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15/3/6-3/Erf_4401
15/3/10-3/Erf_4401

Navrae/Enquiries
Mr A J Burger

18 August 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Sir/ Madam

AMENDMENT OF THE DARLING GREEN ESTATE ARCHITECTURAL DESIGN GUIDELINES

Your application dated 21 May 2026 as well as the meeting between Swartland Municipality and CK Rumboll & Partners and James Finnie on 17 August 2026, regarding the subject refers.

The proposed design guidelines cannot be considered in its current format.

Detail regarding the placement and scale of buildings must be addressed by means of a site development plan. For each sub-phase a separate detailed site development must be provided. As agreed upon during the above-mentioned meeting a land use application needs to be made for the approval of the site development plan and sub-phase plans. The outcome of this application will inform the detail of the design guidelines.

It is advised that detail regarding "Balconies & Balustrates" and "Garages & Carports" be included as part of design elements.

The proposed aesthetics of the buildings are deemed to be in order. It is advised that specific reference be made to the different house types as well as that the design architect has the discretion to permit minor departures for the house types.

Any departures from the development parameters of the Swartland Planning By-law, for example the cut and fill aspect to create platforms for the semi-detached town houses, specifically be addressed in the design guidelines.

Please note that if the design guidelines is silent regarding certain design elements, it is not permitted. Therefore ensure to include all design elements which are deemed relevant, even for future additions or alterations to the prescribed house types.

Yours faithfully


^ **MUNICIPAL MANAGER**
per Directorate Development Services
AJB/ds

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