



File ref: 15/3/3-3/Erf_4090
15/3/4-3/Erf_4090

Navrae/Enquiries:
Mr. HL Olivier

11 February 2026

DenRic Construction and Design
15 Suikerbos Street
MALMESBURY
7300

Sir/ Madam

PROPOSED REZONING & DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 4090, DARLING

Your application dated 28 March 2025 received on the 19th of November 2025 on behalf of GE Daniso, 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 4090, Darling from Residential Zone 2 to Business Zone 2, 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 the departure of development parameters on erf 4090, Darling, is hereby approved in terms of Section 70 of the By-Law as follows:

Decisions A. & B. above be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The use of the property be restricted to a shop and a flat;
- (b) The departure entails accommodating alterations and extensions to the existing buildings, 0.92m (southwestern) and 1,7m (southeastern) side boundaries respectively in lieu of the 3m restriction;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) 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;
- (e) Application be made to the Senior Manager: Development Management for the erection of any advertising signs;
- (f) Application be made to Swartland Municipality for a business license;

2. WATER

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

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R 5 028, 08 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 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R 3 375, 47 towards bulk water reticulation, at building plan 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 R 2 738,68 towards sewerage, at building plan 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 R 5 937,91 towards the wastewater treatment works at building plan 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 R 8 332,53 towards roads, at building plan 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;

5. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision. All conditions of approval be implemented before 11 May 2026 and failing to do so will cause the legal action to enforce compliance. Should all conditions of approval be met within the prescribed period, the land use becomes permanent and the approval period will no longer be applicable.
- (c) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official in terms of Section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with Section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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: Electrical Engineering Services
Director: Financial Services
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