



File ref: 15/3/6-3/Erf\_989, 990  
15/3/12-3/Erf\_989, 990

Enquiries:  
Mr HL Olivier

15 April 2026

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By Registered mail

Dear Sir/Madam

## PROPOSED SUBDIVISION AND CONSOLIDATION OF ERVEN 989 & 990, DARLING

Your application, with reference DAR/15035/MV, dated 9 February 2026 on behalf of the Paul Pienaar Trust and Theunis Jakobus Smith respectively, regarding the subject refers.

- A. 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 the subdivision of Erf 990, Darling is hereby approved in terms of Section 70 of the By-Law:
- B. 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 the consolidation of the newly created portion with Erf 989, Darling, is hereby approved in terms of Section 70 of the By-Law:

Both decisions mentioned in A. & B. above are subject to the following conditions.

### 1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 990 (3969m<sup>2</sup> in extent) be subdivided into a portion A (±977m<sup>2</sup> in extent) and a Remainder (±2992m<sup>2</sup> in extent);
- (b) Portion A be consolidated with Erf 989 with the resulting consolidated property being ±4933m<sup>2</sup> in extent as presented in the application;
- (c) 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 & consolidation;

- (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
- (iii). The approved subdivision & consolidation plan;

## 2. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;
- (b) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (c) 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;
- (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 for or against the appeal;
- (e) All conditions of approval be implemented 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;

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
HLO/ds

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