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SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/4-3/Erf_3432

Enquiries:
A. de Jager

30 July 2024

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

By Registered Mail

Sir / Madam

PROPOSED DEPARTURE ON ERF 3432, DARLING

Your application with reference number DAR/13506/MC, dated 16 May 2024, on behalf of the Vaal Rock Trust, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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), application for the departure from development parameters on Erf 3432, Darling, for the non-provision of parking bays, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the provision of 29 on-site parking bays in lieu of the required number of 37 parking bays, resulting in the non-provision of 8 on-site parking bays, as presented in the application;
- b) The parking bays be finished in a permanent, dust free material, be it tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
- c) Building plans indicating any new construction and/or structural amendments to the existing buildings, as well as the parking layout, be submitted to the Senior Manager: Development Management for consideration of approval;
- d) The owner/developer is responsible for the payment of R42 500,00 [170m² X R250 per m²] toward the non-provision of 8 parking bays at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/222-303-9212);

2. WATER

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

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;

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

4. GENERAL

- a) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- b) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AdJ/ds

Copies:

Department: Financial Services

Department: Civil Engineering Services

Building Control Officer

Vaal Rock Trust, 10 Pastorie Street, Darling, 7345

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