



File ref: 15/3/3-3/Erf_146,148
15/3/6-3/Erf_146,148
15/3/12-3/Erf_146,148

Enquiries:
A de Jager

15 October 2024

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

By Registered Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL: REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 146 & 148, DARLING

Your application, with reference DAR/14036/MH, dated 2 October 2024, on behalf of NH & MJ Loubser and the NH Loubser Trust, refers.

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 amendment and deletion of certain conditions pertaining to an existing approval on Erf 146 and Erf 148, Darling, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition 1.d) contained in the approval letter with reference 15/3/3-3/Erf_146,148, dated 25 April 2023, that reads as follows:

"...Consolidated portions A (referred to as consolidated portion 1) is 1233m² in extent and consolidated portions B (referred to as consolidated portion 2) is 1649m² in extent;

be amended to read as follows:

"...The "B" portions (684m² and 965m² in extent respectively) be consolidated to form a new land unit of 1 649m² in extent, as presented on 'Subdivision and consolidation plan: Erf 146 and 148, Darling', reference DAR/14036/MH, dated October 2024, of the application; ..."

- b) Condition 1.e) contained in the approval letter with reference 15/3/3-3/Erf_146,148, dated 25 April 2023, that reads as follows:

"...At least 6 on-site parking bays be provided on consolidated portion 1 and 8 on-site parking bays be provided on consolidated portion 2. These parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;..."

be amended to read as follows:

"...A minimum of 6 on-site parking bays be provided on Portion A of Erf 148 and 8 on-site parking bays be provided on the new, consolidated portion, the parking bays be clearly marked and provided with a permanent, dust free surface such as tar, concrete, paving or a material pre-approved by the Director: Civil Engineering Services;..."

- c) Condition 1.f) contained in the approval letter with reference 15/3/3-3/Erf_146,148, dated 25 April 2023, that reads as follows:

"...Access to consolidated portion 1 be restricted from Lang Street..."

be deleted in totality;

- d) The remaining conditions contained in the approval letter with reference 15/3/3-3/Erf_146,148, dated 25 April 2023, remain applicable;

2. GENERAL

- a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- e) Please note that, in terms of section 33.(4) of the By-Law, the approval of the amended subdivision plan does not extend the validity period of approval 15/3/6-3/Erf_146,148, dated 25 April 2023;
- b) The original approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be complied with by 26 April 2028, without which the approval will lapse. Should all the conditions of approval be met, the rezoning, subdivision and consolidation will be permanent and the approval period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Ad./ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 NH & MJ Loubser & NH Loubser Trust, PO Box 15, Darling, 7345
 loubserklipvlei@gmail.com

SUBDIVISION AND CONSOLIDATION PLAN: ERVEN 146 AND 148, DARLING

LEGEND:

- Subject property
- Existing cadastral boundaries
- Existing buildings
- Parking bays
- Proposed Subdivisions
- Proposed Consolidation

P1

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Existing access
Ondervelding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions

2024/10/15
DATE

MUNICIPAL BESTURDER
MUNICIPAL MANAGER

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2024/10/15
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
Tel: 022 - 4621845
Fax: 022 - 4671081
Email: planning@rumbold.co.za



DATE: OCTOBER 2024
AUTHORITY: SWARTLAND MUNICIPALITY

REF: DAR14036/MH

