



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-3/Erf_2863
15/3/4-3/Erf_2863

Enquiries:
Mr HL Olivier

18 May 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Sir/ Madam

PROPOSED REZONING AND DEPARTURE ON ERF 2863, DARLING

The application with reference DAR/12388/NJdK, dated 14 March 2022 on behalf of Ms R Humphreys, refers.

- A. By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of a portion of erf 2863, Darling from Residential Zone 2 to Business Zone 2 is hereby approved in terms of Section 70 of the By-Law:

1. TOWN PLANNING & BUILDING CONTROL

- (a) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (b) The rezoned portion be restricted to 129m² in extent as presented in the application;
- (c) The land use of the Business Zone 2 portion be restricted to a shop and a flat as presented in the application;
- (d) At least four on-site parking bays be provided on the subject property to the cost of the developer;

2. WATER

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

3. SEWERAGE

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

4. STREETS

- (a) The parking bays referred to in 1(d) above be formalised and provided with a permanent dust free surface to the satisfaction of the Director: Civil Engineering Services;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Moorreesburg Tel: 022 433 2246

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development contribution of R6 534,30 (R10 890,50 x 0.6 for Single Res Med density) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-176-9210);
 - (b) The owner/developer is responsible for the development contribution of R7 340,83 towards bulk water reticulation at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-174-9210);
 - (c) The owner/developer is responsible for the development contribution of R2 489,47 towards roads and stormwater, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/247-144-9210).
 - (d) The owner/developer is responsible for the development contribution of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/240-184-9210);
 - (e) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition A.4. (a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter.
- B.** 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, dated 25 March 2020), the application for the departure from development parameters applicable to erf 2863, Darling is hereby approved in terms of section 70 of the By-Law, as follows:
- (a) The side building line (southern boundary) be departed from in order to allow the proposed shop and flat 1m from the property boundary in-lieu of the 3m building line restriction
 - (b) The side building line (western boundary) be departed from in order to allow the proposed shop and flat 1m from the property boundary in-lieu of the 3m building line restriction;

The approval is, in terms of section 76(2)(w) of the By-law, valid for a period of 5 years. Compliance with all conditions of approval must take place before the occupation certificate for the building will be issued. If the owner/developer does not comply, the approval will lapse.

The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours faithfully



MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies : *Building Control Officer*
 Director: Civil Engineering Services
 Director: Financial Services
 Rashieda Humphreys, 356 Silverboom Avenue, DARLING, 7345