



File ref: 15/3/3-8/Erf 3615  
15/3/6-8/Erf 3615  
15/3/7-8/Erf 3615

Enquiries:  
A. de Jager

10 June 2025

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

via e-mail: [planning2@rumboll.co.za](mailto:planning2@rumboll.co.za)

Sir / Madam

**PROPOSED REZONING, SUBDIVISION AND CLOSURE OF A PUBLIC PLACE ON ERF 3615, MALMESBURY**

Your application with reference number MAL/14346/NJdK, dated 4 March 2025, on behalf of Swartland Municipality, 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 the rezoning of Erf 3615, Malmesbury, from Open Space Zone 1 to Subdivisional Area, be 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 the subdivision of Erf 3615, Malmesbury, be approved in terms of section 70 of the By-Law;

Approvals A and B above are subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 3615 (1,661ha in extent) be rezoned from Open Space Zone 1 to Subdivisional Area in order to accommodate the following zoning categories:
- Residential Zone 1 (total 3 607m<sup>2</sup> in extent);
  - Open Space Zone 2 (1,2473ha in extent);
  - Transport Zone 2 (297m<sup>2</sup> in extent); and
  - Authority Zone (total 233m<sup>2</sup> in extent);
- in accordance with Rezoning Plan #MAL/14346/NJdK, dated February 2025, presented in the application;
- b) Erf 3615 (1,661ha in extent) be subdivided into the following portions,
- Portion A: 760m<sup>2</sup> in extent (Residential Zone 1);
  - Portion B: 727m<sup>2</sup> in extent (Residential Zone 1);
  - Portion C: 708m<sup>2</sup> in extent (Residential Zone 1);
  - Portion D: 702m<sup>2</sup> in extent (Residential Zone 1);

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- v. Portion E: 710m<sup>2</sup> in extent (Residential Zone 1);
  - vi. Portion F: 150m<sup>2</sup> in extent (Authority Zone);
  - vii. Portion G: 83m<sup>2</sup> in extent (Authority Zone);
  - viii. Portion H: 297m<sup>2</sup> in extent (Transport Zone 2);
  - ix. Remainder: 1,2473ha (Open Space Zone 1)
- in accordance with Subdivision Plan #MAL/14346/NJdK, dated February 2025, presented in the application;
- c) The General Plan be submitted to the Surveyor-General for approval, 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; and
    - iii. The approved subdivision plan;

## 2. WATER

- a) The water pipes and irrigation pipes that currently transverse Erf 3615 be relocated to ensure that no portion is located on any of the new residential properties, to the satisfaction of the Director: Civil Engineering Services;
- b) Each new residential portion be provided with a separate water connection at building plan stage;

## 3. SEWERAGE

- a) Each new residential portion be provided with a separate sewerage connection at clearance stage;

## 4. ELECTRICITY

- a) Any electrical cables that currently traverse Erf 3615 be relocated to ensure that no portion is located on any of the new residential properties, to the satisfaction of the Director: Electrical Engineering Services;
- 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 8226 of 25 March 2020), the application for the closure of a Public Place on Erf 3615, Malmesbury, is approved in terms of Section 70 of the By-Law;

## 1. TOWN PLANNING AND BUILDING CONTROL

- a. The approval authorises the closure of a portion (4 137m<sup>2</sup> in extent) of Erf 3615, Malmesbury (1,661ha in extent), leaving a Remainder (1,2473ha in extent), as presented in the application;

## 2. GENERAL

- a) 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;
- b) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before the newly created properties be transferred. Failure to comply will result in the approval expiring;
- 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  
 Adl/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000  
Department: Financial Services  
Department: Civil Engineering Services  
Building Control Officer  
Madelaine Terblanche, [terblanchem@swartland.org.za](mailto:terblanchem@swartland.org.za)

# PLAN OF SUBDIVISION: ERF 3615, MALMESBURY

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die  
Verordening insake Munisipale Grondgebruikbeplanning  
(PK 8226 van 25 Maart 2020), onderthrewig 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.

2025/06/10  
DATE

MUNICIPAL ENGINEER  
MUNICIPAL MANAGER

Subdivision of Erf 3615, Malmesbury		
Proposed Portions	Proposed Zoning	Proposed Size
Portion A	Residential Zone 1	±760m <sup>2</sup>
Portion B	Residential Zone 1	±727m <sup>2</sup>
Portion C	Residential Zone 1	±708m <sup>2</sup>
Portion D	Residential Zone 1	±702m <sup>2</sup>
Portion E	Residential Zone 1	±710m <sup>2</sup>
Portion F	Authority Zone	±150m <sup>2</sup>
Portion G	Authority Zone	±83m <sup>2</sup>
Portion H	Transport Zone 2	±297m <sup>2</sup>
Remainder	Open Space Zone 1	±1.2473ha

## KEY:

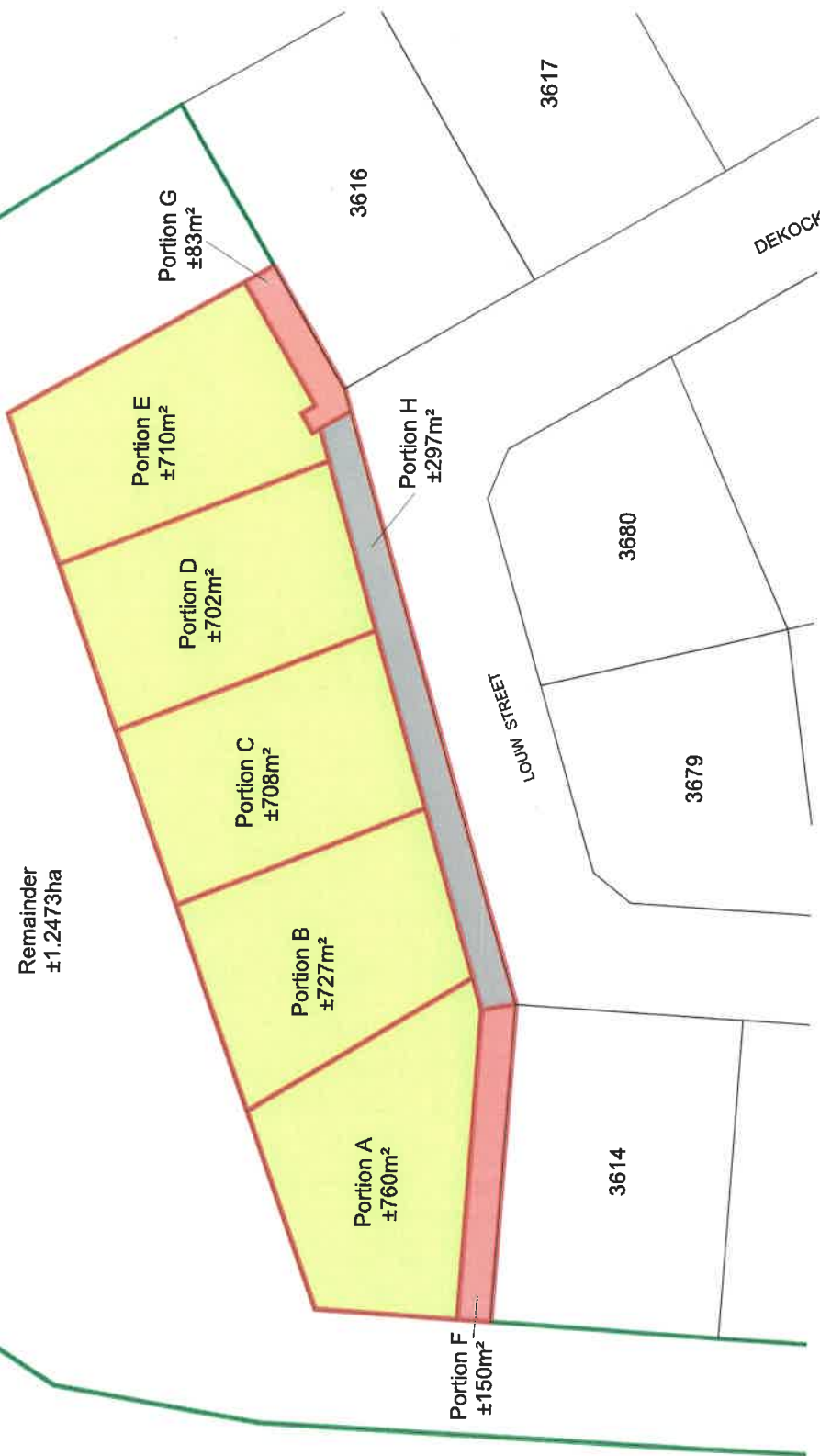


Subject property

Proposed subdivision line

Current Zoning: Open Space Zone 1

INSET: ERF 3615, MALMESBURY



<b>TITLE:</b> SUBDIVISION PLAN ERF 3615, MALMESBURY	
<b>PHYSICAL ADDRESS:</b> MALMESBURY	
<b>NOTE:</b> ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
<b>COMPILED BY:</b> C.E. RUMBOLD & PARTNERS TOWN PLANNERS 15 SUMNER STREET, MALMESBURY 74 002 - 421346 Fax: 022 - 421361 Email: planning@rumbold.co.za	
<b>DATE:</b> FEBRUARY 2025	<b>AUTHORITY:</b> SWARTLAND MUNICIPALITY
<b>REF:</b> MAL/1456/MALAK	
Drawing done by N.J. de Kock - Planner: C.E. Rumbold & Partners	