



File ref: 15/3/6-3/Erf_959

Enquiries:
Mr AJ Burger

22 September 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Email: planning6@rumboll.co.za

By registered mail

To whom it may concern

PROPOSED SUBDIVISION OF ERF 959, DARLING

Your application, with reference number DAR/15279/JL/GB, dated 26 June 2026, on behalf of Agrimark Operations Ltd, 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 959, 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 959 (2,3728ha in extent), be subdivided into Portion A (9293m² in extent) and a Remainder (1,4435ha in extent), as presented in the application;
- b) New property diagrams 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;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plans;

2. WATER

- a) Each subdivided erf be provided with a separate water connection. The condition is applicable at building plan stage;

3. SEWERAGE

- a) Each subdivided erf be provided with a separate sewerage connection. The condition is applicable 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 above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions. Please contact Fanie Weideman for a quotation;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- f) Please note that the owner is responsible for rerouting the existing electrical connection cable so that it does not cross the newly subdivided erf;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R273 690,89 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
- b) The owner/developer is responsible for the development charge of R407 713,62 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
- c) The owner/developer is responsible for the development charge of R141 125,26 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-195);
- d) The owner/developer is responsible for the development charge of R306 064,90 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);
- e) The owner/developer is responsible for the development charge of R120 282,70 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9195);
- f) The owner/developer is responsible for the development charge of R5 239,09 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-164-9195);
- g) Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and may be revised thereafter;

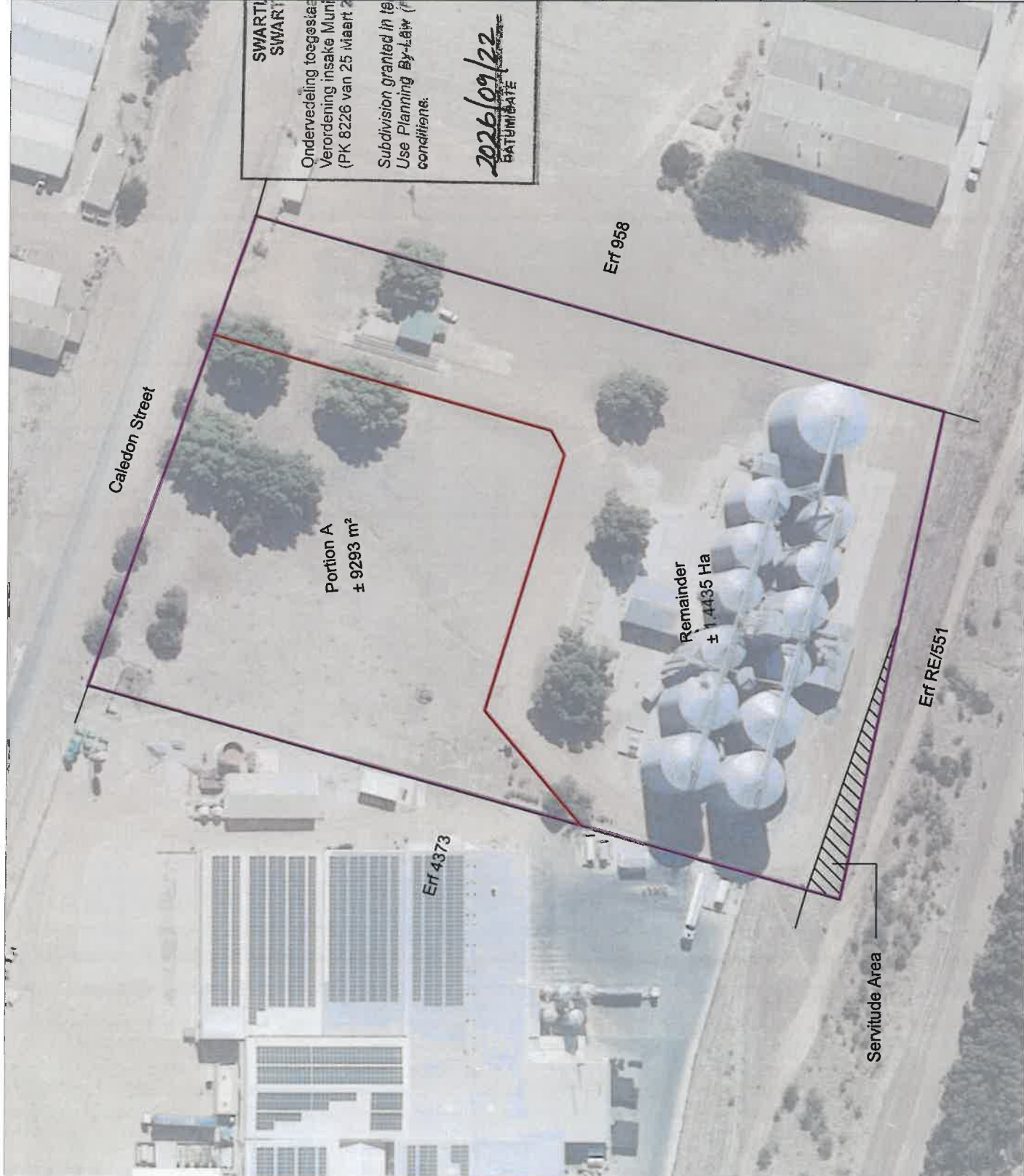
C. GENERAL

1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
2. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers.
3. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.
4. 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.
5. 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.
6. 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 200,00 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
A/B/ds

Copies: sgdatawc@dlrrd.gov.za
Department: Financial Services
Department: Civil Engineering Services
Department: Electrical Engineering Services
Building Control Officer
Werner.vanzyl@agrimark.co.za



LEGEND

KEY:

- Erf 959, Darling
- Subdivision Line

Land Use Application Proposal:

Erf 959, Darling (2,3728 Ha) is proposed to be Subdivided into a Portion A (± 9293 m²) and a Remainder (± 1,4435 Ha).

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Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale 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 (PK 8226 of 25 March 2020) subject to conditions.

2026/09/22
DATE

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

TITLE:

SUBDIVISION PLAN
ERF 959
DARLING

PHYSICAL ADDRESS:

ERF 959, CALEDON STREET, DARLING, 7345

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VEINOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
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DATE:
JUNE 2026

AUTHORITY:
SWARTLAND MUNICIPALITY

REFERENCE:
DAR15279/JUGB



SCALE:
1:750