



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



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File ref: 15/3/6-3/Erf_823

Enquiries:
Mr AJ Burger

1 December 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 823, DARLING

Your application, with reference DAR/12824/NJdK, dated 3 October 2022, on behalf of H Schreuder, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 823, 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 823, Darling (1784m² in extent), be subdivided into Portion A (892m² in extent) and the Remainder (892m² in extent) as presented in the application;
- b) The legal certificate which authorises transfer of the subdivided portion, in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;

2. ELECTRICITY

- a) The newly created portion be supplied with a separate electricity connection for the cost of the owner/developer;
- b) Should it prove necessary to move/remove electrical cables over the subdivided portion, it will be for the account of the owner/developer;
- c) Any electrical connection between the Remainder and Portion A be isolated and removed completely;
- d) The electricity connection be made to the existing low tension network;
- e) Additional to the abovementioned, the owner/developer is responsible for the electricity connections to the subdivided portions;

3. WATER

- a) The subdivided portion be provided with a separate water connection at building stage;

4. SEWERAGE

- b) The subdivided portion be provided with a separate sewerage connection at clearance stage;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R5 410,05 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R4 358,90 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2022 makes provision for a 35% discount on capital contributions 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 new portion, 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 the development 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
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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 (FN 8226 of 25 March 2020) subject to conditions.

2022/12/01
DATE

~~MUNICIPALE BESTUURDER~~
~~MUNICIPAL MANAGER~~

808/312

NOTES:

Figure A B C D represents Erf 823 Darling which measures $\pm 1784\text{m}^2$. Erf 823 is to be subdivided into:

a) Portion A ($\pm 892\text{m}^2$) represented by Figure A a b D

b) Remainder ($\pm 892\text{m}^2$) represented by Figure a B C b

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



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AUTHORITY:

AUTHORITY.
SWARTLAND MUNICIPALITY

REF: DAR/12824/NJdK

SCALE: NTS