



File ref: 15/3/3-3/Erf_551,119,4567
15/3/6-3/Erf_551,119,4567
15/3/7-3/Erf_551,119,4567
15/3/12-3/Erf_551,119,4567
15/3/13-3/Erf_551,119,4567

Enquiries:
Mr AJ Burger

14 November 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION, CLOSURE OF A PUBLIC PLACE AND EXEMPTION ON ERVEN 551, 1119 & 4567, DARLING

Your application with reference DAR/13346/MC, dated 16 October 2023, on behalf of Swartland Municipality, regarding the subject 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 closure of a public place on erf 551 and 1119, Darling, is hereby 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 rezoning of erf 551, Darling, is hereby 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 rezoning of erf 1119, Darling, is hereby 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 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 hereby approved in terms of Section 70 of the By-Law.
- E** 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 consolidation of portion A, Erf 1119 and erf 4567, Darling, is hereby approved in terms of Section 70 of the By-Law.

- F** The registration of a 10m wide right of way servitude over the consolidated property to give access to the residential properties to the south of the consolidated erf, complies with the requirements of Section 34(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), and is therefore exempted from approval from Swartland Municipality.
- (a) Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

The decisions mentioned in A - E above are subject to the conditions that

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Portions of erven 551 & 1119 (total extent of 7148m²) be closed. See the Road Closure plan with reference DAR/13346/MC, dated October 2023;
- (b) Erf 551 (371,3273ha in extent) be rezoned from Undetermined zone to Subdivisional area in order to make provision for the following land uses, namely: Industrial zone 2 (7148m² in extent) and Undetermined zone (370,612ha in extent). See the rezoning plan with reference DAR/13346/MC, dated October 2023;
- (c) Erf 1119 (750m² in extent) be rezoned from Transport zone 2 to Industrial zone 2. See the rezoning plan with reference DAR/13346/MC, dated October 2023.;
- (d) Erf 551 (371,3273ha) be subdivided into a remainder (370,6125ha) and portion A (7148m² in extent). See the subdivision plan with reference DAR/13346/MC, dated October 2023;
- (e) Portion A, Erf 1119 and erf 4567, Darling be consolidated. See the consolidation plan with reference DAR/13346/MC, dated October 2023;

2. WATER

- (a) The existing connection be used and that no additional connections be provided;
- (b) The water meter be moved to the point where erf 1119 joins the road reserve;
- (c) The existing servitude be cancelled and a new servitude of 15m wide, with the existing bulk water pipes centred within the 15m, be registered for the full length where the water pipes are installed across the newly created consolidated erf;

3. SEWERAGE

- (a) The existing connection be used and that no additional connection be provided;

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
AIB/ds

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

SUBDIVISION:		
Portion A:	±7148m ²	
Previously approved portion:	361m ²	
Remainder:	±370.6125 Ha	
Erf 551/RE:	±371.3634 Ha	

- Subdivision Line
- Erf 551/RE
- Portion to be subdivided
- Existing 9.45m wide pipeline servitude
- Proposed ±10m wide private ROW servitude

4557 Ondervedeling toegestaan ingevolge artikel 70 van die Verordening in die Munisipale Grootgebiedsplan (PK 8226 van 25 Maart 2020), onder nuwe 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.

2025/11/14

MUNICIPAL MANAGER

Approved subdivided portion of Erf 551/RE to be consolidated - in process of registration (361m²)

Drawing: SUBDIVISION PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871681
Email: planning@rumbold.co.za

DATE: AUTHORITY:

Portion A:	±7148m ²
Previously approved portion:	361m ²
Remainder:	±370.6125 Ha
Erf 551/RE:	±371.3634 Ha

Proposed $\pm 10\text{m}$ wide private
ROW servitude

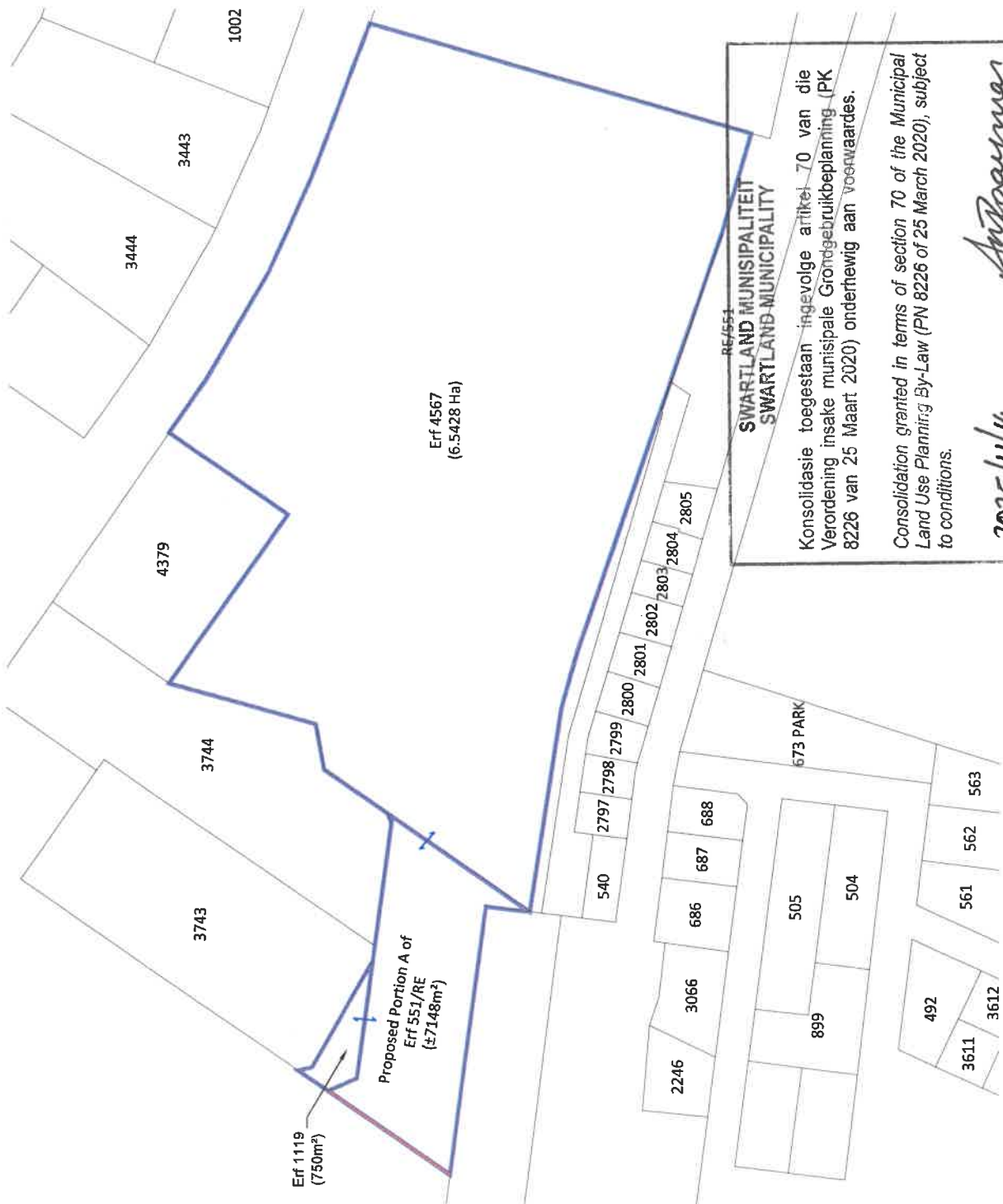
SUBDIVISION PLAN

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning1@rumboll.co.za

DATE:	AUTHORITY:
OCTOBER 2023	SWARTLAND MUNICIPALITY

REF:
DAR/13346/MC

PLAN OF CONSOLIDATION: PORTION A OF ERF 551/RE AND ERVEN 1119 & 4567, DARLING



CONSOLIDATION:

Portion A:	±7148m²
Erf 4567:	6.5428 Ha
Erf 1119:	750m²
TOTAL:	±7.3326 Ha

Subdivision Line
Consolidation

Drawing: CONSOLIDATION PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

G.K. RUMBOLD & VENOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 TURNER STREET, WILMERSBURG
Tel: 022 - 4821845
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Email: keeg@rumbold.co.za

DATE: OCTOBER 2023

AUTHORITY: SWARTLAND MUNICIPALITY

REF: DAR/1346MC

RE/551
SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

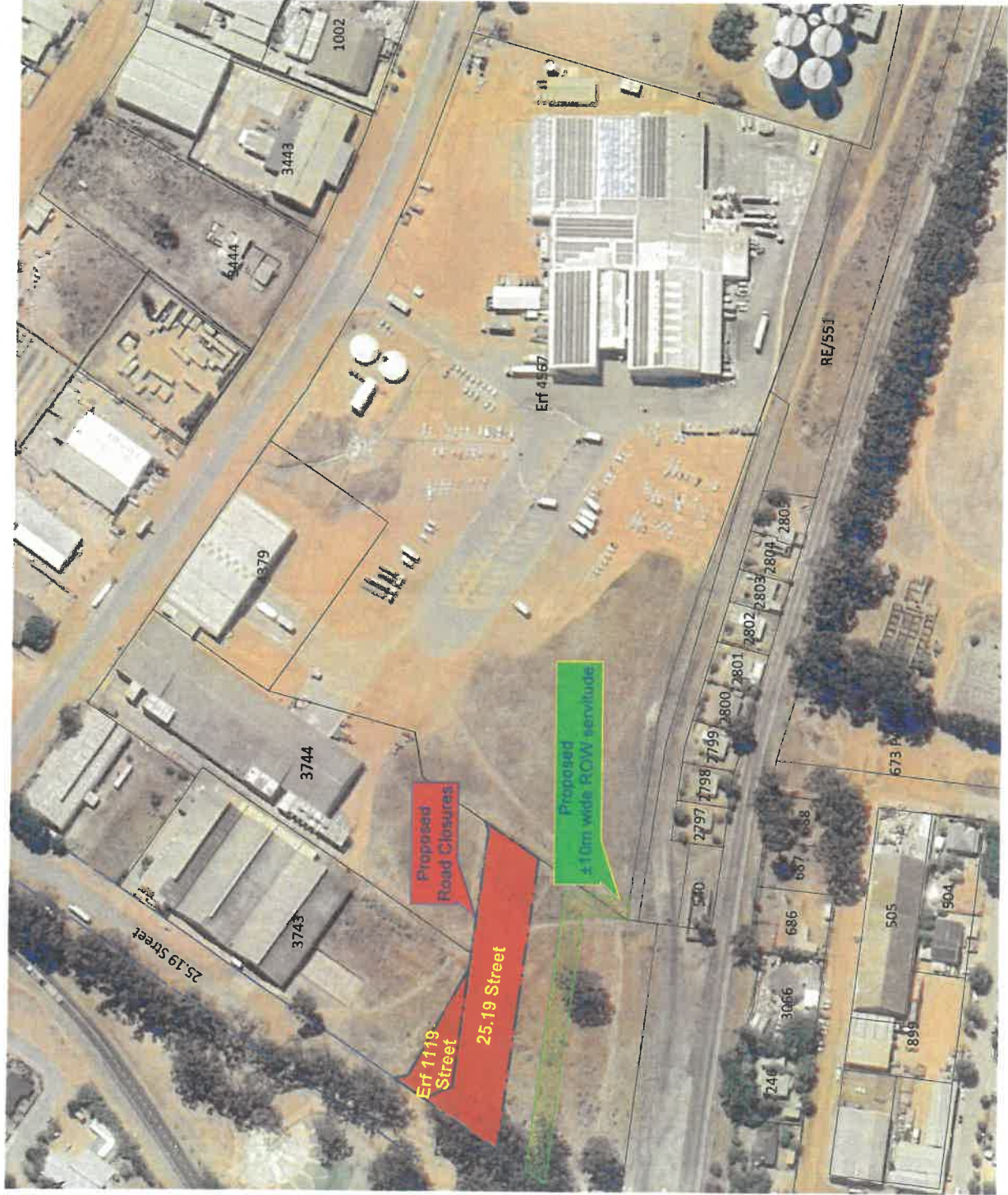
Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondegebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorskrifte.

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

2025/11/14
DATUM/DATE

Antonyman
MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

PLAN OF ROAD CLOSURE: ERVEN 551/RE AND ERF 1119, DARLING



Munisipaliteit Swartland Municipality
1 NOV 2025
L. Rayman

Proposed portions of roads
to be closed

Proposed ±10m wide private
ROW servitude

Drawing

ROAD CLOSURE PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



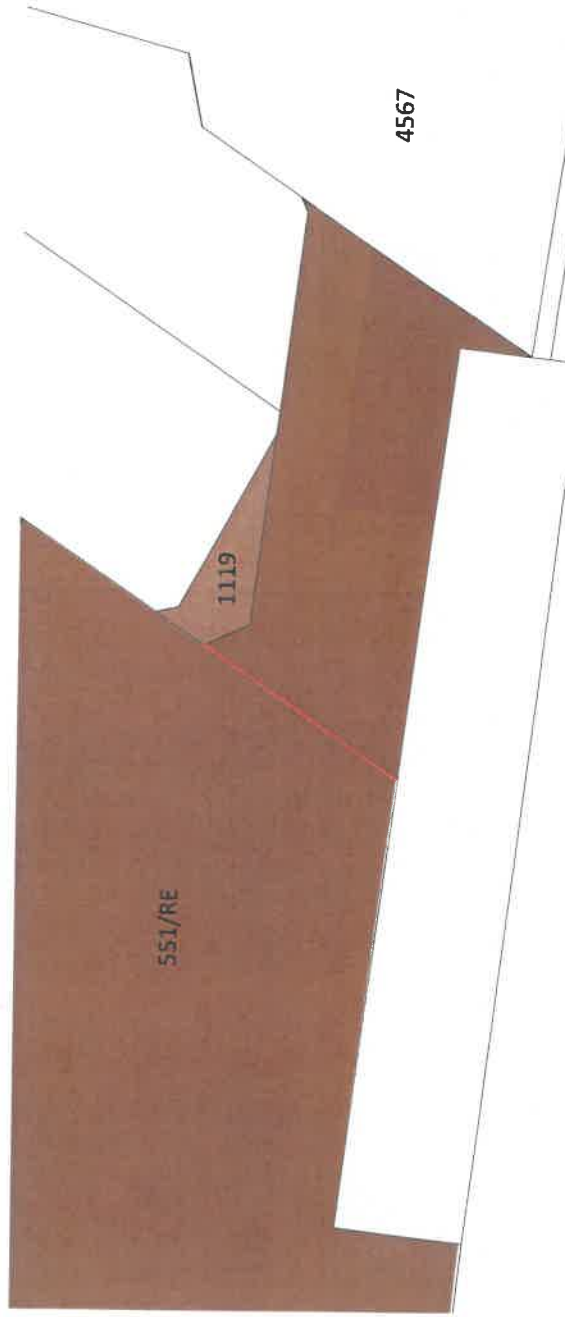
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Fax: 022 - 4871661
Email: leep@rumbold.co.za

DATE:
OCTOBER 2023

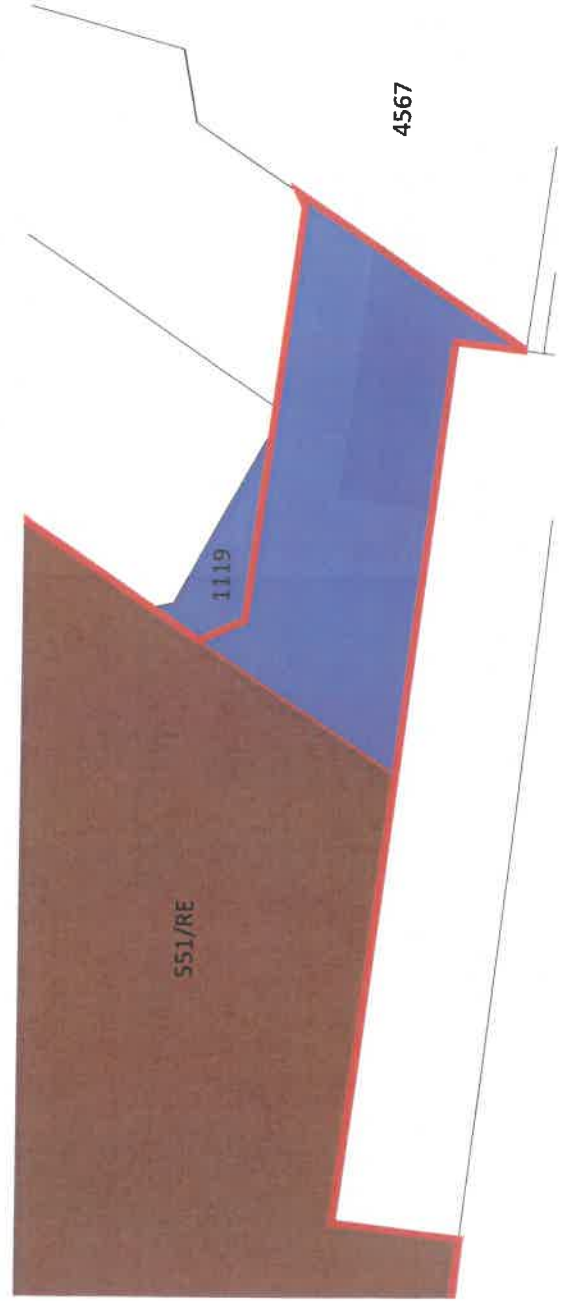
AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
DAR/133/6MC

PLAN OF REZONING: ERVEN 551/RE AND 1119, DARLING



Before



After

LEGEND:

- Undetermined Zone
- Industrial Zone 2
- Transport Zone 2
- Subdivision Line
- Subdivisional Area

NOTES

This diagram illustrates the proposed rezoning of Erf 551/RE, Darling, from Undetermined Zone to Subdivisional Area to accommodate the following zonings:

Industrial Zone 2: $\pm 7148\text{m}^2$
Undetermined Zone: $\pm 370.6125\text{ Ha}$

AND

The rezoning of Erf 1119, Darling, from Transport Zone 2 to Industrial Zone 2.

Municipaliteit Swartland Municipality
14 NOV 2025
[Signature]

Drawing:

REZONING PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:
OCTOBER 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
DAR/13346/MC