



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/5-3/Erf 3469

Enquiries:
A. de Jager

14 March 2022

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS ON ERF 3469, DARLING

Your application, with reference DAR/12267/GT-ZN, dated 11 January 2022, on behalf of P. and R.I. Solomon, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 removal of restrictive conditions B.6.(b), B.6.(b)(i) and B.6.(b)(ii) from Title Deed T29195/2021, of Erf 3469, Darling, is approved in terms of Section 70 of the By-Law.

a) Conditions B.6.(b), B.6.(b)(i) and B.6.(b)(ii) that read as follows:

"...no building or structure or any portion thereof except (sic) boundary walls and fences, shall except with the consent of the administrator, be erected nearer than 7.78 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear or 6.30 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority –

- (i) *an outbuilding used solely for the housing of motor vehicles and not exceeding 3.05 meters in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected with such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 11.02 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 11.02 metres shall be measured from the point furthest from the street abutting the erf;*
- (ii) *an outbuilding in terms of sub-paragraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed space, if no windows or doors are inserted in any wall facing such boundary.*

be removed from Title Deed T29195/2021

b) The following process be followed:

- i. The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive conditions;
- ii. The following minimum information must be provided to the Deeds Office in order to consider the application, namely:

- Copy of the approval by Swartland Municipality;
- Original Title Deed, and
- Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;

iii. A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

- c) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in this approval expiring.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Department: Financial Services*
 Building Control Officer
 P. and R.I. Solomon, 8 Smith Street, Darling, 7345