



File ref: 15/3/3-3/Erf 4052
15/3/7-3/Erf 4052

Enquiries:
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18 December 2025

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Sir / Madam

PROPOSED REZONING AND CLOSURE OF A PUBLIC OPEN SPACE ON ERF 4052, DARLING

Your application with reference number DAR/14916/NJdK, dated 5 November 2025, 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 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), application for the rezoning of Erf 4052, Darling, from Open Space Zone 1 to Community Zone 3, 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), application for the permanent closure of the public place on Erf 4052, Darling, is approved in terms of section 70 of the By-Law;

Approvals A. and B. above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 4052, Malmesbury (9 210m² in extent) be rezoned from Open Space Zone 1: Public Open Space to Community Zone 3: Institution, in accordance with rezoning plan DAR/14916/NJdK, dated November 2025, as presented in the application;
- The rezoning authorises the development of a community facility on the property, as a first phase, in accordance with Site Development Plan DARL-ERF 4052-AI, as presented in the application, as well as additional community facilities in future, in accordance with community needs;
- At least 10 on-site parking bays be provided in accordance with Site Development Plan DARL-ERF 4052-AI, presented in the application and that the parking bays be clearly marked and finished in a permanent, dust free material, be it tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
- Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- Application for the display of advertising signage be submitted to the Senior Manager: Development Management for consideration for approval;
- The Surveyor General be notified of the approval for the closure of public open space, for endorsement purposes;

- Swartland vooruitdenkend 2040 - waar mense hul drome uiteleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

2. WATER

- a) The existing water connection be used and that no additional connections be provided;
- b) No buildings be constructed over the existing water infrastructure on the property;

3. SEWERAGE

- a) The existing sewerage connection be used and that no additional connections be provided;
- b) No buildings be constructed over the existing water infrastructure on the property;
- c) Stormwater run-off be directed away and kept separate from the sewerage system;

4. STREETS AND STORMWATER

- a) Stormwater run-off generated from the proposed building and associated paved areas on the erf be collected and directed to a single, designated low point within the property;
- b) From the low point, the stormwater be conveyed via a properly designed and constructed stormwater connection and formally tied into the appropriate existing municipal stormwater system;
- c) The layout and design of the stormwater system be submitted to the Director: Civil Engineering Services, for consideration and approval;

c) GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before the new zoning will vest and the occupation certificate be issued. Failure to comply will result in the approval expiring;
- b) 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
Ad./ds

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