

SWARTLAND MUNISIPALITEIT
KENNISGEWING 100/2024/2025
VOORGESTELDE HERSONERING, ONDERVERDELING EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 551, DARLING

Aansoeker:	CK Rumboll & Vernote, Posus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Swartland Munisipaliteit, Private Bag X52, Malmesbury, 7299. Tel no. 022-4879400
Verwysingsnommer:	15/3/3-3/Erf_551 15/3/6-3/Erf_551 15/3/4-3/Erf_551
Eiendomsbeskrywing:	Erf 551, Darling
Fisiese Adres:	Noordelike deel van Darling

Volledige beskrywing van aansoek:

Die aansoek om onderverdeling van erf 551, Darling, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 551 (groot 367,3495ha) onderverdeel word in 'n restant (groot 355,1559ha) en gedeelte A (groot 12,1936ha).

Die aansoek om hersonering van gedeelte A (groot 12,1936ha) van erf 551, Darling, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat gedeelte A hersoneer word vanaf 'n geteelde sonering na onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruik, naamlik:

- Vervoersone 1 – 1 erf
- Residensiële sone 2 – 362 erwe
- Residensiële sone 1 – 25 erwe
- Oopruimtesone 1 – 2 erwe
- Gemeenskapsone 1 – 3 erwe
- Owerheidsone 1 – 2 erwe

Die aansoek om onderverdeling van gedeelte A (groot 12,1936ha), ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat gedeelte A onderverdeel word in 395 gedeeltes soos aangedui op die onderverdelingsplan.

Die aansoek om afwyking van ontwikkelingsparameters in die ontwikkeling, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die gemeenskaplike syboulwyne op die erwe met dubbelverdieping eenhede.

Die ontwikkeling skep die Darling Behuisingprojek Fase 2.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruiksbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder : Ontwikkelingsbestuur Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Private Bag X52, Malmesbury, 7299/Faks – 022-487 8440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op 4 Augustus 2025 om 17:00. Die kommentaar

SWARTLAND MUNISIPALITEIT

NOTICE 100/2024/2025

PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF DEVELOPMENT PARAMETERS OF ERF 551, DARLING

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Swartland Municipality, Private Bag X52, Malmesbury, 7299. Tel nr 022-4879400
Reference number:	15/3/3-3/Erf_551 / 15/3/6-3/Erf_551 / 1/3/4-3/Erf_551
Property Description:	Erf 551, Darling
Physical Address:	Northern part of Darling

Detailed description of proposal:

An application for the subdivision of erf 551, Darling, in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. It is proposed that erf 551 (367,3495ha) be subdivided into a remainder (355,1559ha in extent) and portion A (12,1936ha in extent.)

An application for rezoning of portion A (12,1936ha) of erf 551, Darling, in terms of section 25(2)(a) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Portion A be rezoned from a shared zoning to subdivision area in order to make provision for the following land uses, nl:

- Transport Zone 1 – 1 erf
- Residential Zone 2 – 362 erven
- Residential Zone 1 – 25 erven
- Open Space Zone 1-2 erven
- Community Zone 1 – 3 erven
- Authority Zone 1 – 2 erven

An application for subdivision of portion A (12,1936ha), in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. It is proposed that portion A be subdivided into 395 portions as indicated on the subdivision plan.

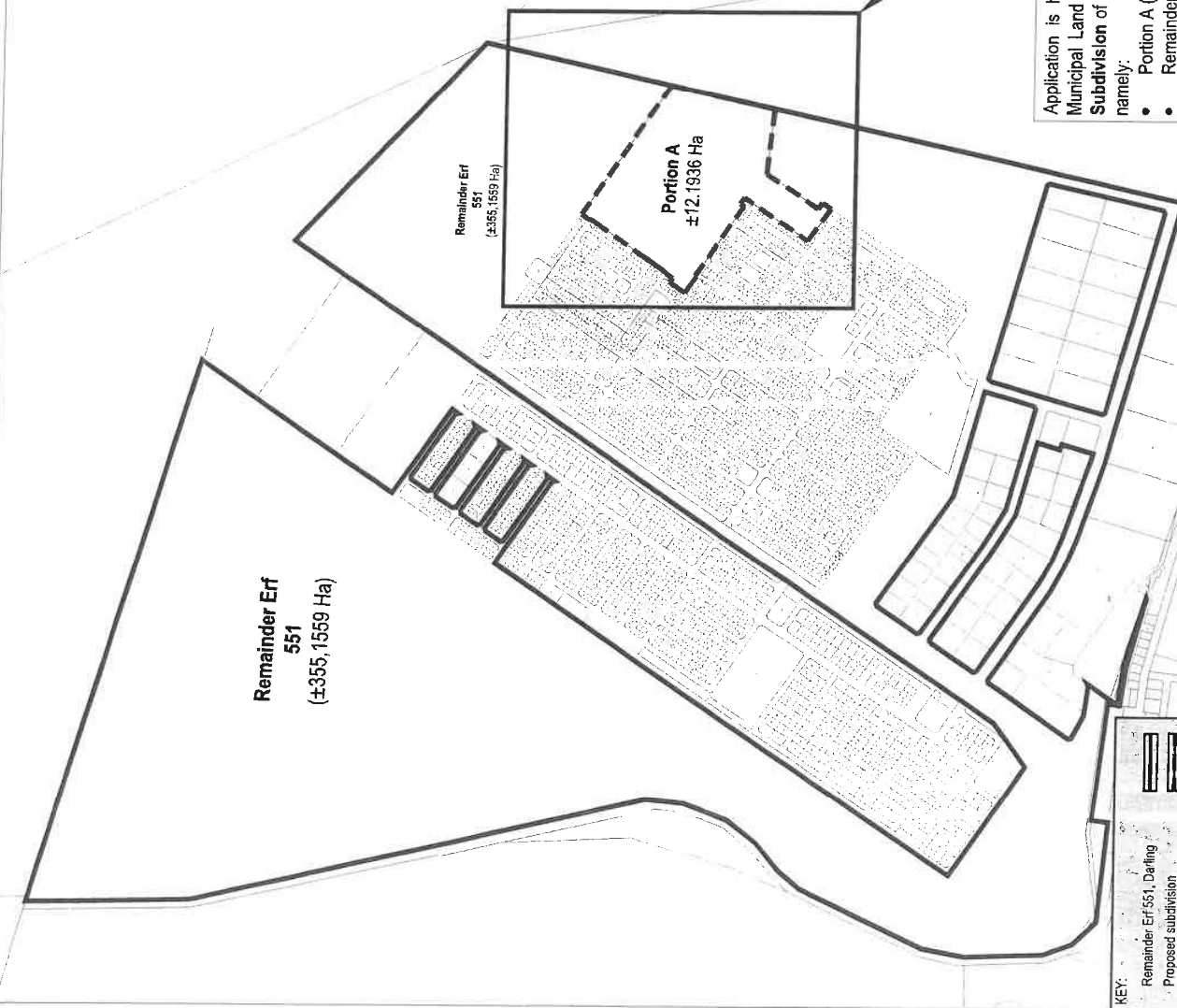
The application for departure of development parameters in the development, in terms of section 25(2)(b) of Swartland Municipality : Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020) has been received. The departure entails the departure of the communal side building lines on the erven with walk-up units.

The development creates the Darling Housing project Phase 2.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Services, office of the Senior Manager : Built Environment, Municipal Office, Church Street, Malmesbury. Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 8440/e-mail – swartlandmun@swartland.org.za on or before 4 August 2025 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger, Herman Olivier or Annelie de Jager) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

J J SCHOLTZ
Municipal Manager

Municipal Office
Church Street
MALMESBURY
4 July 2025



**Remainder Erf
551
(±355, 1559 Ha)**

**Portion A
±12, 1936 Ha**

**Remainder Erf
551
(±355, 1559 Ha)**

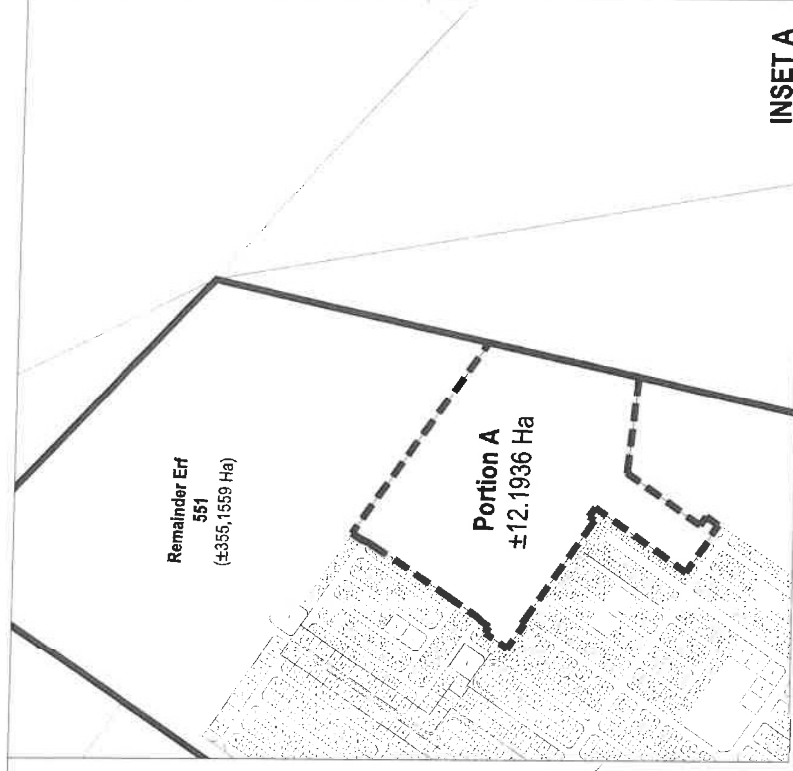
**Portion A
±12, 1936 Ha**

**Remainder Erf
551
(±355, 1559 Ha)**

KEY:
 Remainder Erf 551, Darling
 Proposed subdivision

See Inset A

INSET A

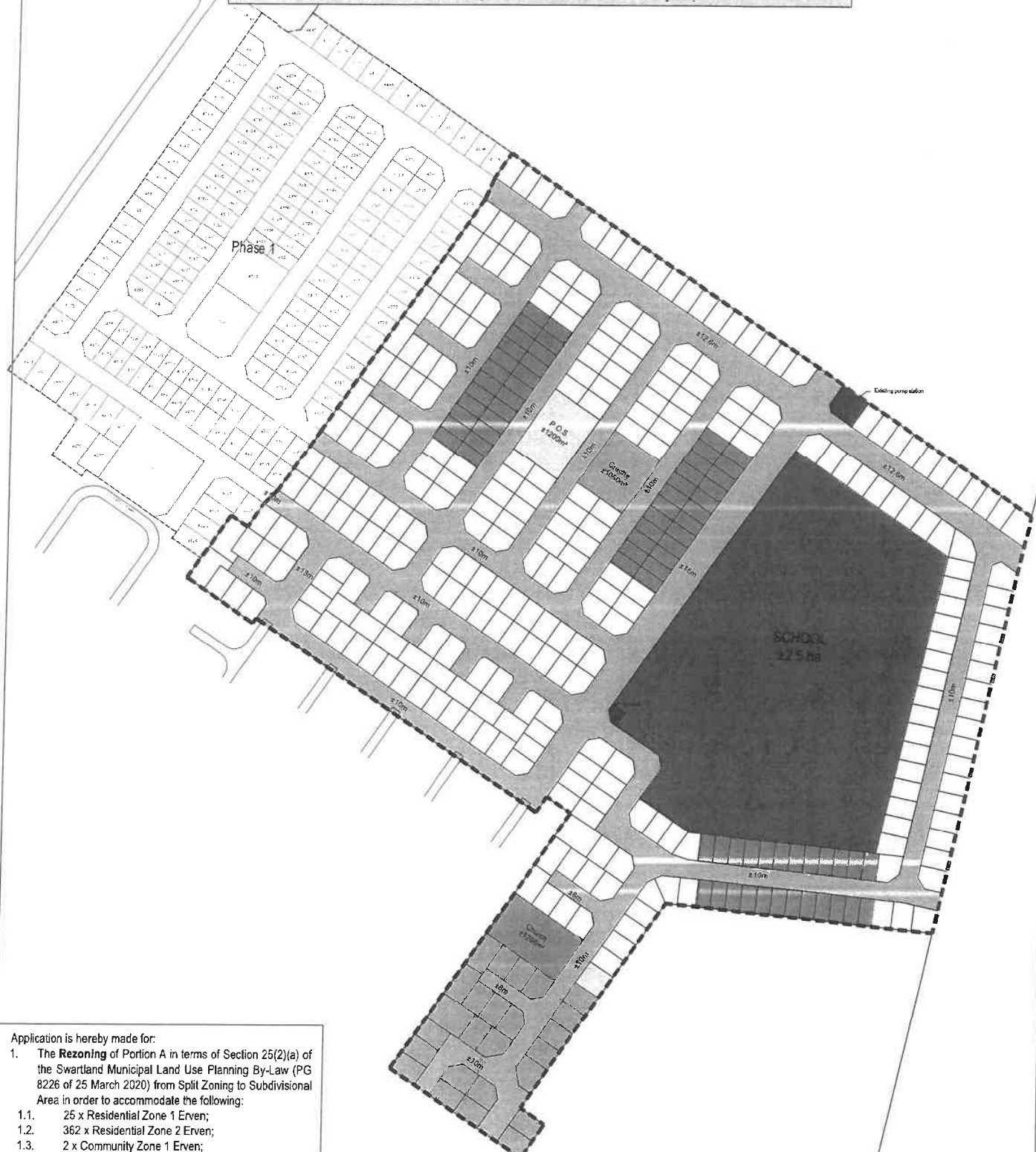


TITLE: SUBDIVISION PLAN ERF 551, Darling	
PHYSICAL ADDRESS: Darling Housing Development, Phase 2	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: CK RIMMELA & VENOTIE TOWN PLANNERS 18 RAMEL STREET, PAULSHURST TEL: 021 482 1845 Fax: 021 487 1851 Email: zandale@rimmela.co.za	
DATE: May 2023	AUTHORITY: Swartland Municipality
REF: DA/PT/25/2N	

Application is hereby made in terms of Section 25(2)(d) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) for the Subdivision of Remainder Erf 551, Darling into one portion and the remainder, namely:

- Portion A (±12, 1936 Ha), &
- Remainder Erf 551, Darling (±355, 1559 Ha)

DEVELOPMENT PROPOSAL: DARLING HOUSING PHASE 2
REZONING & SUBDIVISION PLAN



Application is hereby made for:

1. The **Rezoning** of Portion A in terms of Section 25(2)(a) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) from Split Zoning to Subdivisional Area in order to accommodate the following:
 - 1.1. 25 x Residential Zone 1 Erven;
 - 1.2. 362 x Residential Zone 2 Erven;
 - 1.3. 2 x Community Zone 1 Erven;
 - 1.4. 1 Community Zone 2 Erf;
 - 1.5. 2 x Authority Zone Erven; &
 - 1.6. 1 Transport Zone 2 Erf.

2. The **Subdivision** of Portion A in terms of Section 25(2)(d) of the Swartland Municipal Planning By-Law (PG 8226 of 25 March 2020) into 395 portions.

LEGEND:

PHASE 1 - previously applied for
PHASE 2

Total Area: 12,1905ha

290 Residential Zone 2 erven (Single)

72 Residential Zone 2 erven (Walkup)

25 Residential Zone 1 erylən (GAP)

1. Community Zone 1 (prêche) est

2 Community Zone 1 (School) erf

1 Community Zone 2 (church) ed

1 Community Zone 2 (church)
2 Open Space Zone 1 (open)

2 Open Space Zone
3 Authority Zone and

2 Authority Zone erl
Transport Zone 2 erl

TOTAL ERVEN : 395

TOTAL RES ERVEN:387

[illegible]

BOUNDARY OF ERF 551

PHASE 1

PHASE 2

Total Area: 12,190Sha

290 Residential Zone 2 erven (Single)

72 Residential Zone 2 erven (Wakup)

25 Residential Zone 1 erven (GAP)

1 Community Zone 1 (craets) erf

1 Community Zone 1 (School) erf

1 Community Zone 2 (church) erf

2 Open Space Zone 1 erven

2 Authority Zone erf

Transport Zone 2 erf

NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY: C. K. RUMBLE & VERNICE
STADIG PLANNERS
PROF. S. DICKSON (LAND SURVEYOR)
IN PARKER STREET, SUDBURY
Tel 622-4621 ext.
Fax 222-4371 ext.
E-mail: ckrumble@comcast.ca

DATE: MAY 2025 SCALE: 1:2000 (AS)

REF: DAR/12765ZN

