



File ref: 15/3/3-3/Erf_197
15/3/4-3/Erf_197

Navrae/Enquiries:
Mr HL Olivier

15 September 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Attention: Jolandie Linnemann;

jolandie@rumboll.co.za

Sir

PROPOSED REZONING AND DEPARTURE ON ERF 197, DARLING

Your application with reference DAR/15190/JL/GB, dated 29 June 2026, on behalf of Me AF Frith, 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 8227 of 25 March 2020), the application for rezoning of Erf 197 (597m² in extent), Darling from Residential Zone 1 to Business Zone 1, 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 8227 of 25 March 2020), the application for departure of the applicable development parameters on Erf 197, Darling, is hereby approved in terms of Section 70 of the By-Law:

Both the decisions mentioned in A. and B. above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The use of the property be restricted to offices as well as a flat;
- (b) The approval for the departure be restricted to the existing structures as indicated on the site plan dated June 2026 and includes the following:
 - (i). Accommodating the existing building up to 1,9m from the side boundary (southern side) as well as the existing carport, deck and toolshed, up to 1,5m from the side boundary (eastern side), in lieu of the 3m side building line restriction;
- (c) The development take place in accordance with the Site Development Plan dated June 2026, unless otherwise approved by the Municipality;
- (d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (e) Application be made to the Senior Manager: Development Management for the erection of any advertising signs;
- (f) The on-site parking bays be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked;

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

- (g) A built refuse area be constructed and provided with clean running water as well as a catchment point for dirty water that is connected to the sewer network. The refuse should be easily accessible to refuse removal workers but should not be accessible to animals / birds and unauthorised individuals;

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORM WATER

- (a) The proposed parking bays, including the sidewalk providing access, be provided with a permanent surface.

5. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R 3 639,89 toward the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
- (b) The owner/developer be responsible for the development charge of R 2 443,34 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
- (c) The owner/developer be responsible for the development charge of R 2 805,15 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9195);
- (d) The owner/developer is responsible for the development charge of R 6 082,26 towards the wastewater treatment works at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);
- (e) The owner/developer is responsible for the development charge of R 10 472,27 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-144-9195);
- (f) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and can be revised thereafter;

6. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, therefore before 15 December 2026;
- (c) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes will result in legal action to enforce compliance;
- (d) An occupancy certificate for building work completed in accordance with the approved building plan for the offices and flat be obtained within 6 months after the approval of the building plan;
- (e) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate 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;

- (f) 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 200,00 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
HLO/ds

Copies:

Director: Civil Engineering Services

Director: Financial Services

Building Control Officer

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