



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-3/Erf_4403
15/3/6-3/Erf_4403

Enquiries:
Mr AJ Burger

1 June 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 4403, DARLING

The application, with reference number DAR/12380/ZN, received on 7 March 2022, on behalf of CA Paviour, 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 rezoning of Erf 4403, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 4403 (1,9999ha in extent) be rezoned from Residential Zone 1 to Subdivisional Zone, in order to allow for the following land uses:
- i) Residential Zone 1 (18477m² in extent); and
 - ii) Transport Zone 2 erf (1522m² in extent).

- B. 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 the subdivision of Erf 4403, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 4403 (1,9999ha in extent), be subdivided as follows:
- i) Portion 1 of 2023m² in extent (Residential Zone 1);
 - ii) Portion 2 of 2023m² in extent (Residential Zone 1);
 - iii) Portion 3 of 2023m² in extent (Residential Zone 1);
 - iv) Portion 4 of 2023m² in extent (Residential Zone 1);
 - v) Portion 5 of 2023m² in extent (Residential Zone 1);
 - vi) Portion 6 of 2023m² in extent (Residential Zone 1);
 - vii) Portion 7 of 2023m² in extent (Residential Zone 1);
 - viii) Portion 8 of 2023m² in extent (Residential Zone 1);
 - ix) Portion 9 of 2293m² in extent (Residential Zone 1)
 - x) Portion 10 of 62m² in extent (Transport Zone 2)
 - xi) Portion 11 of 1460m² in extent (Transport Zone 2)
- b) The development of erf 4403 forms part of the Master Owners Association of the Darling Green Estate development on erf 4401;
- c) The same design alternatives have to be implemented for the development of erf 4403 as for the Darling Green Estate development on erf 4401;
- d) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

2. CIVIL ENGINEERING

- a) The application indicates that the services of the proposed development are in line with the services yet to be provided for the development of erf 4401. Therefore, the conditions in respect of civil engineering services also apply to the development of erf 4403. The services for the development of the Darling Green Estate on erf 4401 must be installed and completed before clearance can be granted for the subdivision of erf 4403;

3. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer;
- b) The electrical connection be to the existing medium tension network of which the pre-approved design, the construction and installation be done under the supervision of a consulting engineer;
- c) The developer is responsible for external and internal electrical infrastructure, including a street lighting network. A registered professional electrical engineer be appointed by the developer for the design and project management. The design be approved by the Director: Electrical Engineering Services prior to the commencement of construction;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for development charges. The development of erf 4403 will form part of the Darling Green Estate on erf 4401. The development charges for water, sewerage and streets and stormwater are subject to amendments according the final number of units for the entire Darling Green Estate development, actual cost development charges and the installation of bulk external services by the developer. The amount is payable in accordance with the service level agreement;

5. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

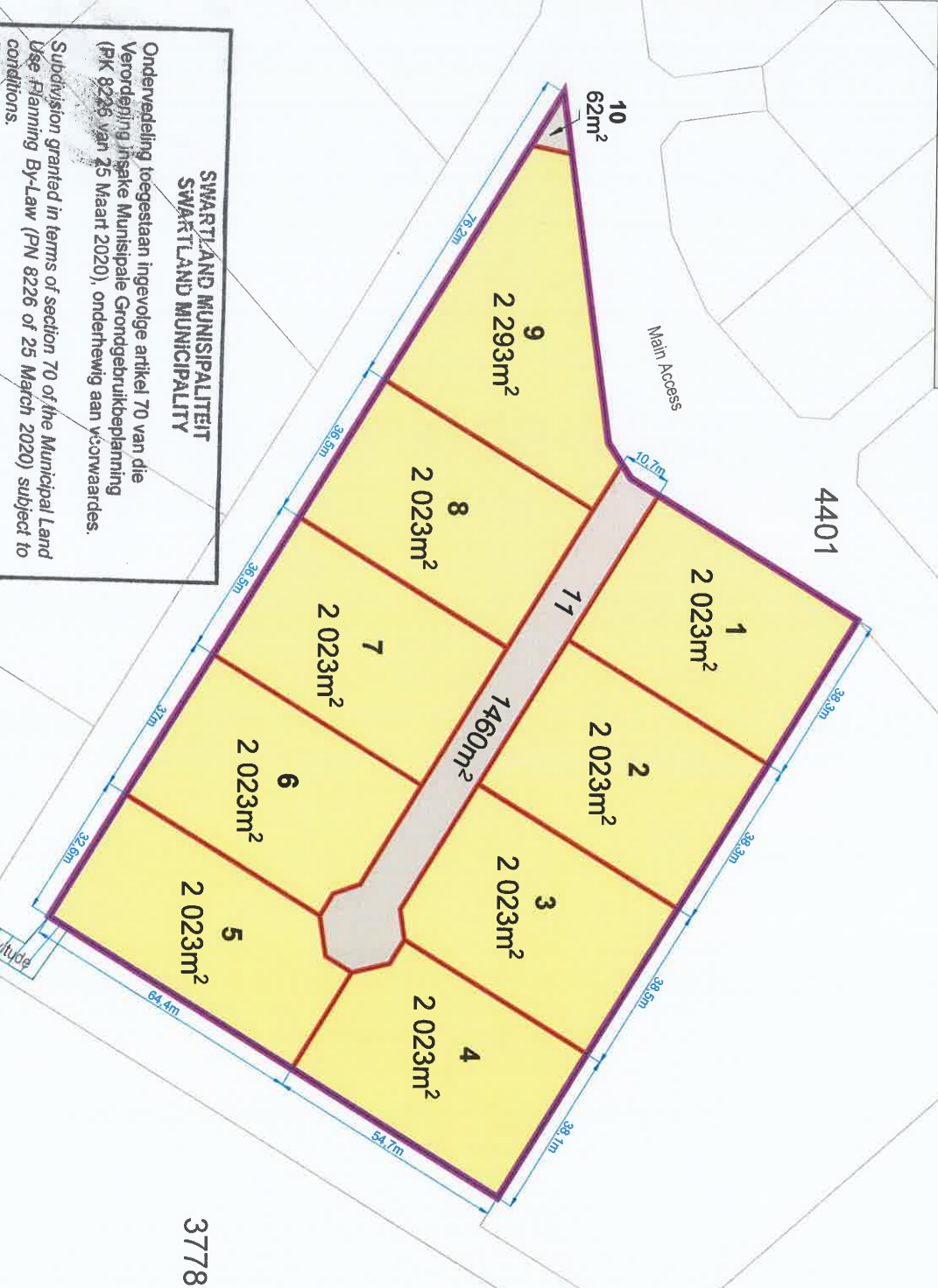
Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services
 Director: Financial Services
 Surveyor General, Private Bag X9028, Cape Town, 8000
 CA Paviour, 20 Sir David Baird Drive, Blouberg, 7441
 Email: ralph@darlinggreenestate.co.za

KEY:

- Relevant boundary
- Proposed subdivision
- Residential Zone 1
- Transport Zone 2



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening iusake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhewig 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.

2022/06/01

MUNICIPAL MANAGER

3778

TITLE

SUBDIVISION PLAN

ERF 4403, DARLING

PHYSICAL ADDRESS

@DARLING GREEN ESTATE

NOTE

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY

C.K. RABOOLA & ASSOCIATES

TOWN PLANNERS

18 PAINERS STREET, MAUMESBURY

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DATE

FEBRUARY 2022

AUTHORITY

SWARTLAND MUNICIPALITY

REF

DAR/1280/ZN