



File ref: 15/3/3-8/Erf_1821,12423
15/3/6-8/Erf_1821,12423
15/3/12-8/Erf_1821,12423

Enquiries:
Mr HL Olivier

23 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per registered post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 1821 & 12423, MALMESBURY

Your application, with reference MAL/14692/GB, dated 4 August 2025, on behalf of Jef Plant & Hire as well as Swarthland Municipality, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for rezoning of Erf 1821, Malmesbury, from split zoning to subdivisional area is hereby 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 1821, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.
- 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consolidation of a portion of erf 1821 with erf 12423, Malmesbury is hereby approved in terms of Section 70 of the By-Law.

The decisions mentioned in A, B and C above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The subdivisional area make provision for the following uses, Transport zone 1, Transport zone 2 and Industrial zone 2;
- (b) Erf 1821 (4575m² in extent) be subdivided into Portion A (±789m² in extent) and a Remainder (±3785m² in extent), as presented in the application;
- (c) Portion A be consolidated with erf 12423, Malmesbury;
- (d) 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 subdivision;

- Swarthland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swarthland forward thinking 2040 - where people can live their dreams!
- ISwarthland ijongse phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
- (iii). The approved subdivision 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) The existing sewer pipeline located between Erven 12423 and 1821 be relocated to the common boundary between the newly consolidated erf and Erf 5626.
- (c) The owner / developer appoint a professional Engineer, appropriately registered in terms of the Engineering Profession Act, 2000 (Act No. 46 of 2000), for this relocation. The design of the proposed relocation of the sewer pipeline be submitted by the appointed Engineer to the Director: Civil Engineering Services for approval. Once approved, the construction be carried out under the direct supervision of the appointed Engineer.

4. GENERAL

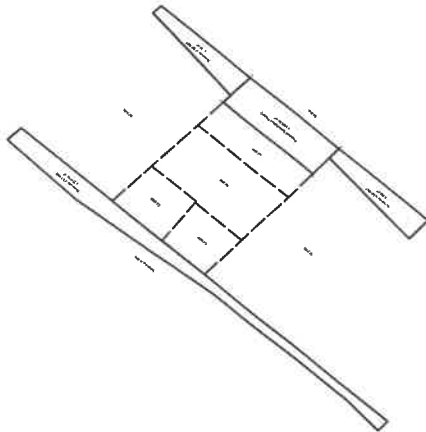
- (a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (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;
- (d) 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;
- (e) All conditions of approval be implemented before the subdivision 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

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Jolandie Linnemann: jolandie@rumboll.co.za
 Jef Plant & Hire CC, Attention: Edmarie du Preez: firmco13@gmail.com

Proposed Consolidated Property



SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening in sake Municipale Grondgebruikbeplanning (PN 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.

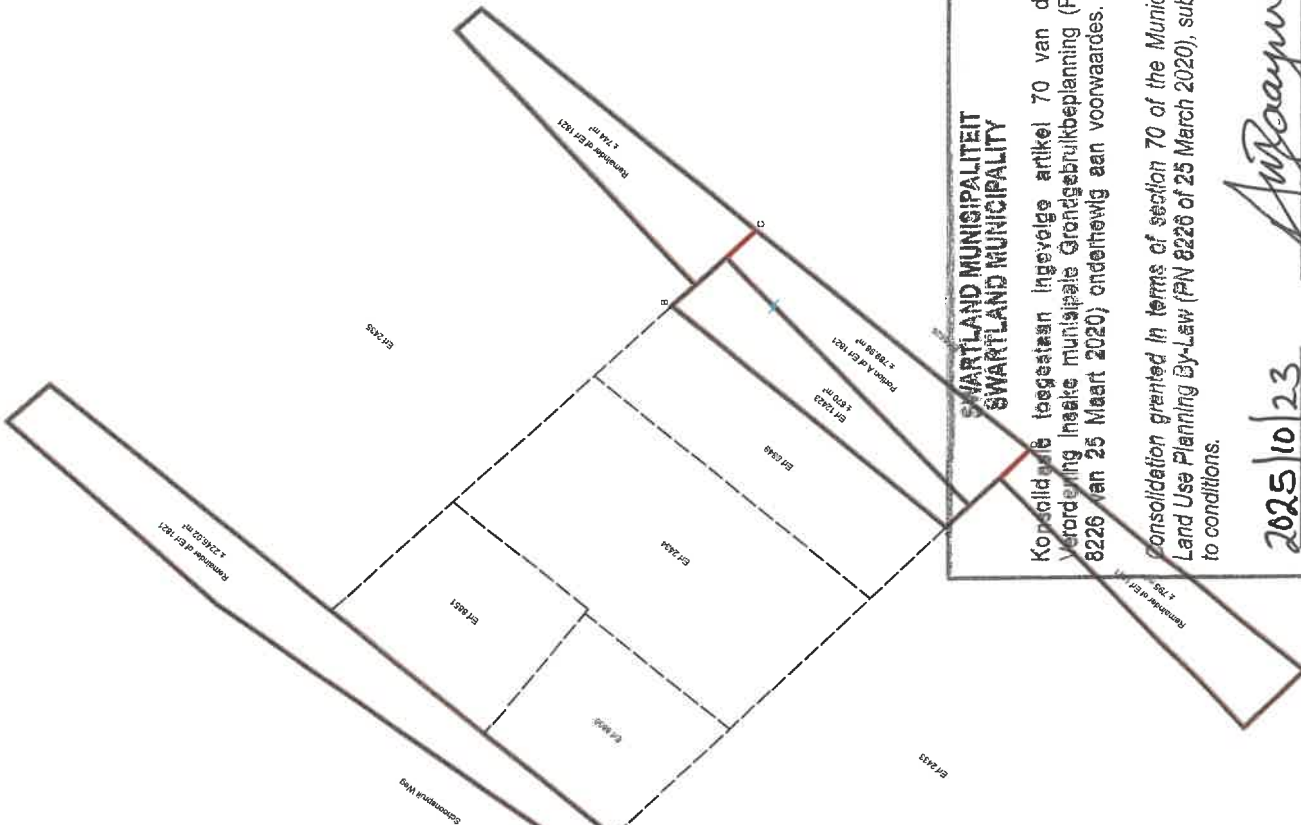
2025/10/23
DATE

MUNICIPAL ESTUURDER
MUNICIPAL MANAGER

SCALE (A4):



Meters



SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening in sake Municipale Grondgebruikbeplanning (PN 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Konsolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2025/10/23
DATE

MUNICIPAL ESTUURDER
MUNICIPAL MANAGER

LEGEND

KEY:

Erfen 1821 & 12423, Malmesbury

Subdivision Line

Consolidation Line

Erf 1821, Malmesbury: To be Subdivided into a Proposed Portion A ($\pm 789.98 \text{ m}^2$), and a Proposed Remainder ($\pm 3785.02 \text{ m}^2$).

Proposed Portion A ($\pm 789.98 \text{ m}^2$) of Erf 1821, Malmesbury, to be Consolidated with Erf 12423, Malmesbury ($\pm 670 \text{ m}^2$).

The Proposed Consolidated Property (ABCD) will be ($\pm 1459.98 \text{ m}^2$) in extent.

TITLE:

SUBDIVISION & CONSOLIDATION PLAN
ERVEN 1821 & 12423
MALMESBURY

PHYSICAL ADDRESS:

ERVEN 1821 & 12423, MALMESBURY, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:

AUGUST 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

MAU/4692/JUGB

