



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



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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/6-3/Erf 875

Enquiries:
A. de Jager

20 June 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 875, DARLING

Your application, with reference DAL/13595/EB/MH, dated 4 April 2024, on behalf of H. and Z. Cleophas, regarding the subject refers.

Please note that this letter replaces Swartland Municipality's letter of approval dated 20 May 2024 with special reference to development charges.

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 875, 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 875, Darling (1 611m² in extent), be subdivided into Portion A (531m² in extent), Portion B (566m² in extent), and the Remainder (511m² in extent), accordance with subdivision plan DAR/13595/EB, dated March 2024, as presented in the application;

2. WATER

- a) Each new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, for the expense of the owner/developer;
- b) Any electrical connection between the portions be isolated and removed completely;
- c) The electrical connection be linked to the existing low-tension network;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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Tel: 022 487 9400
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Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- d) In addition to the development charges, the owner/developer be responsible for the cost of connecting electricity to the new erf;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R14 937,12 (R7 468,56 per new portion) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R10 027,00 (R5 013,50 per new portion) towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R8 969,70 (R4 484,85 per new portion) towards the sewerage network, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R19 453,00 (R9 726,50 per portion) towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R26 285,55 (R13 142,75 per new portion) towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The owner/developer is responsible for the development charge of R9 240,00 (R4 620,00 per new portion) towards electricity at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

6. GENERAL

- a) 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;
- b) 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;
- 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 expense of the owner/developer;
- d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Ad./ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
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