



File ref: 15/3/6-8/Erf\_12988

Enquiries:  
Mr HL Olivier

30 September 2025

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

Per registered post

Dear Sir/Madam

### **PROPOSED SUBDIVISION OF ERF 12988, MALMESBURY**

Your application, with reference MAL/14587/MC, dated 4 July 2025, on behalf of AJ Vlok as well as the amended subdivision plan received 25 September 2025 regarding the subject refers.

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 12988, 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 12988 (2924m<sup>2</sup> in extent) be subdivided into Portion A (±404m<sup>2</sup> in extent), Portion B (±417m<sup>2</sup> in extent), Portion C (±468m<sup>2</sup> in extent), Portion D (±401m<sup>2</sup> in extent), Portion E (±406m<sup>2</sup> in extent), Portion F (±13m<sup>2</sup> in extent), Portion G (±12m<sup>2</sup> in extent) and a Remainder (±803m<sup>2</sup> in extent), as presented in the application;
- (b) Portions F & G be transferred to Swartland Municipality for the cost of the owner/developer simultaneously with the registration of any of the subdivided portions;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for all unauthorised structures or structures which are to be relocated/demolished;
- (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;
  - (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 new subdivided portions be provided with separate water connections at building plan stage;

#### **3. SEWERAGE**

- (a) The new subdivided portions be provided with separate sewerage connections at clearance stage;

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- (b) The existing sewerage network be extended to provide service connections to the newly subdivided portions. To facilitate this, the developer be required to appoint a professionally registered engineer in accordance with the provisions of Act 46 of 2000. The appointed engineer must design the proposed extensions and submit the plans to the Director: Civil Engineering Services for approval. Once approved, the construction must be carried out under the supervision of the same engineer.

#### **4. ELECTRICITY**

- (a) Each 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 abovementioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions;

#### **5. DEVELOPMENT CHARGES**

- (a) The owner/developer be responsible for a development charge of R78 180,45 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R43 919,65 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R24 798,60 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R26 883,55 towards the wastewater treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R20 706,90 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The owner/developer is responsible for the development charge of R4 920,31 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (g) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

#### **6. 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 new zoning 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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