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File ref: 15/3/3-Erf_477
15/3/4-3/Erf_477

Enquiries:
Mr AJ Burger

2 June 2023

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

By Registered Mail

Sir / Madam

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 477, DARLING

Your application with reference DRL/12932/MH dated 30 March 2023 on behalf of Paul Loubser Trust, 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 the rezoning of erf 477 from Residential Zone 1 to Business Zone 1 is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The Business zone 1 accommodates a business premises which includes uses for a restaurant, shop and flat as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the conversion of the existing buildings;
- (c) A minimum of 14, clearly demarcated on-site parking bays be provided as presented in the application and that the parking area be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;
- (d) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;
- (e) Application be made to the Director: Development Services for a business license;
- (f) Application be made to the West Coast District Municipality for a compliance certificate;

2. WATER

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

3. SEWERAGE

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

4. GENERAL

- (a) The approval does not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;

- (b) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with and an occupancy certificate for the building be issued and failing to do so will result in the approval expiring.

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 the development parameters applicable to erf 585, Darling is hereby approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Departure of the 5m street building line (Main Street) to 2,6m.

Yours faithfully



MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 Paul Loubser Trust, PO Box 16, Darling, 7345
 Email: mml@xsinet.co.za