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File ref: 15/3/3-3/Erf_4401
15/3/6/3/Erf_4401

Enquiries:
Mr AJ Burger

5 May 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED DETERMINATION OF ZONING, AMENDMENT OF PLANS AND AMENDMENT OF CONDITIONS OF APPROVAL ON ERF 4401, DARLING

Your application, with reference DAR/12103/ZN, dated 17 February 2022, on behalf of AT Darling Green Estate Pty Ltd, regarding the subject 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 determination of zoning on erf 4401, Darling, is approved in terms of Section 70 of the By-Law.

24 erven zoned as Residential Zone 3 is hereby determined to be zoned Residential Zone 5.

- 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 amendment of the site development plan, subdivision plan and phasing plan, is approved in terms of Section 70 of the By-Law.

1. The site development plan and subdivision plan is amended in order to make provision for the following:

11 Residential Zone 5 erven - $\pm 1\text{ha}$ in extent
13 Residential Zone 5 erven - $\pm 0.5\text{ha}$ in extent
54 Residential Zone 1 erven - $\pm 500\text{m}^2$ in extent
46 Residential Zone 1 erven - $\pm 800\text{m}^2$ in extent
37 Residential Zone 1 erven - $\pm 1250\text{m}^2$ in extent
1 General Residential Zone 2 erf - De Oude Post retirement Village (228 units)
1 General Residential Zone 2 - Village Post (100 units)

Total Residential opportunities: 489 units

2. The phasing plan is amended in order to make provision for the following:

Phase 1 – 7 plots of 1ha , 2 plots of $\pm 0.5\text{ha}$, 25 plots of $\pm 1250\text{m}^2$ and 20 plots of $\pm 800\text{m}^2$
Phase 2 – Mountain Bike Village
Phase 3 – 4 plots of 1ha , 12 plots of $\pm 1250\text{m}^2$ and 1 public open space (wetland)
Phase 4 – 16 plots of $\pm 800\text{m}^2$ and 24 plots of $\pm 600\text{m}^2$

Phase 5 – 10 plots of ±800m², 30 plots of ±500m², 1 plot for swimming pool and 1 plot for cycle shop
Phase 6 – De Oude Post Retirement Village (228 plots)
Phase 7 – Darling Trading Post (Food and Craft Market)
Phase 8 – 11 plots of ±0.5ha

- 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 8226 of 25 March 2020), the application for amendment of conditions of approval regarding the rezoning, subdivision and consent use on erf 4401, Darling, is approved in terms of Section 70 of the By-Law.

Conditions A, B and C are amended as follows:

- A. The Municipal Planning Tribunal has resolved at a meeting held on 13 November 2019 to approve the application for the rezoning of erf 4401, Darling from Residential Zone 1 to Subdivisional Area in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 7741 of 3 March 2017) in order to make provision for the following land uses:

Residential Zone 1, **Residential Zone 5**, Business Zone 2, General Residential Zone 2, Open Space Zone 2 and Transport Zone 2.

- B. The application for the subdivision and registration of services servitudes of/on Erf 4401 (64,1520ha in extent), Darling, be approved in terms of section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 7741 of 3 March 2017), in order to create a remainder and 144 portions, as follows and as generally indicated on Annexures B and C tabled at the meeting:

- **11 Residential Zone 5 erven - ±1ha in extent erven**
- **13 Residential Zone 5 erven - ±0,5ha in extent erven**
- **54 Residential Zone 1 erven - ±500m² in extent erven**
- **46 Residential Zone 1 erven - ±800m² in extent erven**
- 37 Residential Zone 1 erven - ±1250m² in extent
- 1 Business zone 2 erf – Darling Trading Post (Food and Craft market)
- 1 Business Zone 2 erf – Cycling shop
- 2 Open Space zone 2 erven – the one erf is to accommodate the wetland area and the other for a swimming pool and clubhouse
- **1 General Residential zone 2 erf – De Oude Post Retirement Village (228 units)**
- **1 General Residential zone 2 erf – Mountain Bike Village (100 units)**
- 1 Transport zone 2 erf – Roads
- Registration of 4 services servitudes of 2m wide each

- C. The application for the phasing of the development proposal on Erf 4401 Darling be approved in terms of section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 7741 of 3 March 2017), as follows and as generally indicated on Annexure D tabled at the meeting:

- Phase 1 - 7 plots of 1ha, 2 plots of ±0.5ha, 25 plots of ±1250m² and 20 plots of ±800m²
- Phase 2 - Mountain Bike Village
- Phase 3 - 4 plots of 1ha, 12 plots of ±1250m² and 1 public open space (wetland)
- **Phase 4 - 16 plots of ±800m² and 24 plots of ±600m²**
- **Phase 5 - 10 plots of ±800m², 30 plots of ±500m², 1 plot for swimming pool and 1 plot for cycle shop**
- **Phase 6 - De Oude Post Retirement Village (228 units)**
- Phase 7 Darling Trading Post (Food and Craft Market);
- Phase 8 - 11 plots of ±0.5ha"

Please note that the conditions of the letter of approval dated 19 November 2019 remains unchanged.

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
 Darling Golf and Country Estate Pty. Ltd, 20 Sir David Baird Drive, Blouberg, 7441

TITLE:
SUBDIVISION PLAN 5
ERF 4401, DARLING

PHYSICAL ADDRESS:
@DARLING GREEN ESTATE

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:
C.K. RUMBOLD & VENNOTE
TOWN PLANNERS & SURVEYORS
15 PRINCE STREET, MALMESBURY
Tel: 022 - 4871845
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Email: zanele@rumbold.co.za

DATE:
FEBRUARY 2022

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
DAR/121307ZN

KEY:

Relevant erf

Street numbers

SWARTLAND MUNICIPALITEIT
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 (PN 8226 of 25 March 2020) subject to
conditions.

2022/05/05
DATE

A. Bayman
MUNICIPALITY BESTUURDER
MUNICIPAL MANAGER



Darling Green
ESTATE

Entrance to Site

Darling - Malmesbury Road

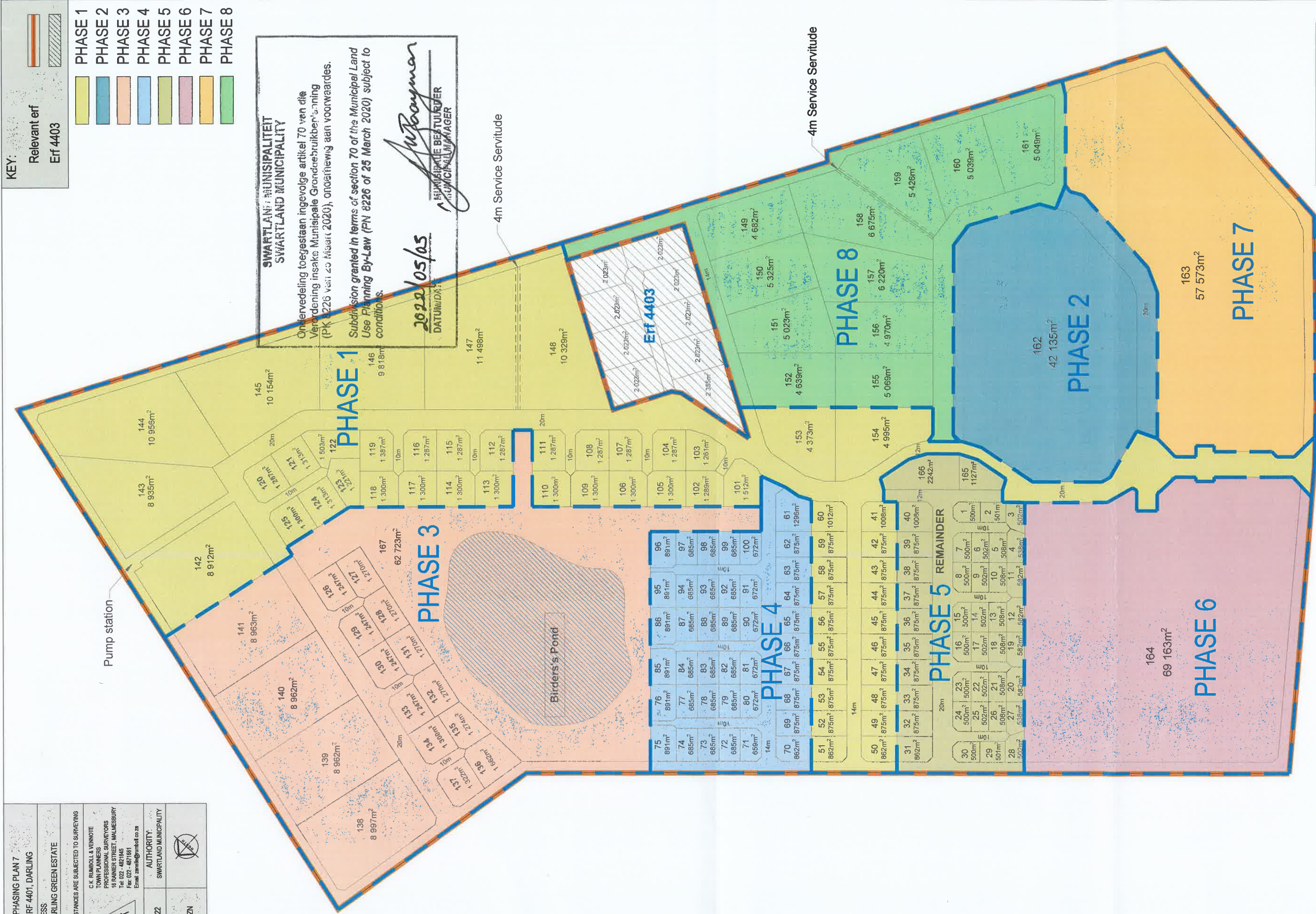
SCALE:
0 50 100 150 200m

TITLE PHASING PLAN 7 ERF 4401, DARLING	
PHYSICAL ADDRESS @DARLING GREEN ESTATE	
NOTE ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY C.K. RUMBOLD & VENNOTE TOWN PLANNERS & SURVEYORS PO BOX 1000 FRANZOS STREET, MALMESBURY Tel: 022 - 481145 Fax: 022 - 481161 Email: zana@unibol.co.za	
DATE JANUARY 2022	AUTHORITY SWARTLAND MUNICIPALITY
REF DAR/2053/ZN	

KEY:

Relevant erf
Erf 4403

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeheer (Lening
(PK 8226 van 20 Maart 2020), onderwerping 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.

2022/05/05

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER