



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

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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:
- i. Copy of the approval by Swartland Municipality;
  - ii. Original Title Deed, and
  - iii. 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.

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- 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;



SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening Inzake Munisipale 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.

2025/04/15

DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



Dimensions

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



**Subdivision Plan Erf 27**

36 Queen Victoria Street, Darling.

Figure 4: Subdivision Plan