



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

File ref: 15/3/10-3/Erf\_3778(A)  
15/3/13-3/Erf\_3778(A)

Enquiries:  
A. de Jager

30 August 2022

CK Rumboll and Partners  
P.O. Box 211  
MALMESBURY  
7299

**By Registered Mail**

Dear Sir/Madam

**PROPOSED CONSENT USE AND SERVITUDE REGISTRATION ON ERF 3778, DARLING**

Your application, with reference number DAR/11920/NJdK, dated 22 November 2021, on behalf of the Darling Green Estate (Pty) Ltd, refers.

- A. 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 consent use for renewable energy structures on Erf 3778, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The consent use authorises the construction and operation photovoltaic (PV) solar plant on a portion of Erf 3778, Darling (9 999m<sup>2</sup> in extent), consisting of renewable energy structures with an expected capacity of ±1MW, once operational;
- b) The consent use complies with the relevant zoning parameters applicable to renewable energy structures;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) The owner makes financial provision, to the satisfaction of the competent authority, for the following:
  - i. protection against failure, at any time after site construction has started;
  - ii. the rehabilitation or management of negative environmental impact of decommissioning; or
  - iii. abandonment, in the case of the owner not being financially able to fulfil any obligations in this regard;
- iv. Application be made to the Senior Manager: Built Environment for the erection/display of advertising signs;

**2. WATER**

- a) Municipal water may not be used for the cleaning of the photovoltaic panels and an alternative source of water be employed for the purpose;
- b) The proposed bore hole presented in the application, for the cleaning purposes of the solar panels, be sunk, maintained and registered in accordance with the provisions of the Department of Water and Sanitation, as contained in the National Water Act, 1998, (Act 36 of 1998);
- c) Run-off water from the cleaning be channelled and contained away from any natural water sources, as presented in the application;

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder**  
Privaatsak X52  
Malmesbury 7299

Darling Tel: 022 492 2237

**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

**Yzerfontein Tel:** 022 451 2366

### 3. SEWERAGE

- a) Sewage services for household sewage only, can be provided by means of a sewerage truck;

### 4. STORMWATER

- a) The development be provided with a storm water treatment system that will limit the post-development runoff to the pre-development run-off standard;
- b) The owner/developer appoints a consulting engineer, which is registered in terms of the provisions of Act 46 of 2000 to design the storm water system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of said Engineer;

### 5. WAYLEAVES

- a) The owner/developer applies to Swartland Municipality for the registration of a wayleave for the course of the underground electricity line, where it passes over municipal land;

### 6. GENERAL

- a) The approval does not exempt the owner/developer of adherence to any other legal procedures, applications and/or approvals related to the intended land use;
  - b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with before the photovoltaic solar plant comes into operation.
- B.** The registration of a 6m wide engineering services servitude over Erf 3778, Darling, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;
- C.** The registration of a 6m wide right-of-way servitude over Erf 401, Darling, in favour of Erf 3778, Darling, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

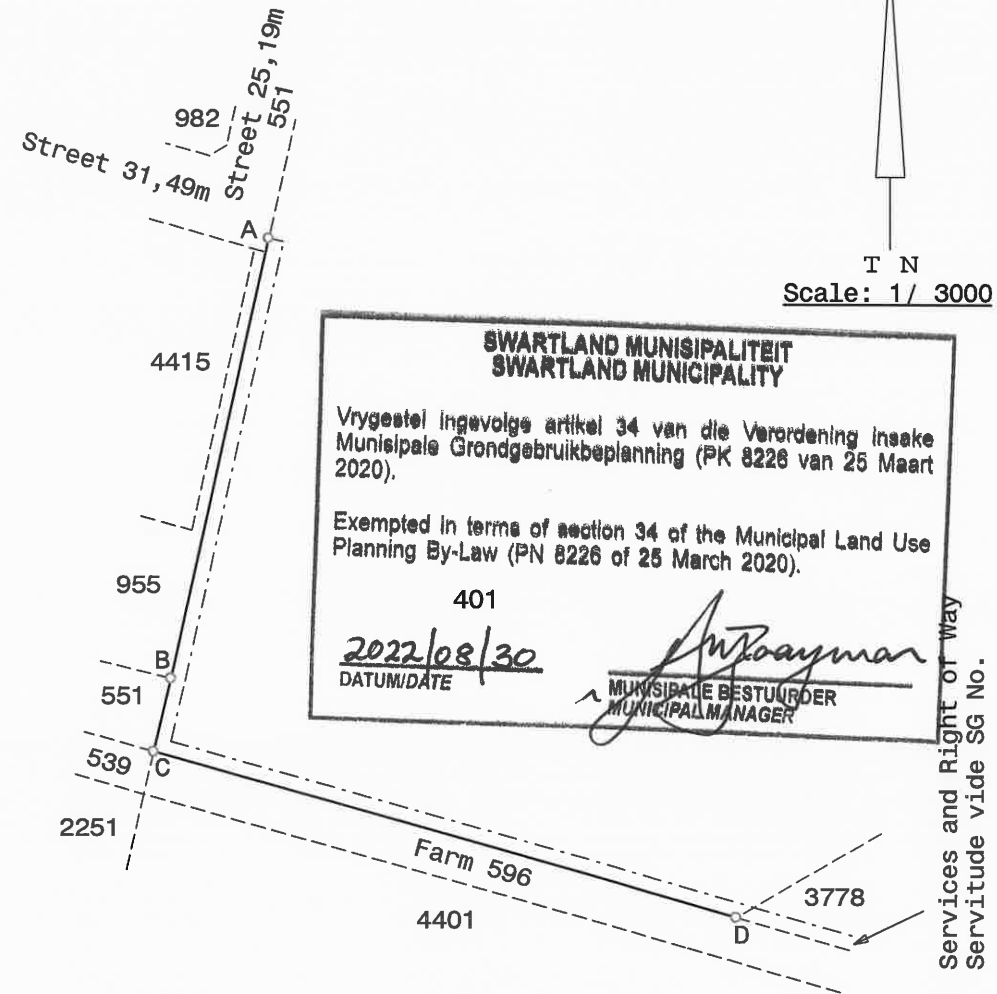
Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services  
AdJ/ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Department: Electrical Engineering Services*  
                 *Building Control Officer*  
                 *AT Darling Green Estate (Pty) Ltd, p/a Rumboll and Partners*

PROVISIONAL

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X		SG No.
		Constants		0,00	+3 600 000,00	approved
A B	186,29	12.33.50	A	+56 125,23	+94 577,78	for SURVEYOR- GENERAL
B C	31,21	13.09.00	B	+56 165,76	+94 759,61	
C D	250,65	285.49.00	C	+56 172,86	+94 790,00	
			D	+55 931,70	+94 858,32	
		D 17	⊕	+56 925,35	+94 325,32	
		D 18	⊕	+56 609,78	+94 431,01	



The line A B C represents the Western boundary and line C D the Southern boundary of a Services and Right of Way Servitude 6m wide over

**ERF 401 DARLING**

Situated in the Swartland Municipality  
Administrative District of Malmesbury  
Western Cape Province  
Surveyed in by me

A.P. Steyl PLS 0761  
Professional Land Surveyor

This Diagram is annexed to No.

The original diagram is S.G. No. 2061/1860

File:

**PROVISIONAL**

Transfer no.  
1863- -543

S.R. No.

Registrar of Deeds

Comp BH-3DBA (3690)

LPI C0460002

Servitude diagram

PROVISIONAL

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X		SG No.		
		Constants	0,00		+3 600 000,00	
A B	23,50	239.48.00	A	+55 520,29	+94 653,60	approved  for SURVEYOR- GENERAL
B C	327,72	350.24.20	B	+55 499,98	+94 641,77	
C D	24,36	105.49.00	C	+55 445,36	+94 964,91	
D A	308,99	170.24.20	D	+55 468,80	+94 958,27	
D 17			⊕	+56 925,35	+94 325,32	
D 18			⊕	+56 609,78	+94 431,01	

PROVISIONAL

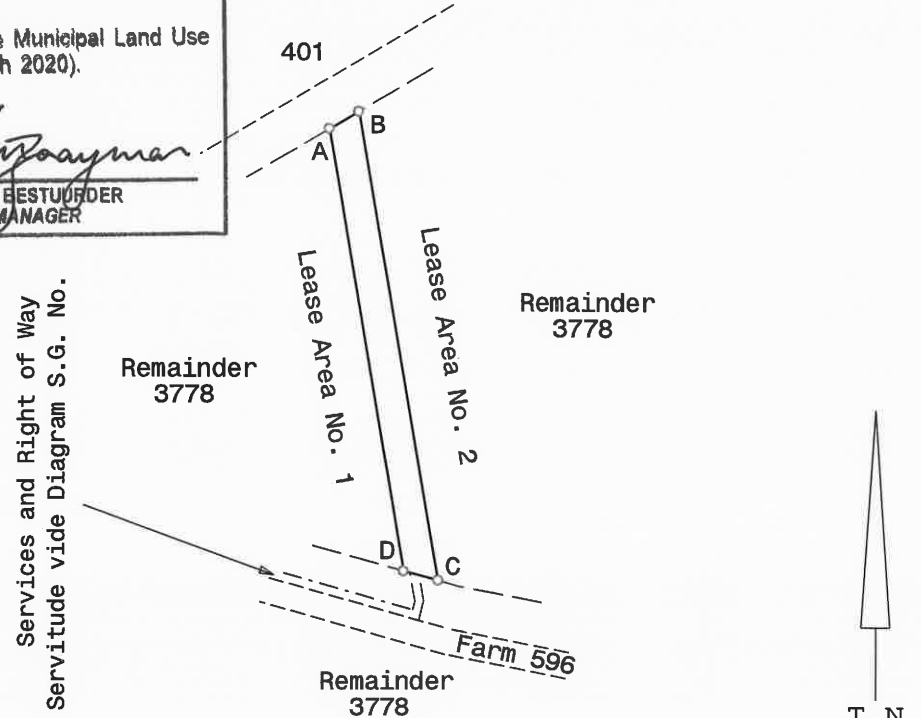
**SWARTLAND MUNISIPALITEIT**  
**SWARTLAND MUNICIPALITY**

Vrygestel ingevolge artikel 34 van die Verordening insake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PK 8226 of 25 March 2020).

2022/08/30  
DATUM/DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



The figure A B C D represents a Services and Right of Way servitude Area 22m wide, 7 004 square metres over

**Remainder of ERF 3778 DARLING**

Situated in the Swartland Municipality  
Administrative District of Malmesbury  
Western Cape Province  
Surveyed in by me

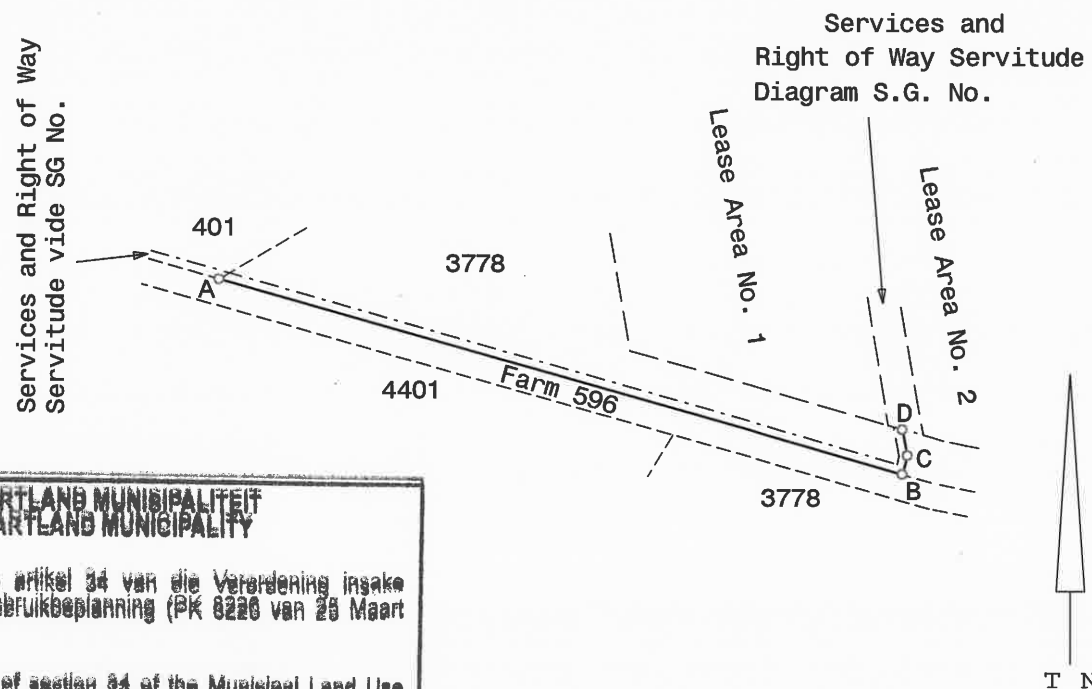
W.A. Hoffman PLS 1223  
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. 1857/2009	File:
<b>PROVISIONAL</b>	Transfer no. 2009- -49319	S.R. No.
Registrar of Deeds		LPI C0460002
		Comp BH-3DBA (3690)

PROVISIONAL

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X		SG No.		
		Constants	0,00		+3 600 000,00	
A B	491,56	285.49.20	A	+55 931,70	+94 858,32	approved for SLOPEYOR- GENERAL
B C	13,47	194.41.00	B	+55 458,76	+94 992,33	
C D	18,41	170.00.40	C	+55 455,35	+94 979,31	
			D	+55 458,54	+94 961,17	
		D 17	⊕	+56 925,35	+94 325,32	
		D 18	⊕	+56 609,78	+94 431,01	

PROVISIONAL



**SWARTLAND MUNISIPALITEIT**  
**SWARTLAND MUNICIPALITY**

Vrygestel in terms van artikel 34 van die Verordening insake Municipale Grondgebruikbeplanning (PN 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2022/08/30  
DATUM/DATE

*A. P. Steyl*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Scale: 1/ 5000

The line A B represents the Souther boundary and line B C D the Eastern boundary of a Services and Right of Way Servitude 6m wide over

**ERF 3778 DARLING**

Situated in the Swartland Municipality  
Administrative District of Malmesbury  
Western Cape Province  
Surveyed in by me

A.P. Steyl PLS 0761  
Professional Land Surveyor

This Diagram is annexed to No.	The original diagram is S.G. No. 1857/2009	File:
<b>PROVISIONAL</b>	Transfer no. 2009- -49319	S.R. No.
Registrar of Deeds		Comp BH-3DBA (3690)
		LPI C0460002

Servitude diagram

# WAY LEAVE PLAN

The Line A B C D E F G H J K L M N P Q R S T U V W X Y Z

represents the centre line of a Way Leave 6m wide over the Properties as listed in Table 1

Situated in the Swartland Municipality  
Administrative District of Malmesbury  
Western Cape Province

Framed in by me

W.A. Hoffman PLS 1223  
Professional Land Surveyor

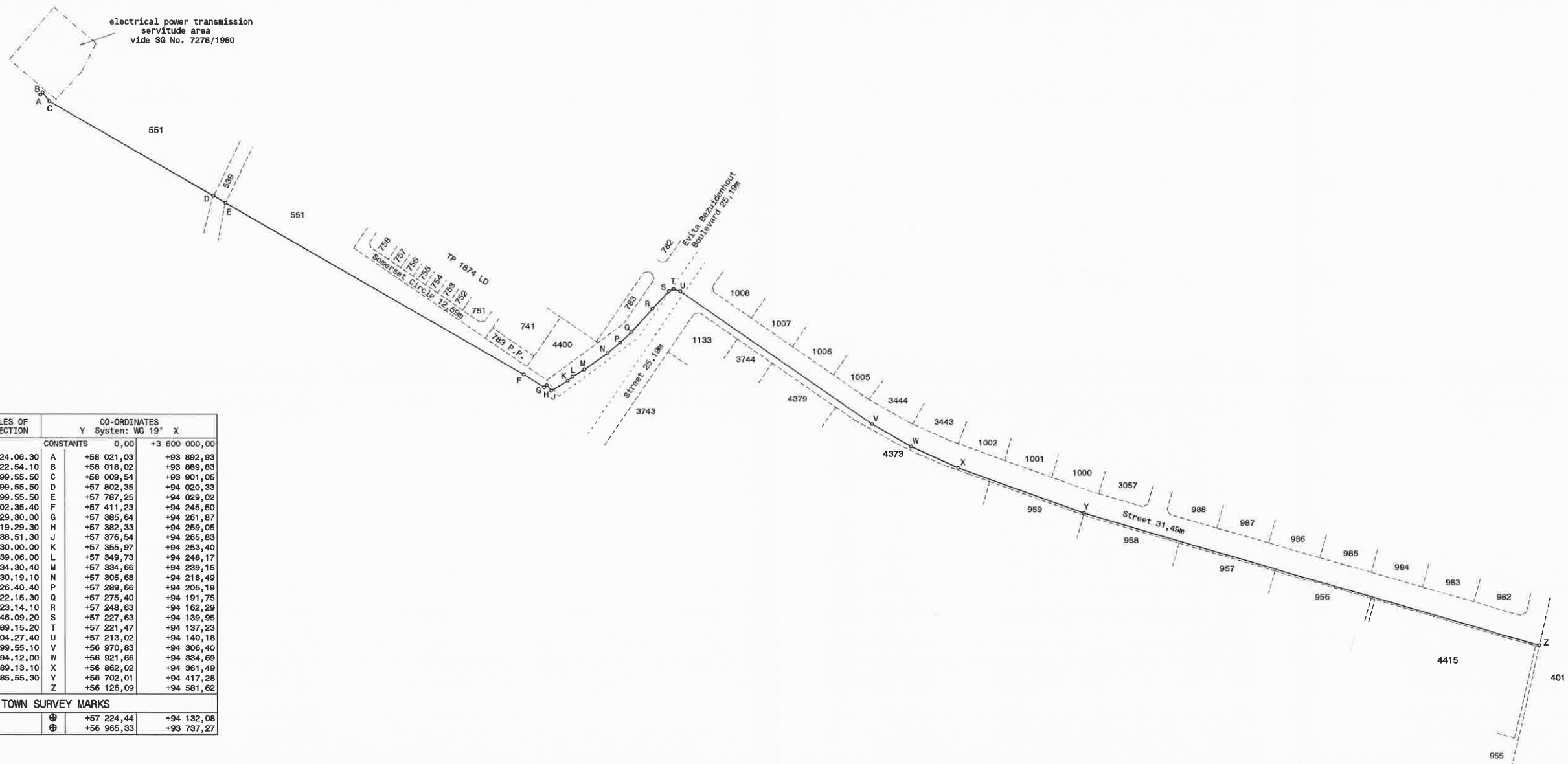
electrical power transmission  
servitude area  
vide SG No. 7278/1980



Scale: 1 / 3000

SIDES METRES	ANGLES OF DIRECTION	CO-ORDINATES	
		Y	X
		System: WG 19°	
		CONSTANTS	
		0,00	+3 600 000,00
A B	4,32	224,06,30	A +58 021,03 +93 892,93
B C	14,06	322,54,10	B +58 016,02 +93 889,83
C D	239,07	299,55,50	C +58 009,54 +93 901,05
D E	17,42	299,55,50	D +57 802,35 +94 020,33
E F	433,88	299,55,50	E +57 787,25 +94 029,02
F G	30,38	302,35,40	F +57 411,23 +94 245,50
G H	4,34	229,30,00	G +57 385,64 +94 261,87
H J	8,92	319,29,30	H +57 382,33 +94 259,05
J K	24,04	238,51,30	J +57 376,54 +94 265,83
K L	8,14	230,00,00	K +57 355,97 +94 253,40
L M	17,56	239,06,00	L +57 349,73 +94 248,17
M N	35,60	234,30,40	M +57 334,66 +94 239,15
N P	20,82	230,19,10	N +57 305,68 +94 218,49
P Q	19,59	226,40,40	P +57 289,66 +94 205,19
Q R	39,81	222,15,30	Q +57 275,40 +94 191,75
R S	30,65	223,14,10	R +57 248,63 +94 162,29
S T	6,74	246,09,20	S +57 227,63 +94 139,95
T U	8,95	289,15,20	T +57 221,47 +94 137,23
U V	293,75	304,27,40	U +57 213,02 +94 140,18
V W	56,73	299,55,10	V +56 970,83 +94 306,40
W X	65,38	294,12,00	W +56 921,66 +94 334,69
X Y	169,47	289,13,10	X +56 862,02 +94 361,49
Y Z	598,90	285,55,30	Y +56 702,01 +94 417,28
Z			Z +56 126,09 +94 581,62
TOWN SURVEY MARKS			
D 14		⊕ +57 224,44	+94 132,08
D 15		⊕ +56 965,33	+93 737,27

Line	Property Description	S.G. Diagram No.
A B C D and E F G H J K L M N P Q R S T U V W X Y Z	Remainder of Erf 551 DARLING	482/1845
D E	Erf 539 DARLING	2710/1903



LPI C0460002  
Comp BHR-4282 (M3246)  
BHR-4284 (M3248)  
BHR-4293 (M3249)