



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/4-3/Erf 2491
15/3/5-3/Erf 2491
15/3/6-3/Erf 2491

Enquiries:
Me A. de Jager

22 January 2021

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED DEPARTURE, REMOVAL OF RESTRICTIVE CONDITIONS AND SUBDIVISION OF ERF 2491, DARLING

Your application, with reference DAR/11613/NG, dated 15 October 2020, on behalf of R. and M. van der Heyde, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 the removal of restrictive conditions from Title Deed T37745/2018, of Erf 2491, Darling, is approved in terms of Section 70 of the aforementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition B.5.(a) that reads as follows:

"...dit mag nie onderverdeel word nie..."

be removed from Title Deed T37745/2018;

- b) Condition B.5.(d) that reads as follows:

"...geen gebou of struktuur of enige gedeelte daarvan, behalwe, grensmure en heinings mag nader as 4,72 meter van die straatlyn wat 'n grens van hierdie muur uitmaak, opgerig word nie, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeen daaraan en aan 'n aangrensende erf nie; met dien verstande dat 'n buitegebou van nie hoër as 33,5 meter nie, gemeet van die vloer tot by die muurplaat, en waarvan geen gedeelte deur mense bewoon gaan word nie, met die toestemming van die Plaaslike Owerheid binne die hierbo geskrewe agterruimte opgerig mag word. Wanneer enige twee of meer erwe gekonsolideer word, is hierdie voorwaarde op die gekonsolideerde oppervlakte as een erf van toepassing.

be removed from Title Deed T37745/2018;

- c) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive conditions;
d) The following minimum information must be provided to the Deeds Office in order to consider the application, namely:

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swarthlandmun@swarthland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- Copy of the approval by Swartland Municipality;
 - Original Title Deed, and
 - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- e) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes;
- B.** By virtue of the authority delegated to the Senior Manager: Built Environment 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 subdivision of Erf 2491, Darling, is approved in terms of Section 70 of the aforementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2491, Darling (1 586m² in extent) be subdivided into Portion A (791m² in extent) and the Remainder (795m² in extent), as presented in the application;
- b) The legal certificate which authorises transfer of the subdivided portion 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) Each subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate sewerage connection. This condition is applicable at subdivision stage;

4. ELECTRICITY

- a) That every subdivided portion be provided with a separate electrical connection, for the account of the owner/developer;
- b) The cost of relocation of any electrical cables over the subdivided portions be for the account of the owner/developer;
- c) Any electrical interconnections between the subdivided portions be isolated and completely removed;
- d) The electrical connection be linked to the existing low voltage network;
- e) In addition to the development charge, the owner/developer will be responsible for the cost of the electrical connection to the new portion;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R4 358,90 towards bulk electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/253-164-9210);
- d) The owner/developer is responsible for the development charge of R5 410,05 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/247-144-9210).
- e) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- f) The Council resolution of May 2020 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2020/2021 and can be revised thereafter;

6. GENERAL

- a) Should the upgrade of existing services be required in order to provide the subdivided portion with services, it will be for the account of the owner/developer;
- b) The approval will not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- C. By virtue of the authority delegated to the Senior Manager: Built Environment 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 a departure of development parameters on Erf 2491, Darling, is approved in terms of Section 70 of the aforementioned By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the encroachment of the 1,5m north-eastern side building line, by the garage and braai room, to 0m onto the new property boundary;
- b) The departure is limited to the 12,5m portion of the existing dwelling that encroaches on the building line, as presented in the application.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 R. & M. Heyde, Petuniastraat 26, Darling, 7345

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling tegevaakt aan ingevolge artikel 70 van die
Verordening inrekte Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderneewig aan voorwaarde des.

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

ERF 672

2021/01/22

DATUM DATE 155m

MUNICIPAL ENGINEER
A. J. J. A. M. H. A. G. E. L.

Handwritten signature

LEGEND:



Buildings



Subdivision Line



Erf 2491 Darling



155m

ERF 4356

stormwater pipe

160m

ERF 670

ERF 671

stormwater pipe

1.5m bl

2m bl

REMAINDER
(±795m²)

DWELLING

4m bl

GARAGE

stormwater pipe

1.5m bl

2m bl

PORTION A
(±791m²)

1.5m bl

sewer line

4m bl

ERF 663

proposed access

existing access

PETUNIA STREET

25.21m

25.17m

160m

31.49m

Drawing by:

NICAL GROBBELAAR

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
18 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871861
Email: leap@rumbold.co.za

DATE:
October 2020

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
DAR/1613NG

SCALE: 1:500