



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!
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Sibumba ikamva elingcono!*

File ref: 15/3/6-3/Erf 2045

Enquiries:
Me. A de Jager

24 February 2021

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2045, DARLING

Your application, with reference DAR/11492/JL/KS, dated October 2020, on behalf of JP Masurik, 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 2045, 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 2045, Darling (2 538m² in extent), be subdivided into Portion A (1 269m² in extent) and the Remainder (1 269m² in extent) as presented in the application;
- b) A 5m x 5m splay are provided on the remainder of erf 2045 on the c/o Buitenkant Street and Hill Street as well as on the c/o Hill Street and Hoog Street. The transfer of the splays to Swartland Municipality will be for the cost of the owner/developer;
- c) 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;
- b) Should it prove necessary to 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;

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) toward the bulk supply of regional water, at clearance stage. The amount is payable to

Rig' asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

the Swartland Municipality, valid for the financial year of 2020/2021 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 2020/2021 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 2020/2021 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 2020/2021 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 2020/2021 and may be revised thereafter (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2020 makes provision for a 40% 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 2020/2021 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. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AdJds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 JP Masurik, 28 Hoog Street, Darling, 7345

SWARTLAND MUNICIPALITY
GEMENSAAPDE MUNISIPALITEIT

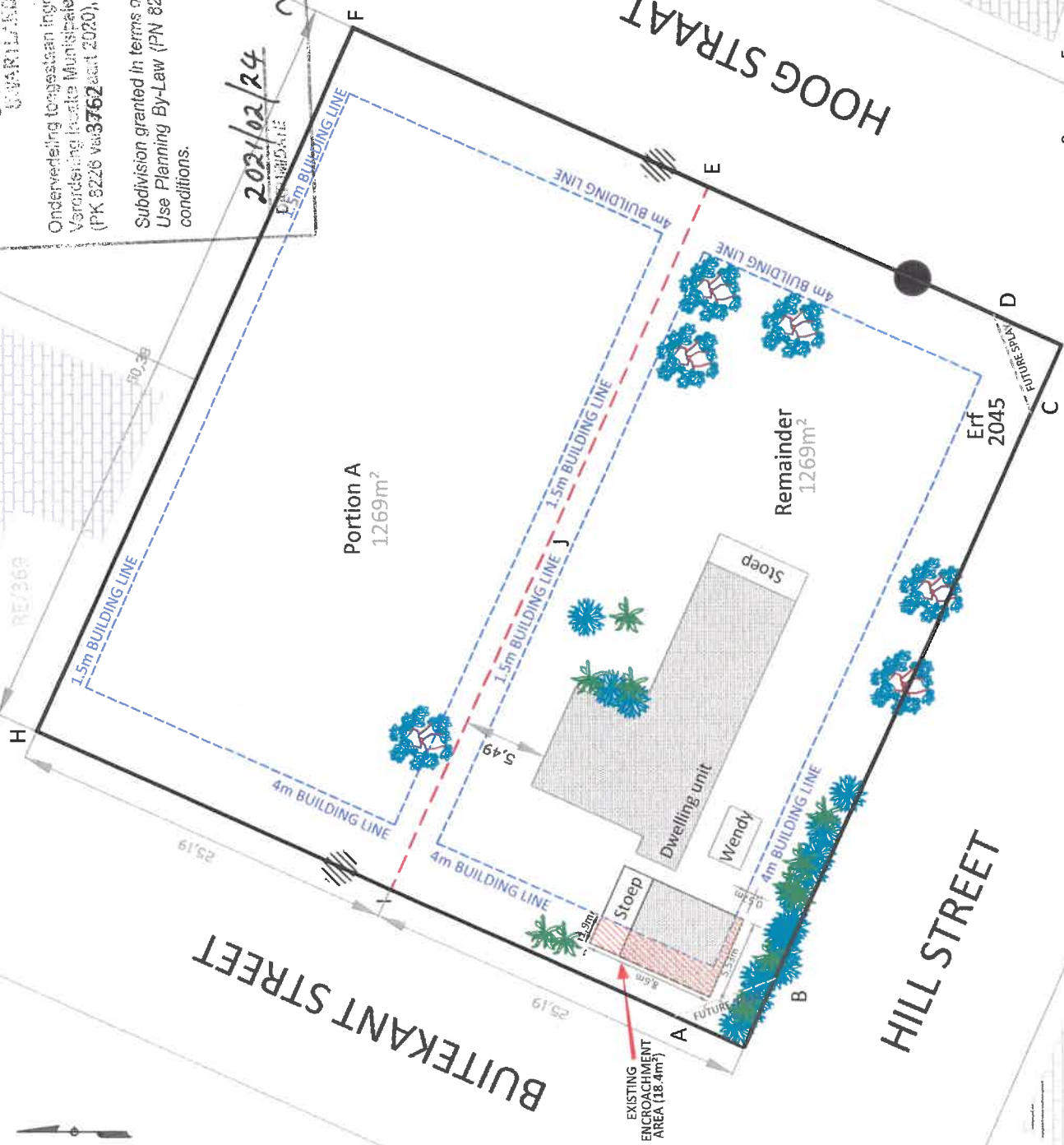
Onoewersdeling toegestaan ingevolge artikel 70 van die
Verordening lokaal Munisipale Gebruiksdoelbestemming
(PK 8226 van 31/03/2020), onderwerping aan voorwaardes.
Subdivision granted in terms of section 70 of the Municipal
Use Planning By-Law (PN 8226 of 26 March 2020) subject to
conditions.

2021/02/24
MUNICIPAL ENGINEER
MUNISIPAL INGENIEUR

BUTEKANT STREET

HOOG STRAAT

HILL STREET



BEFORE/VOOR	
ERF 2045	
FIGURE/figuur	ABDPH
AREA/area (m²)	2538.00
RESIDENTIAL ZONE 1	

AFTER/NA	
REMAINDER OF ERF 2045	
FIGURE/figuur	ABDPH
AREA/area (m²)	1269.00

PORTION A OF ERF 2045	
FIGURE/figuur	ABDPH
AREA/area (m²)	1269.00

- PROPERTY BOUNDARY
- BUILDING LINE
- BUILDING AREA
- SUBDIVISION LINE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- ENCROACHMENT AREA (18.4m²)



AMENDED
SUBDIVISION PLAN
ERF 2045, DARLING

NOTE:
ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

COMPILED/ saamgestel: CK RUMBOLL AND PARTNERS
TOWN PLANNING
PROFESSIONAL SURVEYORS
36 RAINGER STREET, MAUNSBURY
TEL 022 482 1845
FAX/tele: 022 487 1661
EMAIL/ epos: planning@rumboll.co.za

DATE/ datum:
OCT 2020 (amend Feb 2021)

MUNICIPALITY/ munisipaliteit:
SWARTLAND

REF/ verw:
DAR/11492/KS/L

SWARTLAND

Scale: 0m 5m 10m 20m