



File ref: 15/3/3-3/Erf 551  
15/3/6-3/Erf 551

Enquiries:  
A de Jager

20 March 2026

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

via e-mail: [planning9@rumboll.co.za](mailto:planning9@rumboll.co.za)

Dear Sir/Madam

## **PROPOSED REZONING, SUBDIVISION AND REGISTRATION OF A SERVITUDE ON ERF 551, DARLING**

Your application with reference DAR/14693/RP, dated 2 December 2025, on behalf of Swartland Municipality, 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 rezoning of Erf 551, Darling, is approved in terms of Section 70 of the By-Law;
- 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 551, Darling, is approved in terms of Section 70 of the By-Law;
- C. 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 registration of a servitude over Portion A, is approved in terms of Section 70 of the By-Law;

### **Decisions A, B and C are subject to the conditions that:**

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

- a) Erf 551, Darling (371,6154ha in extent) be rezoned from Split Zoning (Erf 551 is the historical commonage, consisting of various portions with a variety of zonings) to Subdivisional Area, to accommodate the following:
  - i. Community Zone 1: Place of education (Portion A); and
  - ii. Split Zoning (the Remainder)in accordance with Rezoning Plan DAR/14693/RP, dated October 2025, presented in the application;
- b) Erf 551, Darling (371,6154ha in extent), be subdivided as follows:
  - i) Portion A (unregistered Erf 1400): 2 520m<sup>2</sup> in extent (Community Zone 1: Place of Education);
  - ii) The Remainder: 371,3634ha in extent (Split Zoning);in accordance with Subdivision Plan DAR/14693/RP, dated October 2025, presented in the application;
- c) A services servitude be registered over Portion A (2m wide and for the length of the north-western boundary), in accordance with Subdivision Plan DAR/14693/RP, dated October 2025, presented in the application;

- 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!

- d) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
  - i) The approval letter for the subdivision and servitude registration, containing the conditions of approval;
  - ii) The approved subdivision plan;
- e) The services servitude be registered in the title deed of Portion A;
- f) Portion A be developed in accordance with the Site Development Plan by R & L Architects & Interiors, reference no. 00-01, Revision D, dated October 2025, as presented in the application;
- g) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- h) A minimum of 8 on-site parking bays and one bus/taxi parking bay be provided and that the bays be finished in a permanent, dust-free material, being either tar, concrete, paving or any other material previously approved by the Manager: Civil Engineering Services;
- i) Application for the right to display an advertising sign be submitted to the Senior Manager: Development Management, for consideration and approval.

## **2. WATER**

- a) Portion A (unregistered Erf 1400) be provided with a separate water connection at subdivision stage;
- b) The water reticulation network be extended in order to provide Portion A with a water connection. The extension be designed by an engineer, appropriately registered in terms of the provisions of Act 46 of 2000 and appointed by the owner/developer;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the registered engineer;

## **3. SEWERAGE**

- a) Portion A (unregistered Erf 1400) be provided with a separate sewerage connection at clearance stage;
- b) The sewerage network be extended in order to provide Portion A with a sewerage connection. The extension be designed by an engineer, appropriately registered in terms of the provisions of Act 46 of 2000 and appointed by the owner/developer;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the registered engineer;
- d) The existing sewerage pipe on Portion A be uncovered, the position surveyed and then be protected by a 2m wide services servitude, at clearance stage;
- e) The use of Portion A be restricted to educational purposes and that no other use be permitted;

## **4. STREETS AND STORMWATER**

- a) Fabriek Street be extended in order to provide access to Portion A;
- b) The internal parking area, internal circulation, provision for bus/taxi stands and extension of Fabriek Street including a pedestrian sidewalk be implemented as recommended by EDS Consulting Engineers in their traffic report numbered 2025-278 Rev0, presented in the application;
- c) Stormwater from the development be conveyed to the nearest suitable municipal collection point, without overloading existing systems;
- d) The extension of Fabriek Street, the recommendations of the traffic report and the management of stormwater be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000 and appointed by the owner/developer;
- e) The designs be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the appointed engineer;

## **5. ELECTRICITY**

- a) Electrical services are available from the nearest distribution kiosk to erf 1400, Darling;

## **6. DEVELOPMENT CHARGES**

- a) Development charges to be calculated once the final number of learners to the facility is confirmed by the owner/developer;

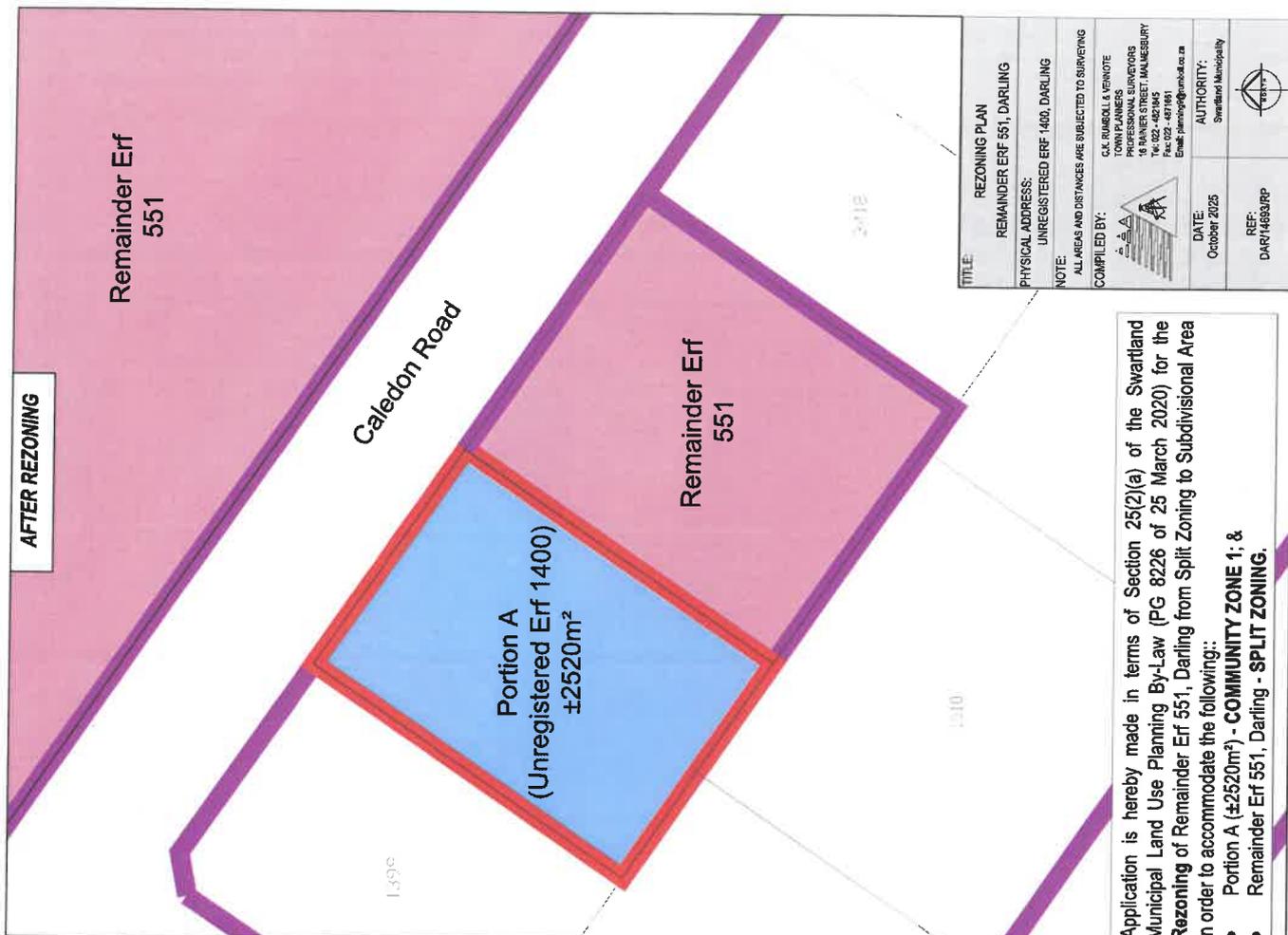
## 7. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) If any existing services need to be extended in order to provide the proposed development with services connections, the cost thereof will be for the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- d) All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ts

Copies:      *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                 *Director: Corporate Services*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*



Application is hereby made in terms of Section 25(2)(a) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) for the Rezoning of Remainder Erf 551, Darling from Split Zoning to Subdivisional Area in order to accommodate the following:.

- Portion A (±2520m<sup>2</sup>) - **COMMUNITY ZONE 1**; &
- Remainder Erf 551, Darling - **SPLIT ZONING**.

TITLE:	REZONING PLAN REMAINDER ERF 551, DARLING
PHYSICAL ADDRESS:	UNREGISTERED ERF 1400, DARLING
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	G.K. RUMBOLD & VERNOE TOWNPLANNERS AND SURVEYORS 14 BANKERS STREET - WILMINGTON TEL: 022-482346 FAX: 022-481161 Email: planning@rumbold.co.za
DATE:	October 2025
AUTHORITY:	Swartland Municipality
REF:	DAR/1483/RP

KEY:

	Remainder Erf 551, Darling
	Proposed Portion A
	Split Zoning
	Community Zone 1

**SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening Insake Municipale 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 (PLN 8226 of 25 March 2020) subject to conditions.

*Ardayma*  
 RESPONSIBLE REMITTING OFFICER  
 CIVIL ENGINEER  
 (±355,1559 Ha)

2026/03/20  
 DATUM/DATE



**INSET A**

**See Inset A**

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 (±2520m<sup>2</sup>); &
- Remainder Erf 551, Darling

TITLE:	SUBDIVISION PLAN
REMAINDER ERF 551, DARLING	
PHYSICAL ADDRESS:	UNREGISTERED ERF 1400, DARLING
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:	CLY. KUMSKULLA VENKOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALLSBURY Tel: 022 - 4827845 Fax: 022 - 4871691 Email: <a href="mailto:townplanners@kumskulla.co.za">townplanners@kumskulla.co.za</a>
DATE:	November 2025
AUTHORITY:	Swartland Municipality
REF:	DA071469JRP

KEY:

	Remainder Erf 551, Darling
	Portion A
	Proposed subdivision

SWARTLANDS MUNICIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling tegevoelbaar ingeswels artikel 70 van die Verordening inre van die Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderthegewig 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.

2025/03/20  
 DATUM/DATE  
 A. Baayna  
 MUNISIPALE BESTUURDER  
 MUNICIPAL MANAGER

Caledon Road

Portion A  
 (Unregistered Erf 1400)  
 ±2520m<sup>2</sup>

Remainder Erf  
 551

Existing 100mm Sewer Pipe

1349

1052

KEY:

	Remainder Erf 551, Darling
	Portion A
	Service Servitude

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 Portion A for the registration of a 2 meter wide service servitude that is not exempted in terms of Section 34, in order to accommodate the existing sewer line traversing Portion A (Unregistered Erf 1400, Darling).

TITLE:	SUBDIVISION PLAN
PHYSICAL ADDRESS:	REMAINDER ERF 551, DARLING
NOTE:	UNREGISTERED ERF 1400, DARLING
COMPILED BY:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
DATE:	C. K. RUMBOLD & VENKOTE TOWN PLANNERS 19 PARKER STREET, MALLESBURY Tel: 022 - 4821845 Fax: 022 - 4821881 Email: planning@rumbold.co.za
REF:	DAR/14663/RP
DATE:	October 2025
AUTHORITY:	Swartland Municipality

