File ref: 15/3/4-8/Erf_5655
15/3/6-8/Erf_5655

Enquiries:
Mr AJ Burger

30 October 2026

Highwave Consultants Pty Ltd
1st Floor, 69 Voortrekker Road
MALMESBURY
7299

Per registered post

Attention: Lourens Booysen lourens@highwave.co.za

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 5655, MALMESBURY

Your application dated July 2026, received on 14 August 2026, on behalf of AF & AC Smit, 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 5655, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

a) Erf 5655 (1375m² in extent) be subdivided into the remainder (550m² in extent) and portion 1 (825m² in extent), see subdivision plan, plan number 26047-001, version B, dated 11/08/2026, as presented in the application;
b) Building plans be submitted to the Senior Manager : Development Management for consideration and approval for the conversion of the outbuilding on portion 1 into a dwelling unit. The condition is applicable at subdivision stage;
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;

2. WATER

a) The new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

a) The new subdivided portion be provided with a separate sewerage connection at subdivision stage;

4. ELECTRICITY

a) The subdivided portion be provided with a separate electrical connection point and related costs be for the account of the owner/developer;
b) Any costs incurred as a result of the relocation of electrical cables over the relevant erf, be for the account of the owner/developer;
c) Any electrical interconnection between the portions be isolated and completely removed;
d) The electricity supply to the portions be connected to the existing low voltage network;
e) Additional to the above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions;
f) A quotation be obtained from the Department of Electrical Engineering Services for the electricity connection for the newly created erf;

5. DEVELOPMENT CHARGES

a) The owner/developer be responsible for a development charge of R2 193,68 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
b) The owner/developer be responsible for the development charge of R2 739,30 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
c) The owner/developer be responsible for the development charge of R2 447,20 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9195);
d) The owner/developer is responsible for the development charge of R2 653,05 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);
e) The owner/developer is responsible for the development charge of R21 715,45 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9195);
f) The owner/developer is responsible for the development charge of R5 239,09 towards electricity, at clearance sage. The amount is payable to this Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/253-164-9195);
g) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2026 and can be revised thereafter;

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 departure of development parameters on portion 1 of Erf 5655, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the 1,5m side building line (northern boundary) to 0m.

C. GENERAL

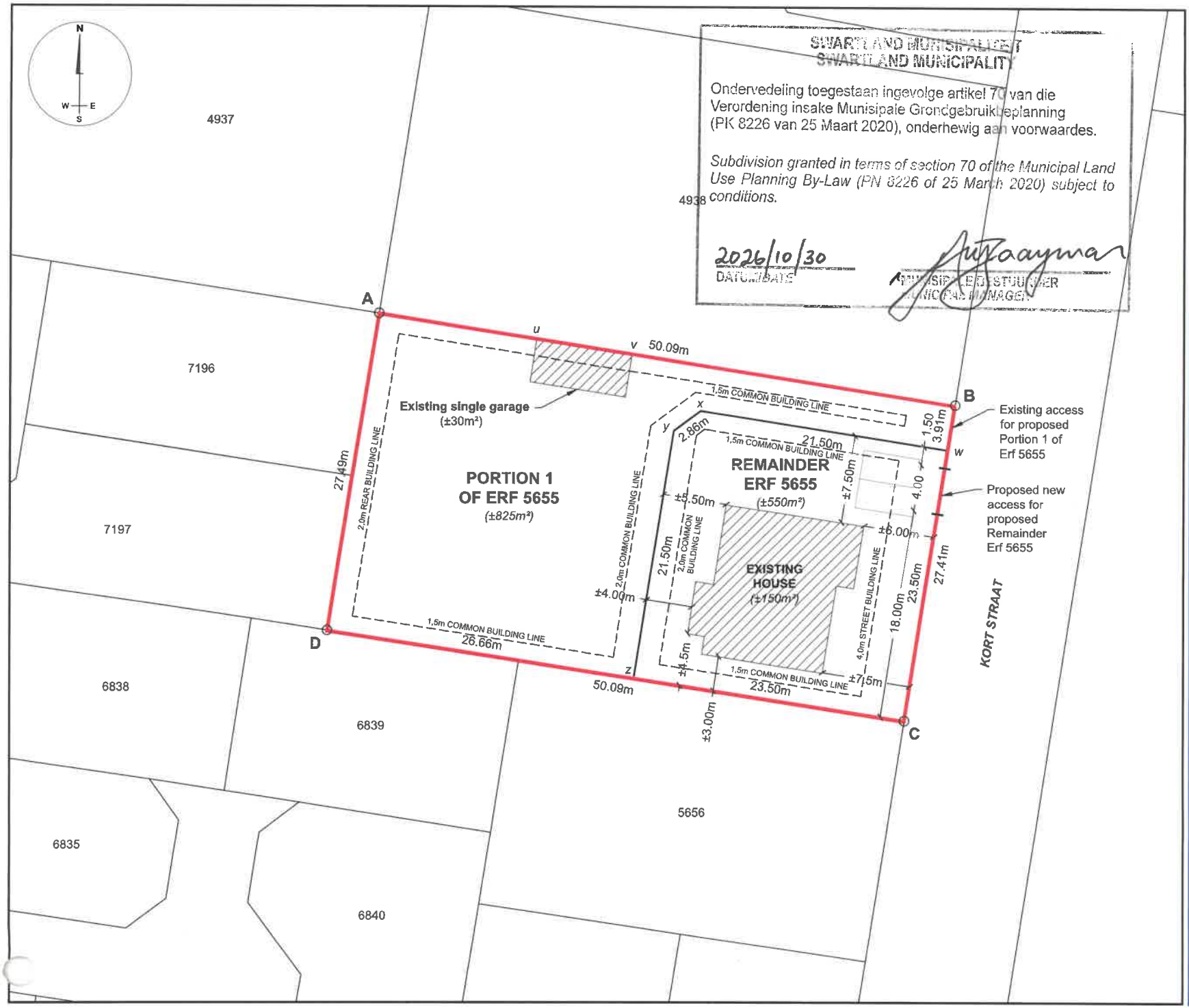
1. Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
2. Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
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. All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
5. 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: *Surveyor General, Private Bag X9028, Cape Town, 8000*
Director: Civil Engineering Services
Director: Electrical Engineering Services
Director: Financial Services
Building Control Officer
Email: smhswartland@gmail.com



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.

2026/10/30
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

REVISION HISTORY:

Rev A: Proposed subdivision of Erf 5655, Malmesbury.
Rev B: Minor amendments to building lines

NOTES:

- All distances and areas are provisional and are to be verified by cadastral survey.
- Figure ABCD represents Erf 5655, Malmesbury (1375m²).
- Line *uv* represents a common boundary wall between Erf 5655 and 4983, Malmesbury.
- Line wxyz represents the proposed subdivision line of Erf 5655, Malmesbury.
- Figure ABwxyzD represents proposed Portion 1 of Erf 5655, Malmesbury, (±825m²).
- Figure wxyzC represents proposed Remainder Erf 5655, Eversdale (±550m²).
- The Residential 1 Zone: Low Density will remain for both proposed new portions.

Proposed Portion 1 of Erf 5655:

- Floor Space (Existing): 30m²
- Coverage: 3,63%

Proposed Remainder Erf 5655:

- Floor Space (Existing): 150m²
- Coverage (Proposed): 27.27%
- Parking: 2 bays

TITLE:

PROPOSED SUBDIVISION PLAN

SCALE: 1 : 300 (A3)

0 3 6 9 12 15m

PROPERTY DESCRIPTION:

ERF 5655, Malmesbury

PROJECT DETAILS:

Project Name:	Kort Straat
Project No:	26047
Client:	Lastitia & Anthony Powell
Municipality:	Swartland Municipality

PLAN DETAILS:

Plan No:	26047-001
Revision:	B
Date:	2026-08-11
Drawn by:	LK
Checked by:	LB

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