



File ref: 15/3/6-3/Erf_199,201
15/3/12-3/Erf_199,201

Enquiries:
Mr HL Olivier

17 Junie 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED CONSOLIDATION AND SUBDIVISION OF ERVEN 199 & 201, DARLING

Your application, with reference DAR/14324/NJdK, dated 25 February 2025 on behalf of Denver Grant Straus, 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 consolidation of erven 199 & 201, Darling, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 199 (1269m² in extent) be consolidated with Erf 201 (155m² in extent), as presented in the application;
- (b) A 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 consolidation;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved consolidation plan;

- 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 subdivision of the consolidated property, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consolidated property (1424m² in extent) be subdivided into Portion A (±304m² in extent), Portion B (±307m² in extent) and Portion C (±813m² in extent), as presented in the application;

- 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!

- (b) Any existing buildings on the property, without building plan approval, be submitted to Building Control for consideration and approval.
- (c) Where the subdivision line is proposed through the existing storage unit, a fire-wall be constructed to the satisfaction of the Senior Manager: Development Management;
- (d) 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;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved subdivision plan;

2. WATER

- (a) Each subdivided portion be provided with separate water connection. This condition is applicable on subdivision stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with separate sewer connection. This condition is applicable on subdivision stage;

4. ELECTRICAL ENGINEERING SERVICE

- (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 interconnections 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. The Department Electrical Engineering Services be contacted for a quotation in this regard;

5. DEVELOPMENT CHARGES

- (a) The properties are zoned Business Zone 1 however the total area of the buildings have not been confirmed, therefore the development charges be calculated with an allowance for the existing erven 199 & 201 according to the tariffs for a single residential erf larger than 1000m²;
- (b) Therefore the development charges be made as follows (VAT & 55% rebate included):
 - (i). The owner/developer is responsible for a development charge of R 9 715,92 towards the bulk supply of water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
 - (ii). The owner/developer is responsible for the development charge of R 3 043,66 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - (iii). The owner/developer is responsible for the development charge of R 2 335,45 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - (iv). The owner/developer is responsible for the development charge of R 5 065,00 towards the waste water treatment works, at clearance stage. The amount is payable

- (iii). The owner/developer is responsible for the development charge of R 2 335,45 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (iv). The owner/developer is responsible for the development charge of R 5 065,00 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (v). The owner/developer is responsible for the development charge of R 12 833,46 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (vi). The owner/developer is responsible for the development charge of R 4 920,31 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);

6. STREETS & PARKING

- (a) The parking areas as indicated on the approved subdivision plan be established at subdivision stage;
- (b) The on-site parking and required loading bay/s, as well as sidewalks giving access to the parking/loading areas, be provided with a permanent dust-free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked;
- (c) An encroachment agreement be entered into between the owner / developer as well as the Municipality with regards to the existing historical buildings as well as the proposed parking bays that are encroaching the street boundary;

7. 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

Building Control Officer

DG Strauss, PO Box 806, HUGUENOT, 7145

Strauss_dg@icloud.com

Planning2@rumboll.co.za

LEGEND:

1. Erf 119 and 201

2. Subdivision Line

3. Building Lines (0m)

4. Existing Buildings



Subdivision:

Portion A

Portion B

Portion C

±304m²

±307m²

±813m²

Total

±1424m²

Zoning: Erven 199 & 201

Business zone 1



TITLE:

**SUBDIVISION OF ERF
199 & 201, DARLING**

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEYING



S.A. RUMBOLDT EN VERBODTE
REGISTERED SURVEYORS
PROFESSIONELE LANDMETERS
RAIMER STRAAT 16, MALMESBURY
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DATE

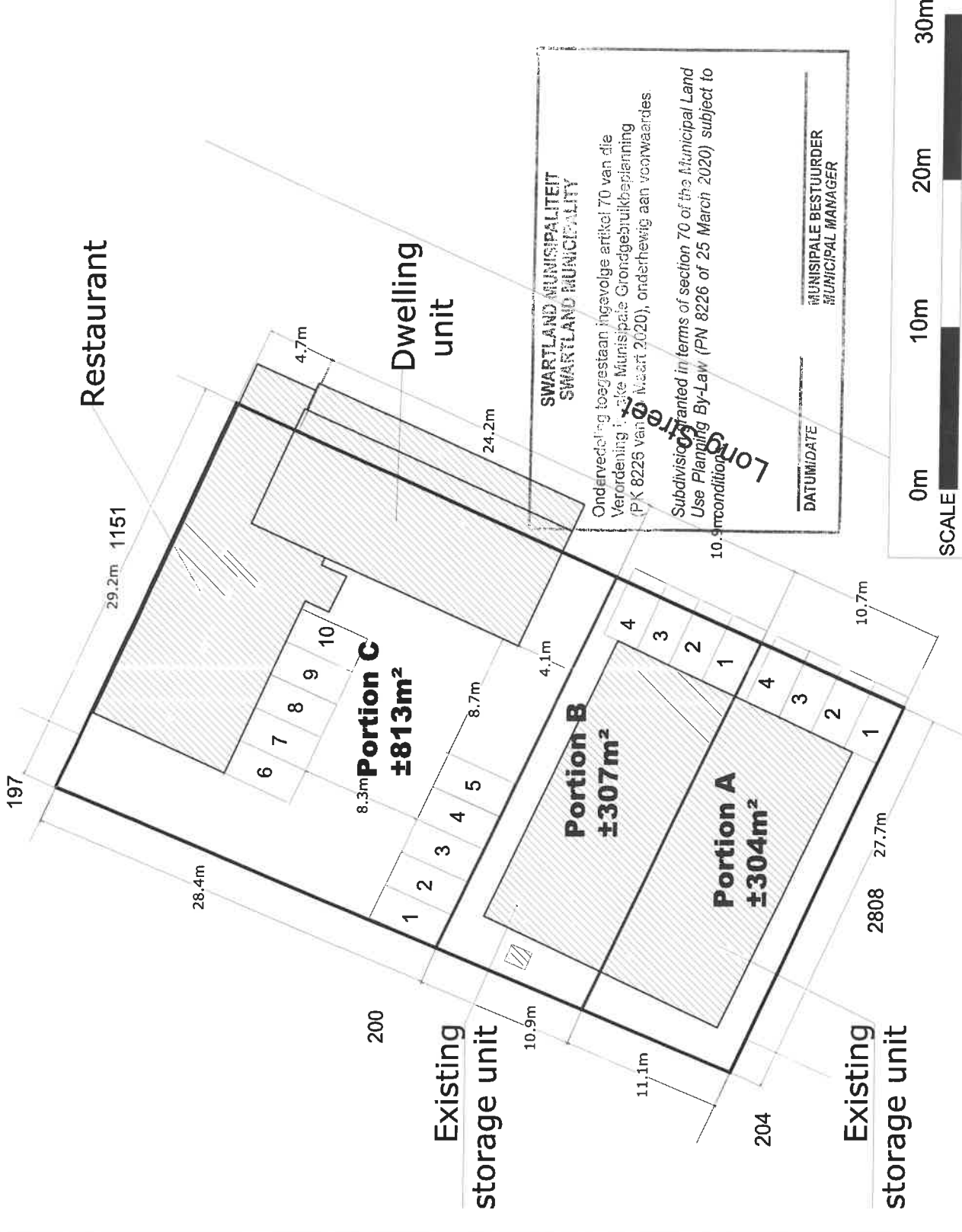
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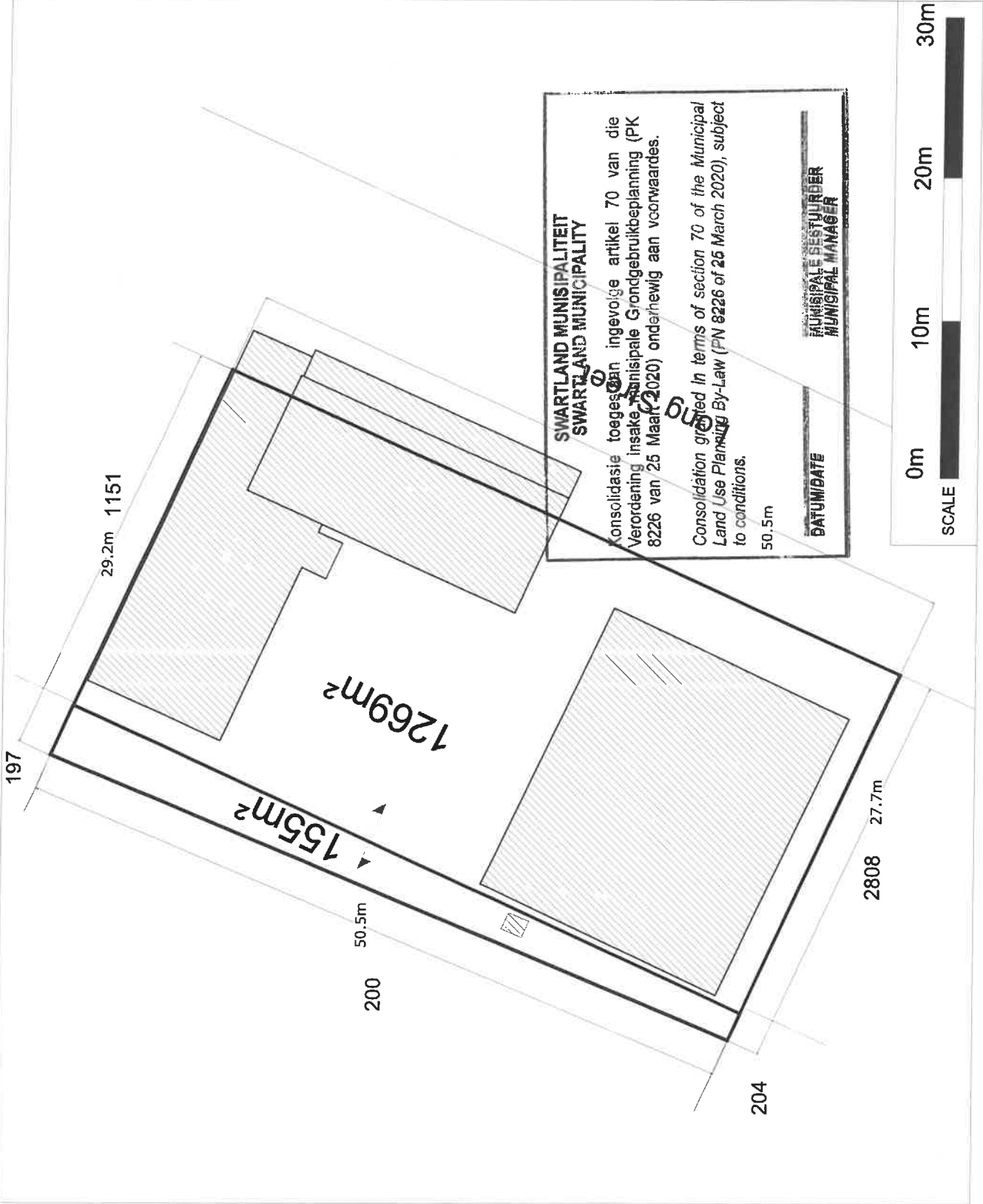
SCALE

GRAPHICAL LINE SCALE

REF

DAR/10769/AC/NJDK





LEGEND:

- 1. ERF 199 + 201
- 2. CONSOLIDATION
- 3. EXISTING BUILDINGS

Consolidation:

Erf 199	1269m²
Erf 201	155m²
Total	±1424m²

Zoning: Erven 199 & 201
Business zone 1

TITLE:

CONSOLIDATION OF ERVEN
199 & 201, DARLING

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVYING



C.K. RUMBOLD EN VERMEULEN
PROFESSIONELE SURVEYORS
REGISTERED PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL PLANNERS
REGISTERED PROFESSIONAL DESIGNERS
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEERS
REGISTERED PROFESSIONAL CIVIL ENGINEERS
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS
REGISTERED PROFESSIONAL CHEMICAL ENGINEERS
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS
REGISTERED PROFESSIONAL MARINE ENGINEERS
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS
REGISTERED PROFESSIONAL MINING ENGINEERS
REGISTERED PROFESSIONAL PETROLEUM ENGINEERS
REGISTERED PROFESSIONAL POWER ENGINEERS
REGISTERED PROFESSIONAL RAILWAY ENGINEERS
REGISTERED PROFESSIONAL TELECOMMUNICATIONS ENGINEERS
REGISTERED PROFESSIONAL TRANSPORT ENGINEERS
REGISTERED PROFESSIONAL URBAN ENGINEERS
REGISTERED PROFESSIONAL WATER ENGINEERS
REGISTERED PROFESSIONAL WIND ENGINEERS
REGISTERED PROFESSIONAL WOOD ENGINEERS
REGISTERED PROFESSIONAL YACHT ENGINEERS

DATE

NOVEMBER 2018

SCALE

GRAPHICAL LINE SCALE

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