



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-3/Erf_164
15/3/4-3/Erf_164

Enquiries:
Mr AJ Burger

19 April 2023

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE FROM DEVELOPMENT PARAMETERS OF ERF 164, DARLING

Your application, with reference DAR/12933/JL/EM, dated 28 February 2023, on behalf of KG Wood, 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 erf 164, 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 164, Darling (1578m² in extent), be subdivided into a Remainder (898 in extent) and Portion A (667m² in extent);
- b) Building plans for all illegal building work be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- c) A 5m x 5m splay be provided on the remainder on the c/o Lang Street and Fontein Street which be surveyed and transferred to the municipality for the cost of the owner/developer;
- d) 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. WATER

- a) The subdivided portion be provided with a separate water connection. This condition is applicable at subdivision phase;

3. SEWERAGE

- a) The subdivided portion be provided with a separate sewerage connection. This conditions is applicable at subdivision phase;

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, for the account of the owner/developer;
- b) The relocation of electrical cables over the proposed subdivided portion be charged to the account of the owner/developer;

- c) Any inter-connected electrical cables be isolated and removed completely;
- d) The electrical connection be made to the existing low-tension network;
- e) The owner/developer be responsible for the cost for the electrical connection of the newly created erf;

5. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R7 623.35 (R10890,50 x 0.7) and is for the account of the owner/developer at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to 7 340,83 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The development charges towards sewerage amounts to R 3631,57 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- d) The development charges towards roads and stormwater amounts to R 5410,05 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The development charges electricity amounts to R 4358,90 and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/253-164-9210);
- f) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

6. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

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 departure of development parameters on the remainder of erf 164, Darling, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 1,5m side building line (northern boundary) to 0m.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 ABE/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Financial Services
 KG Wood, 17 Lang Street, Darling, 7345
kevin@livingcolour.co.za

SUBDIVISION PLAN: ERF 164, DARLING

LEGEND:

- Subject property
- Existing cadastral boundaries
- Proposed Subdivision line
- Building Lines
- Structures
- Swimming Pool

ZONING I.T.O. THE ZONING SCHEME:

Residential Zone 1

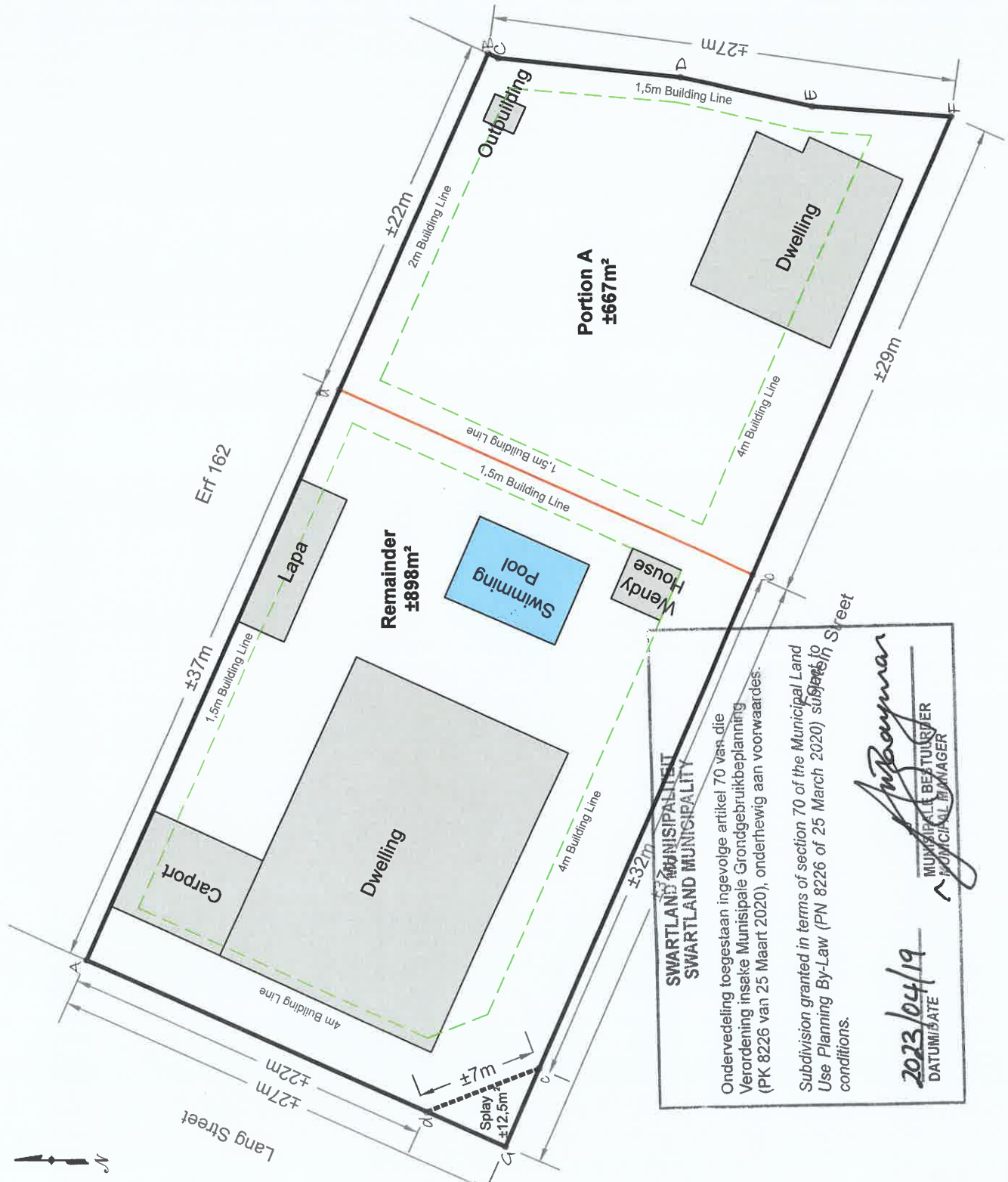
NOTES:

Figure ABCDEFG represents Erf 164, Darling, with an extent of 1578m².

Figure Aabcd represents Proposed Remainder of Erf 164, Darling, with an extent of ±898m².

Figure abcDEfB represents Proposed Portion A of Erf 164, Darling, with an extent of ±667m².

Figure cGd represents the proposed Splay from Remainder of Erf 164, Darling, with an extent of ±12,5m².



SWARTLAND MUNICIPALITY
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Ondervedeling 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 (PN 8226 of 25 March 2020) subject to conditions.

2023/04/19
DATUM/DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

Drawing by:

Ebenne Malen

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS

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DATE: FEBRUARY 2023
AUTHORITY: SWARTLAND MUNICIPALITY

REF:

DAR/29334/JEM