



File ref: 15/3/6-3/Erf_365,693
15/3/12-3/Erf_365,693

Enquiries:
Mr AJ Burger

20 March 2026

CK Rumboll & Partners
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Per registered post

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Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSOLIDATION OF ERVEN 365 & 693, DARLING

Your application, with reference DAR/14872/MV, dated 27 November 2025, on behalf of J & KJ van der Merwe, 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 subdivision of Erven 365 & 693, Darling, is 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 subdivided portions, is approved in terms of Section 70 of the By-Law.

Decisions A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 365 (1264m² in extent) be subdivided into a remainder (203m² in extent), portion A (1048m² in extent) and portion B (13m² in extent);
- b) Erf 693 (1274m² in extent) be subdivided into a remainder (732m² in extent), portion A (529m² in extent) and portion B (13m² in extent);
- c) Portion A of erf 365 be consolidated with the remainder of erf 693 (1780m² total extent);
- d) Remainder of erf 365 be consolidated with portion A of erf 693 (732m² total extent);
- e) The existing carport on erf 693 be demolished at clearance stage;
- f) Portion B of erf 365 and portion B of erf 693 be surveyed and transferred to the municipality for the cost of the owner/developer;

2. 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.

C. GENERAL

- 1. 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. 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;
- 3. 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;
- 4. 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 000,00 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
KJB/ds

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