



File ref: 15/3/13-8/Erf 10405, 10406

Enquiries:  
A. de Jager

20 September 2024

CK Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

By registered mail

Sir/Madam

**PROPOSED EXEMPTION FROM APPROVAL FOR SUBDIVISION AND CONSOLIDATION OF  
ERF 10405 & ERF 10406, MALMESBURY**

Your application, with reference number MAL/13598/RP, dated 28 June 2024, on behalf of F. Louw, refers.

**1. TOWN PLANNING AND BUILDING CONTROL**

- A. The subdivision of portions from Erf 10405, Malmesbury and Erf 10406, Malmesbury, in accordance with Exemption Plan SAL/13598/RP, dated June 2024, as follows:

- a) Portion A (67,44m<sup>2</sup> in extent) from Erf 10406; and
- b) Portion B (6,22m<sup>2</sup> in extent) from Erf 10405;

complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval by Swartland Municipality;

- B. The consolidation of Erf 10405, Malmesbury, with Portion A and the consolidation of Erf 10406, Malmesbury, with Portion B, Malmesbury, in accordance with Exemption Plan SAL/13598/RP, dated June 2024, as follows:

- a) Erf 10405 (398m<sup>2</sup> in extent) be consolidated with Portion A (67,44m<sup>2</sup> in extent) to form a new land unit of 459m<sup>2</sup> in extent; and
- b) Erf 10406 (399m<sup>2</sup> in extent) be consolidated with Portion B (6,22m<sup>2</sup> in extent) to form a new land unit of 338m<sup>2</sup> in extent;

complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval by Swartland Municipality;

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Adj/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
*Department: Civil Engineering Services*  
*F. Louw (executor of the estate of late A.F.M. Louw), P.O. Box 146, Durbanville, 7550*  
*francois@louwcoetzee.co.za*

SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake  
Munisipale Grondegebruiksbeplanning (PK 8226 van 25 Maart  
2020).

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PN 8226 of 25 March 2020).

2024/09/20  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*[Signature]*

PROPOSED EXEMPTION:  
ERVEN 10405 & 10406,  
MALMESBURY

NOTES:

The Swartland Municipality: Municipal  
Land Use Planning By-Law states  
under Section 34 (1) that the  
subdivision or consolidation of land  
units does not require approval in terms  
of the By-Law if it arises from -

- 34 (1) (c) a minor amendment of  
the common boundary between  
two or more land units, if the  
resulting change in area of the  
relevant properties do not exceed  
10 percent of the combined area  
thereof;

| Before    |                     |
|-----------|---------------------|
| Erf 10405 | ±398m <sup>2</sup>  |
| Erf 10406 | ±399m <sup>2</sup>  |
| Combined  | ±797m <sup>2</sup>  |
| 10%       | ±79.7m <sup>2</sup> |

Calculations

|           |                                         |
|-----------|-----------------------------------------|
| Erf 10405 | 398 - 6.22 + 67.44 = ±459m <sup>2</sup> |
| Erf 10406 | 399 - 67.44 + 6.22 = ±338m <sup>2</sup> |

Total affected percentage

|                                                            |
|------------------------------------------------------------|
| 67.44 + 6.22 = ±73.66m <sup>2</sup> / 797 x 100<br>= 9.24% |
|------------------------------------------------------------|

| After     |                    |
|-----------|--------------------|
| Erf 10405 | ±459m <sup>2</sup> |
| Erf 10406 | ±338m <sup>2</sup> |
| Combined  | ±797m <sup>2</sup> |

Drawing by:

Roeben Plenzar

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
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AUTHORITY:

Swartland Municipality

DATE:

June 2024

REF:

SAL/1359/RP

Consolidation:

- Remainder Erf 10405 & Portion A  
(±459m<sup>2</sup>), represented by figure  
abdDEF
- &
- Remainder Erf 10406 & Portion B  
(±338m<sup>2</sup>), represented by figure  
ABCCbaG

Subdivision:

- Erf 10405 represented by figure  
CDEF into two portions, namely:  
Portion B (±6.22m<sup>2</sup>) represented  
by figure ccd; and  
Remainder Erf 10405  
(±391.78m<sup>2</sup>) represented by  
figure FcdDE
- Erf 10406 represented by figure  
ABCFG into two portions, namely:  
Portion A (±67.44m<sup>2</sup>)  
represented by figure abcf; and  
Remainder Erf 10406  
(±331.56m<sup>2</sup>) represented by  
figure ABCcbag.

After Exemption:  
Erf 10406  
(±338m<sup>2</sup>)

After Exemption:  
Erf 10405  
(±459m<sup>2</sup>)

Portion A  
±67.44m<sup>2</sup>

Portion B  
±6.22m<sup>2</sup>

Erf 10405  
(±398m<sup>2</sup>)

Erf 10406  
(±399m<sup>2</sup>)