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File ref: 15/3/4-3/Erf_3456

Enquiries:
Mr AJ Burger

25 April 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED DELETION OF A CONDITION OF APPROVAL REGARDING THE REZONING AND SUBDIVISION OF ERF 422, DARLING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 3456, DARLING

Your application, with reference DAR/12889/EB/NG, dated 17 January 2023, on behalf of WV Tirinanzi, regarding the subject 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 8226 of 25 March 2020), the application for deletion of condition (a)1 regarding the rezoning and subdivision of erf 422, Darling, is approved in terms of Section 70 of the By-Law.

Condition (a)1 to be deleted reads as follows:

"...(a)1 dat die voorgestelde ontwikkeling beperk word tot die gebou soos voorgehou..."

- 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 8226 of 25 March 2020), the application for the departure of development parameters on erf 3456, Darling, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 3m side building line (western boundary) to 0m, 1m, 1,1m and 2,2m as presented in the application;
- b) Departure of the required 25 on-site parking bays to 12 on-site parking bays.

2. GENERAL

- a) A financial contribution for the non-provision of 13 on-site parking bay be made to the amount of R171 000,00. The amount is calculated as follows:

Market value of land per m² x area in m² required for parking space
R600,00 x 285m² = R171 000,00

This contribution is payable by the owner/developer at building plan stage.

- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
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