



File ref: 15/3/3-3/Erf_4592
15/3/4-3/Erf_4592
15/3/6-3/Erf_4592
15/3/10-3/Erf_4592
15/3/13-3/Erf_4592

Enquiries:
Mr AJ Burger

15 April 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Madam

PROPOSED REZONING, SUBDIVISION, CONSENT USE, DEPARTURE OF DEVELOPMENT PARAMETERS AND EXEMPTION ON ERF 4592, DARLING

Your application with reference DAR/14276/ZN, dated 28 July 2025, as amended on 3 December 2025, on behalf of AT Darling Green Estate Pty Ltd, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for the rezoning of erf 4592, 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 Resolution 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, dated 25 March 2020), the application for the subdivision of erf 4592, 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 Resolution 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, dated 25 March 2020), the application for a consent use on portion B of erf 4592, Darling, is approved in terms of Section 70 of the By-Law.
- D** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for the departure of development parameters on portion B of Erf 4592, Darling, is approved in terms of Section 70 of the By-Law.
- E** The registration of a 1m wide service servitude (pipelines), 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.

- 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!

Decisions A to D are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 4592 (6,9208ha in extent) be rezoned from Subdivision area (restricted to General Residential Zone 2) to Subdivisional area which make provision for the following land uses, nl : General Residential Zone 2, Community Zone 3 (7766m² in extent), Business Zone 2 (2328m² in extent) and Transport zone 2 (665m² in extent);
- b) Erf 4592 (6,9208ha in extent) be subdivided into 2 portions and a remainder as presented in the application (Subdivision plan 5, Erf 4592, Darling, Reference DAR/14276/ZN/_5, dated November 2025);
- c) The consent use authorises a restaurant under the Business zone 2 zoning and that management guidelines be determined by the Owners Association;
- d) The departure from the required 146 on-site parking bays to 90 parking bays.
- e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. CIVIL ENGINEERING SERVICES

- a) The conditions of approval dated 19 November 2019, as amended on 5 May 2022 and 21 May 2024, including the engineering services agreement, remains unchanged;

3. DEVELOPMENT CHARGES

- a) The development charges are calculated according to the following information: Frail care: 112 beds, General Residential zone 2 (town housing) : 206 units and GLA: 840 m²;
- b) The owner/developer is responsible for a development charge of R 2 795 045,14 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- c) The owner/developer is responsible for the development charge of R 1 876 264,00 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- d) The owner/developer is responsible for the development charge of R 1 284 794,84 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R 2 786 394,09 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- f) The owner/developer is responsible for the development charge of R 3 193 914,01 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- g) Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter;
- h) External services are subtractable from the above mentioned amounts in accordance with the engineering services agreement;

4. GENERAL

- a) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- 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,









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.

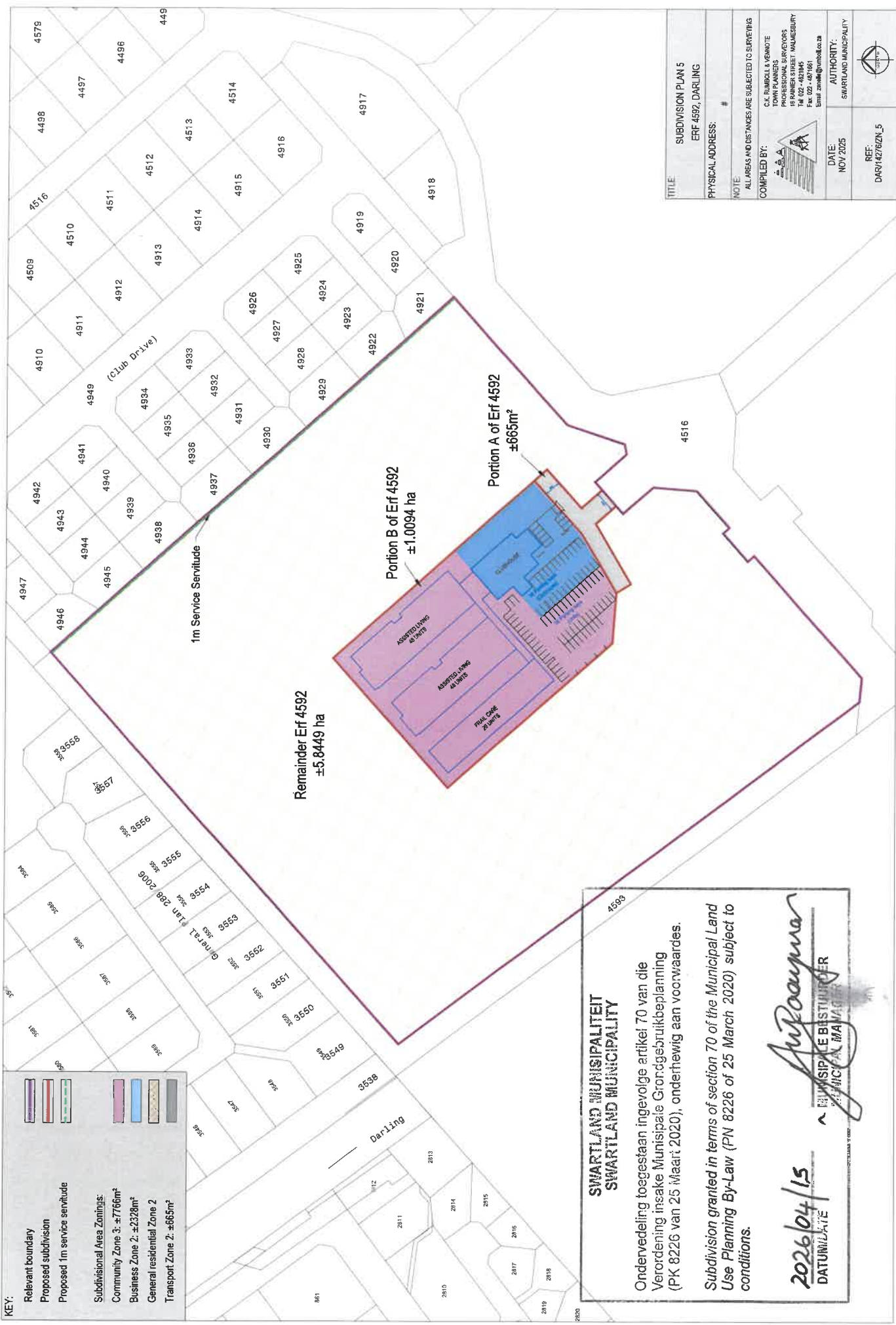
Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
Director: Civil Engineering Services
Director: Electrical Engineering Services
Director: Financial Services
Email: klaus@darlinggreen.co.za

KEY:

-  Relevant boundary
-  Proposed subdivision
-  Proposed 1m service servitude
-  Subdivisional Area Zonings:
-  Community Zone 3: ±7766m²
-  Business Zone 2: ±2328m²
-  General residential Zone 2
-  Transport Zone 2: ±665m²



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|-------------------|--|
| TITLE: | SUBDIVISION PLANS |
| | ERF 4592, DARLING |
| PHYSICAL ADDRESS: | # |
| NOTE: | ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING |
| COMPILED BY: | C.K. RUMBOLD & VENKOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 177 GARDEN STREET, WALSBERY TEL: 022-493184 Fax: 022-493181 Email: zwa@rumbold.co.za |
| DATE: | NOV 2025 |
| AUTHORITY: | SWARTLAND MUNICIPALITY |
| REF: | DAR/14276ZN_5 |

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderthegwig 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.

2026/04/15
DATUM/DATE

A. P. P. P.
MUNICIPAL ENGINEER