



CLEAN AUDITS SINCE 2010/11
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File ref: 15/3/5-3/Erf_4416

Enquiries:
Mr HL Olivier

22 August 2023

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED AMENDMENT OF RESTRICTIVE TITLE CONDITIONS ON ERF 4416, DARLING

Your application with reference DAR/13258/MC dated 29 June 2023 on behalf of L Smith, 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 of condition B.6(b) registered against Erf 4416, Darling, as contained in Title Deed T18673/2023, is hereby approved in terms of section 70 of the By-Law:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The restriction currently reading as follows:

"Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinigngs, mag behalwe met die toestemming van die Administrateur nader as 7,87 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van die agtergrens of 3,15 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die Plaaslike Owerheid:-"

Be amended in order to read as follows:

"Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinigngs, mag behalwe met die toestemming van die Administrateur nader as 4 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meter van die agtergrens of 3,15 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die Plaaslike Owerheid:-"

2. GENERAL

- (a) The following process be followed as far as it relates to the removal and amendment of title deed restriction:
- The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal as well as the amendment of the specific restrictive conditions;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299
Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299
Yzerfontein Tel: 022 451 2366

- ii. The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - a. Copy of the approval by Swartland Municipality;
 - b. Original Title Deed, and
 - c. 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.
- (b) Should it be necessary to upgrade any existing services in order to accommodate the access or service connections of the subject property, the cost thereof be for the developer's account;
 - (c) 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;
 - (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

HLO/ds

Copies : Building Control Officer

L Smith, 78 Ruth Street, FLORIDA, GAUTENG, 1609

smithKL@absamail.co.za