



File ref: 15/3/5-/Erf 3581

Enquiries:  
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5 March 2026

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Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 3581, DARLING**

Your application, with reference number DAR/14894/MV and dated 11 November 2025, on behalf of the J & E Trust., refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), the application for consent to establish a double dwelling on Erf 3581, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The consent use authorises a double dwelling house of 250m<sup>2</sup> in extent, in accordance with the Site Plan, reference number 250319/1 and dated March 2025, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;

#### **2. WATER**

- a) A single water connection be provided and that no additional connections will be provided;

#### **3. SEWERAGE**

- b) A single sewerage connection be provided and that no additional connections will be provided;

#### **4. DEVELOPMENT CHARGES**

- a) The development charge towards the supply of regional bulk water amounts to R12 263,60 and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards water reticulation amounts to R8 232,85 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-174-9210);

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupo abo!

- c) The development charge towards sewerage amounts to R5 660,30 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The development charge towards waste water treatment amounts to R12 275,10 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/240-183-9210);
- e) The development charge towards roads amounts to R9 188,50 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA 9/247-188-9210);
- f) The development charge towards electricity amounts to R4 989,61 and is payable by the owner/developer at building plan stage. The amount is due to the 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;

## 5. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate 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.
- c) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Darling, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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  
AdJ/ds

Copies: *Department Financial Services*  
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