



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-3/Erf 51

Enquiries:
A. de Jager

13 May 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 51, DARLING

Your application, with reference DAR/12341/NJdK, dated 29 March 2022, on behalf of V. Van Eeden, regarding the subject refers.

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 subdivision of Erf 51, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 51, Darling (4 759m² in extent), be subdivided into Portion 1 (1 017m² in extent), Portion 2 (1 575m² in extent) and the Remainder (2 167m² in extent);
- b) 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) Each new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- b) The sewerage system be expanded, in order to provide the subdivided portions with service connections;
- c) The owner/developer appoints an engineer, appropriately registered in terms of Act 46 of 2000, to design the sewerage expansion;
- d) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the expansion be completed under the oversight of the appointed engineer;
- e) The condition is applicable at clearance stage;

4. ROADS

- a) The owner/developer be responsible for the upgrading, formalising and maintenance of the storm water channel that cuts across the erven;
- b) The owner/developer keeps the storm water channel free from any obstructions that may impede the flow of water;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

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

Yzerfontein Tel: 022 451 2366

5. ELECTRICITY

- a) Each new 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 erven, be for the account of the owner/developer;
- c) Any electrical interconnection be isolated and completely removed;
- d) The electricity connection be joined to the existing low voltage network;
- e) Additional to the abovementioned, the owner/developer will be responsible for the costs incurred for the installation of the electricity meter on the subdivided portion/activation of electricity to the erf. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

6. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge of R15 246,70 (R7 623,35 per new portion) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer be responsible for the development charge of R14 681,66 (R7 340,83 per new portion) towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer be responsible for the development charge of R7 263,14 (R3 631,57 per new portion) towards sewerage, at clearance sage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer be responsible for the development charge of R10 820,10 (R5 987,78 per new portion) towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
- e) The owner/developer be responsible for the development charge of R8 717,80 (R4 358,90 per new portion) towards electricity, at clearance sage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2021 makes provision for a 40% discount on capital contributions to Swartland Municipality, except for condition 6.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

7. 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AdJds

Copies:

Surveyor General, Private Bag X9028, Cape Town, 8000

Director: Civil Engineering Services

Director: Electrical Engineering Services

Director: Financial Services

Building Control Officer

V.M. van Eeden, 47 Stasie Street, Darling, 7234 (nicki_eeden@yahoo.com)

SUBDIVISION PLAN: ERF 51 DARLING

Note:

Figure A B C D represents Erf 51, Darling measuring ±4759m²

Erf 51 to be subdivided into:

Remainder

Figure A B a d represents Remainder of Erf 51, Darling, Measuring ±2167m².

Portion 1

Figure a b c d represents Portion 1 of Erf 51, Darling, Measuring ±1017m².

Portion 2

Figure b C D c represents Portion 2 of Erf 51, Darling, Measuring ±1575m².

Portion	Area (±m ²)	Zoning
1	2167	Residential Zone I
2	1017	Residential Zone I
3	1575	Residential Zone I
Total area: ±4759m ²		

Dam _____

Dwelling house _____

Erf 51, Darling _____



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 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.

2022/05/13
DATUM/DATE

MUNISIPALE BASTUURDER
MUNICIPAL MANAGER



SUBDIVISION OF ERF 51 DARLING

PAPER SIZE: A3

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