



File ref: 15/3/4-3/Erf\_3146

Enquiries:  
A. de Jager

18 September 2024

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

**By Registered Mail**

Sir / Madam

## **PROPOSED PERMANENT DEPARTURES ON ERF 3146, DARLING**

Your application with reference number DAR/13032/MH, dated 11 July 2024, on behalf of A.A. Ali, 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 3146, Darling, is approved in terms of section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The approval authorises the departure from the 3m southern side building line to 1m, in order to accommodate the existing dwelling, the proposed expansion and the proposed new garage, as presented in the application;
- b) The approval further authorises the departure from the required number of on-site parking bays, where 4 bays are provided in lieu of the 5 required parking bays, resulting in the non-provision of 1 on-site parking bay, as presented in the application;
- c) The parking bays be clearly marked and finished in a permanent, dust free material, be it tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
- d) 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;
- e) The owner/developer is responsible for the payment of R2 500,00 (12,5m<sup>2</sup> X R200 per m<sup>2</sup>) towards the non-provision of 1 parking bay, at building plan stage. The amount is payable to the Swartland Municipality at building plan stage, 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;

### 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 departures become permanent and the approval period will no longer be applicable.

Yours sincerely



**MUNICIPAL MANAGER**

per Department Development Services  
Adjds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *A.A. Ali, Amandelboom Avenue, Darling, 7345*  
                 *Faadil252@hotmail.com*