



File ref: 15/3/6-8/Erf_1950

Enquiries:
Mr AJ Burger

17 February 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1950, MALMESBURY

Your application, with reference MAL/14933/MV, dated 3 December 2025, on behalf of GJ de Quintal, 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 1950, 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 1950 (1865m² in extent) be subdivided into Portion A (605m² in extent) and a Remainder (1260m² in extent), see subdivision plan with reference MAL/14933/MV, dated November 2025, as presented in the application;
- b) Building plans be submitted to the Director Development Management for consideration and approval for the conversion of the outbuilding on portion A 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 abovementioned, 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 R18 395,40 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 R10 333,90 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 R5 622,35 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 R6 095,00 towards the waste water 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 R21 950,05 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 989,61 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 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;
- d) 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;
- e) 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
 AJB/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
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