



File ref: 15/3/5-3/Erf 27  
15/3/6-3/Erf 27

Enquiries:  
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15 April 2025

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Dear Sir/Madam

## **PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS AND SUBDIVISION OF ERF 27, DARLING**

Your application, dated 4 February 2025, on behalf of K2017030557 (SOUTH AFRICA) (PTY) LTD, 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 removal of restrictive condition B.5.(a) in Title Deed T51047/2022, of Erf 27, Darling, is approved in terms of Section 70 of the By-Law;

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Condition B.5.(a) in Title Deed T51047/2022, that reads as follows:

*"...Dit mag nie onderverdeel word nie; ..."*

be removed from the Title Deed in its totality;

- b) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive conditions;
- c) The following minimum information must be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
  - Original Title Deed, and
  - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

- 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. 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 Erf 27, 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 27, Darling (1 490m<sup>2</sup> in extent), be subdivided into Portion A (741m<sup>2</sup> in extent) and Portion B (749m<sup>2</sup> in extent), in accordance with the subdivision plan presented in the application;

**2. WATER**

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

**3. SEWERAGE**

- a) The 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;
- 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 R10 075,80 towards the bulk supply of regional 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);
- b) The owner/developer is responsible for the development charge of R6 763,70 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);
- c) The owner/developer is responsible for the development charge of R3 197,00 towards the sewerage network, 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);
- d) The owner/developer is responsible for the development charge of R6 933,40 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: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R15 407,30 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The owner/developer is responsible for the development charge of R4 920,31 towards electricity at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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  
Adj/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *K2017030557 (SOUTH AFRICA) (PTY) LTD, Unit 9 Tiger Quays, Carl Cronje Drive, Tyger*  
                 *Waterfront, Bellville, 7530*  
                 *accounts@visionbrokers.co.za*

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die  
Verordening insake Munisipale Grondgebruiksbeplanning  
(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.

2025/04/15

DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



50m  
25m  
0

Piet Louw Architect • Urban Designer • City Planner

Dimensions

AB 22,040m  
BC 33,138m  
CD 33,060m  
DE 22,670m  
EA 66,186m

Van Der Stel Street

Erf 436

Queen Victoria Street

Erf 604

Erf 603

Erf 605

Erf 617

Erf 602

Erf 2493

Erf 965

Erf 608

Erf 4364

Erf 3794

Erf 3795

Erf 1147

Erf 803

Erf 2253

Erf 626

Erf 625

Erf 789

Protea Street

Delfinium Street

A

B

C

D

E

Portion A  
±741m<sup>2</sup>

Portion B  
±749m<sup>2</sup>

Erf 27

Subdivision Plan Erf 27

36 Queen Victoria Street, Darling.

Figure 4: Subdivision Plan