File ref: 15/3/8-15/Farm_497/05
15/3/3-15/Farm_497/05

Enquiries:
Mr AJ Burger

26 October 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Email: planning2@rumboll.co.za

By Registered Mail

To whom it may concern

PROPOSED SUBDIVISION FOR THE REGISTRATION OF A SERVICE SERVITUDE OVER PORTION 5 OF FARM NO 497, DIVISION MALMESBURY

Your application, with reference number MAL/15365/NJdK, dated 20 August 2026, on behalf of NA Serdyn Trust, 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 for the registration of a service servitude over portion 5 of farm no 497, division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

a) The service servitude entails a water pipeline service servitude 5m wide on farm 497/5 in favour of farm 497/3, as presented in the application;
b) New diagrams be submitted to the Surveyor General, including proof to the satisfaction or 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 plans;

B. GENERAL

1. 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.
2. 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.

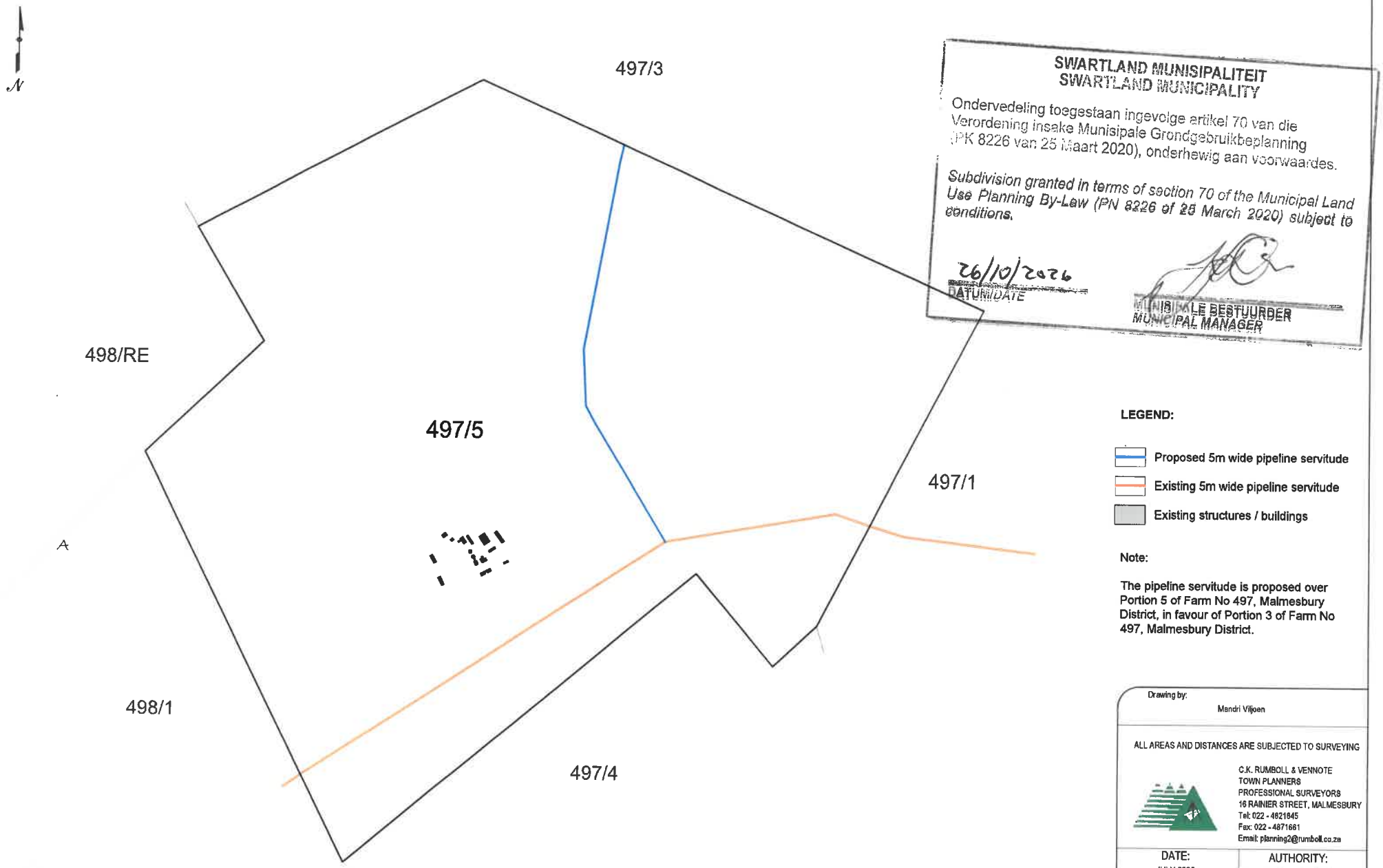
Yours sincerely

MUNICIPAL MANAGER
per Department Development Services

AJB/ds

Copies: sgdatawc@dlrrd.gov.za
Department: Civil Engineering Services
pvdutoit@icloud.com

SERVITUDE PLAN: PORTION 5 OF FARM WELTEVREDEN NO. 497, MALMESBURY DISTRICT



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling 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.

26/10/2026
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

LEGEND:

- Proposed 5m wide pipeline servitude
- Existing 5m wide pipeline servitude
- Existing structures / buildings

Note:

The pipeline servitude is proposed over Portion 5 of Farm No 497, Malmesbury District, in favour of Portion 3 of Farm No 497, Malmesbury District.

Drawing by:
Mandri Viljoen

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
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Fax: 022 - 4871661
Email: planning2@rumboll.co.za

DATE:	AUTHORITY:
JULY 2026	SWARTLAND MUNICIPALITY

REF:
MAL/15365/NJdK