names and numbering of the proposed subdivision on Erf 15748, Malmesbury.

The proposed street names are as follows:

- Olieghout Street
- Riet Street
- Wasbossie Street
- Kanol Street, and
- Taalbos Street

Municipaliteit Swartland Municipality

31 AUG 2026

[Signature]



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ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

STREET NAME AND NUMBERING PLAN
- ERF 15748, MALMESBURY
(PHASE 1C OF THE KLIPFONTEIN COUNTRY ESTATE)

PROPOSED STREET NAME AND NUMBERING: SUBDIVISION OF ERF 15748, MALMESBURY
SCALE 1:500