



File ref: 15/3/3-3/Erf_482
15/3/4-3/Erf_482

Enquiries:
Mr AJ Burger

20 March 2026

CK Rumboll & Partners
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By registered mail

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Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMATERS ON ERF 482, DARLING

Your application with reference DAR/14938/JL/GB, dated 20 November 2025, on behalf of FJ Kirsten Prop Pty Ltd, 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 rezoning of erf 482, Darling, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 482, Darling be rezoned from Residential zone 1 to General Residential zone 3 in order to change the existing dwelling into 3 flats, as presented in the application;
- (b) Building plans, clearly indicating the conversion of the existing outbuilding into the 3 flats, be submitted to the Senior Manager: Development Management, for consideration and approval;
- (c) The structures be altered in such a manner as to comply with the provisions as contained in the development management scheme as well as the National Building Regulations;
- (d) At least 5 on-site parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material per-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;

2. WATER

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

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge of R5 518,64 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer be responsible for the development charge of R3 704,57 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer be responsible for the development charge of R4 138,79 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - d) The owner/developer is responsible for the development charge of R8 975,99 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
 - e) The owner/developer is responsible for the development charge of R4 586,00 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;
- 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 departure of development parameters on erf 482, Darling, is hereby approved in terms of Section 70 of the By-Law, as follows:
1. Departure of the 5m street building line (Nemesia Street) to 0m;
 2. Departure of the 5m side building line (southern boundary) to 1,5m;
 3. Departure of the 5m side building line (western boundary) to 1,5m.

C. GENERAL

1. The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
2. 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 against the appeal.
3. 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
AJB/ds

Copies: *Director: Civil Engineering Services*
Director: Financial Services
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