



File ref: 15/3/4-8/Erf_10429, 10430
15/3/12-8/Erf_10429, 10430

Enquiries:
Mr HL Olivier

23 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per registered post

Dear Sir/Madam

PROPOSED CONSOLIDATION AND DEPARTURE ON ERVEN 10429 & 10430, MALMESBURY

Your application, with reference MAL/14517/GB, dated 24 July 2025, on behalf of Steel Park 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 consolidation of Erven 10429 & 10430, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 10429 be consolidated with erf 10490, Malmesbury as proposed in the application;
- (b) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - (i). The municipality's decision to approve the consolidation;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved consolidation plan;

2. WATER

- (a) The consolidated erf be provided with a single water connection at clearance stage;

3. SEWERAGE

- (a) The consolidated erf be provided with a single sewerage connection at clearance stage;

- 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 permanent departure of the development parameters applicable to the consolidated erf, is hereby approved in terms of Section 70 of the By-Law subject to the following conditions:

- 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!

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The departure entails accommodating the existing unauthorised building 2m from the street boundary in lieu of the 5m building line restriction;
- (b) Any existing buildings on the property, without building plan approval, be submitted to Senior Manager: Development Management for consideration and approval;

C. GENERAL

- 1. 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;
- 2. 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;
- 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 before the consolidation can vest and the new erf registered. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the approval becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO ds

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