



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/3-15/Farm 551  
15/3/4-15/Erf 551  
15/3/6-15/Erf 551

Enquiries:  
Me A. de Jager

9 December 2021

CK Rumboll and Partners  
P.O. Box 211  
DARLING  
7299

**By Registered Mail**

Dear Sir/Madam

## **PROPOSED REZONING, SUBDIVISION AND DEPARTURE: ERF 551, DARLING**

Your application, with reference number DAR/11333/NJdK, dated 29 September 2021, on behalf of the Swartland Municipality, 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 8227 of 25 March 2020), the application for rezoning of Erf 551, 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 551 be rezoned from the Split Zoning (various zones, including residential, transport, open space, etc) to Subdivisional Zone, in order to accommodate the following zonings, as presented in the application:
- Residential Zone 2;
  - Open Space Zone 1;
  - Community Zone 1; and
  - Transport Zone 2;
- 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 8227 of 25 March 2020), the application for subdivision of Erf 551, 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 551 (371,3634ha in extent) be subdivided into Portion A (4,0139ha in extent) and the Remainder (367,3495ha in extent);
- b) Portion A (4,0139ha in extent) be further subdivided into the following:
- 104 x Residential Zone 2 erven between 150m<sup>2</sup> and 215m<sup>2</sup> in extent;
  - 80 x Residential Zone 2 erven of  $\pm$  112m<sup>2</sup> in extent, containing a semi-detached walk-up on each;
  - 1 x Open Space Zone 1 erf (total area of 2017m<sup>2</sup> in extent);
  - 1 x Community Zone 1 erven (total area of 1 474m<sup>2</sup> in extent);
  - 1 x Transport Zone 2 erf (total area of m<sup>2</sup> in extent);

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder**  
Privaatsak X52  
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za)

Moorreesburg Tel: 022 433 2246

*Kindly address all correspondence to:*

**The Municipal Manager**  
Private Bag X52  
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

## **2. WATER**

- a) The development be provided with a water network with separate connections to each erf and a suitable connection to the existing water network;
- b) The water reticulation system be designed by an engineer, suitably registered in terms of Act 46 of 2000;
- c) The design of the water reticulation network be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction of the network must take place under the supervision of the suitably registered engineer;

## **3. SEWERAGE**

- a) The development provided with a sewerage network with separate connections to each erf and a suitable connection to the existing sewerage network;
- b) The sewerage system be designed by an engineer, suitably registered in terms of Act 46 of 2000;
- c) The design of the sewerage network be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction of the network must take place under the supervision of the suitably registered engineer;

## **4. STREETS AND STORM WATER**

- a) The development be provided with internal roads, finished to a permanent surface standard with a storm water drainage system;
  - b) The internal roads and storm water drainage system be designed by an engineer, suitably registered in terms of Act 46 of 2000;
  - c) The design of the road and storm water system be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction of the networks must take place under the supervision of the suitably registered engineer;
- C. 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 8227 of 25 March 2020), the application for departure from the development parameters of Erf 551, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

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

- a) The 1m side building line be departed from to 0m on the respective communal erf boundaries of the 80 Residential Zone 2 erven, in order to accommodate the proposed semi-detached walk-up dwellings;

## **5. GENERAL**

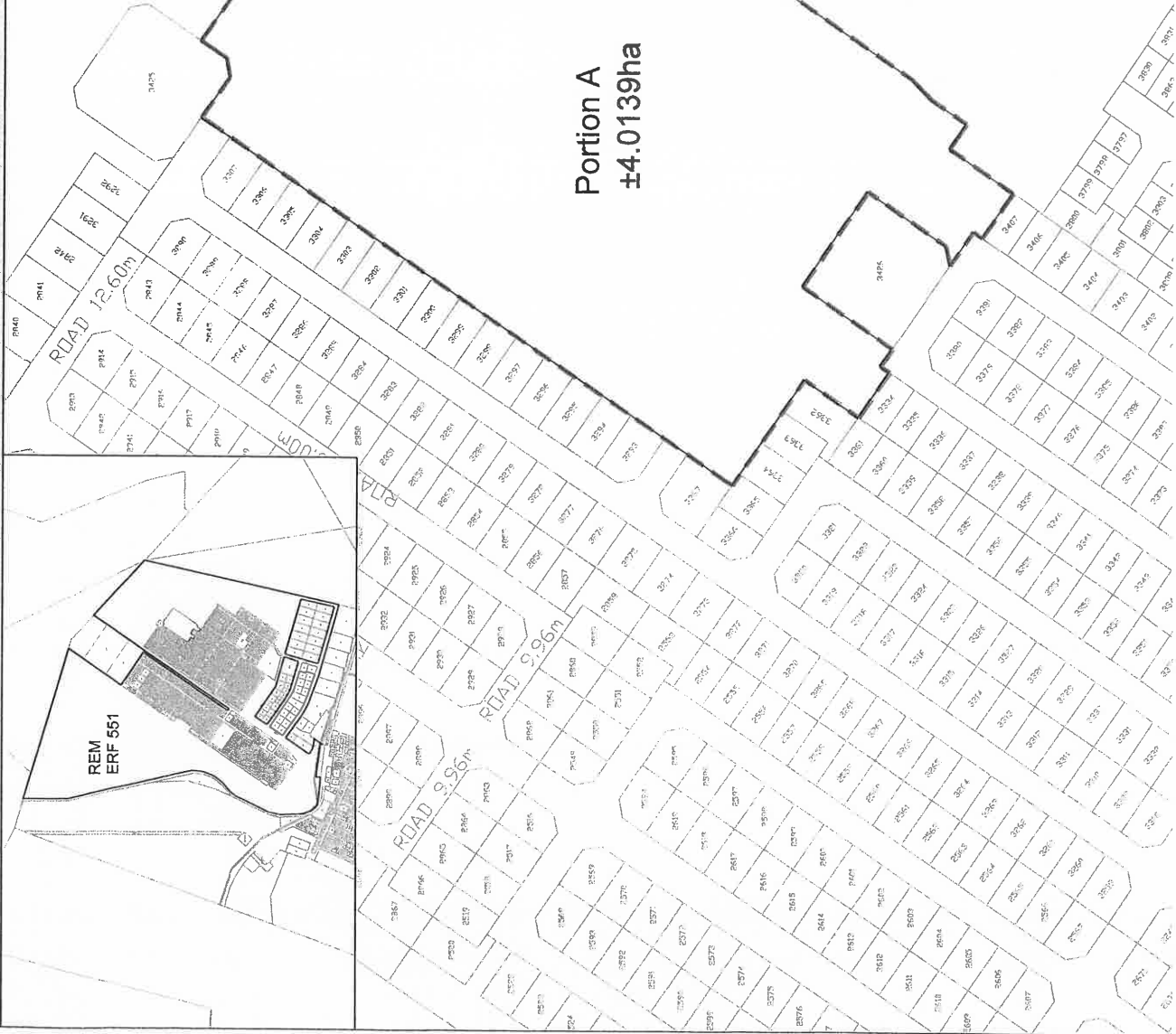
- a) The approval does not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in the approval expiring.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Add/ds

Copies:      *Director: Financial Services*  
                 *Director: Civil Engineering Services*  
                 *Building Control Officer*  
                 *Director: Development Service*

# SUBDIVISION OF REMAINDER OF ERF 551, DARLING



Remainder Erf 551  
±367.3495Ha

Portion A  
±4.0139ha

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die  
Verordening insake Municipale Grondgebruikbeplanning  
(PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes

LEGEND:  
Subdivision line

Subdivision granted in terms of section 70 of the Municipal Law  
Use Planning By-Law (PN 8226 of 25 March 2020) subject to  
conditions.

2021/12/09  
DATUM DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

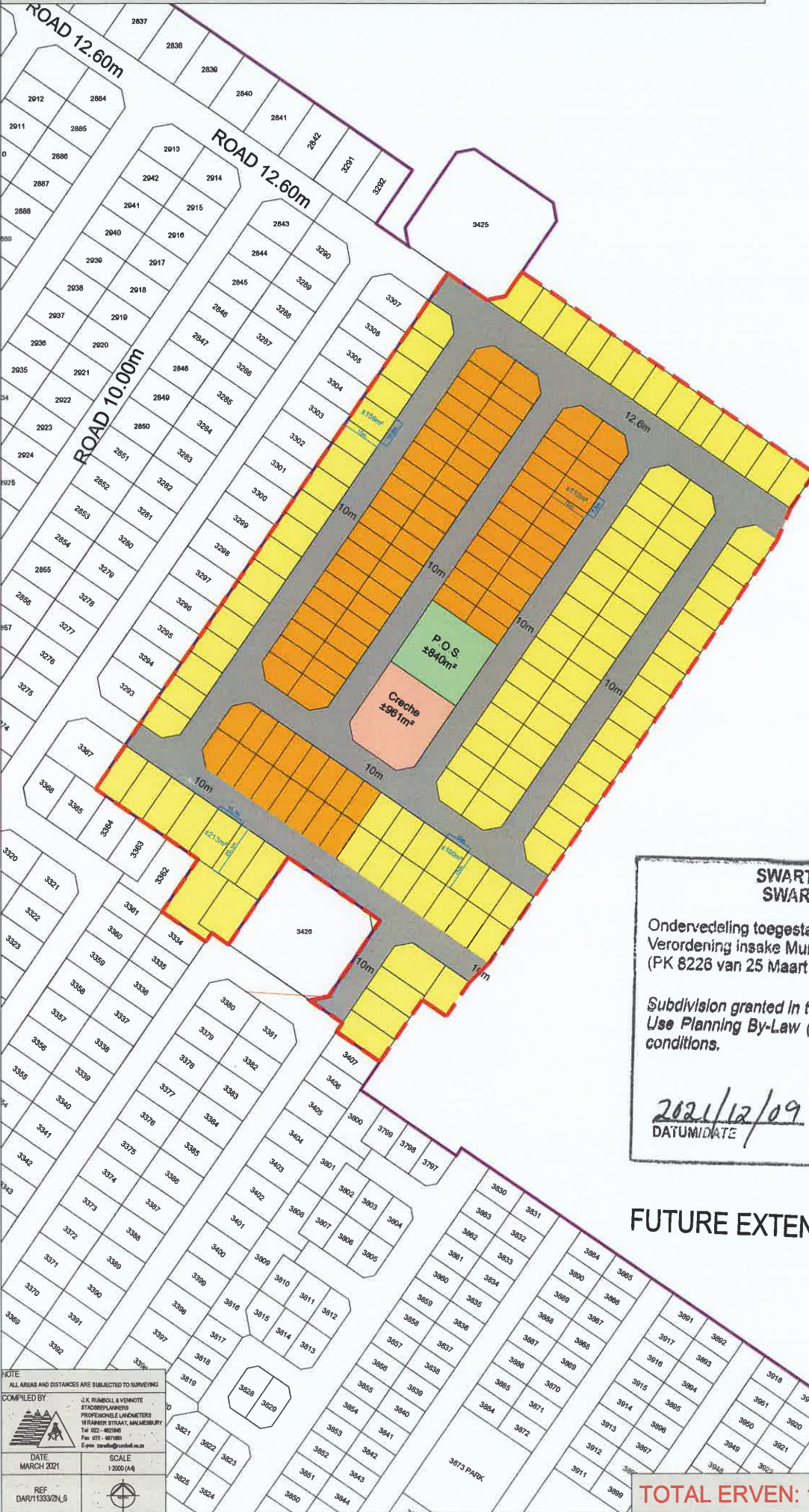
OK SUBBOLL &  
PARTNERS

SUBDIVISION OF REMAINDER  
ERF 551, DARLING

REF: DAR/1333N/JHK  
Date: 20/09/2021

Note: All distances are subject to survey

# DEVELOPMENT PROPOSAL: DARLING HOUSING NORTH DRAFT 6



## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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 (PN 8226 of 25 March 2020) subject to conditions.

2021/12/09  
DATUM/DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

## FUTURE EXTENSION

NOTE  
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING  
COMPILED BY  
J.K. RUMBOLD & VONKOTTE  
PROFESSIONAL LANDMEASUREMENTS  
11 MARSDEN STREET, JACOBUSBURG  
TEL 022-482596  
FAX 022-487885  
E-MAIL: info@rumbold.co.za  
DATE  
MARCH 2021  
SCALE  
1:2000 (A4)  
REF  
DAR/11333/2/L/S

DEVELOPABLE AREA	
Boundary of Erf 551	
Total area: ±4.0138ha	
104 Residential Zone 2 erven (Single)	
80 Residential Zone 2 erven (Wallup)	
1 Community Zone 1 (crèche) erf	
1 Open Space Zone 1 erf	
Transport Zone 2 erf	

**TOTAL ERVEN: 184**