



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-3/Erf_146,148
15/3/6-3/Erf_146,148
15/3/12-3/Erf_146,148

Enquiries:
Mr AJ Burger

25 April 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 146 & 148, DARLING

The application, with reference number DAR/12812/MV, dated 10 January 2023, on behalf of NH & MJ Loubser and NH 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 146, Darling, is hereby approved in terms of Section 70 of the By-Law.
- 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 subdivision of Erf 146 and Erf 148, Darling, is hereby approved in terms of Section 70 of the By-Law.
- C. 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 consolidation of portion A of erf 146 with portion A of erf 148, as well as the consolidation of portion B of erf 146 with portion B of erf 148, Darling, is hereby approved in terms of Section 70 of the By-Law.

Points A, B & C are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 146, Darling be rezoned from Residential zone 1 to Business zone 1;
- b) Erf 146 (1368m² in extent) be subdivided into portion A (684m² in extent) and portion B (684m² in extent);
- c) Erf 148 (1514m² in extent) be subdivided into portion A (549m²) and portion B (965m² in extent);
- d) Consolidated portions A (referred to as consolidated portion 1) is 1233m² in extent and consolidated portions B (referred to as consolidated portion 2) is 1649m² in extent;
- e) At least 6 on-site parking bays be provided on consolidated portion 1 and 8 on-site parking bays be provided on consolidated portion 2. These parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;
- f) Access to consolidated portion 1 be restricted from Lang Street;
- g) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;

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

2. WATER

- a) Each newly created erf be provided with a single water connection. The condition is applicable at subdivision stage;

3. SEWERAGE

- a) Each newly created erf be provided with a single sewerage connection. The condition is applicable at subdivision stage;

4. STREETS AND STORMWATER

- a) The parking areas be provided with a permanent dust free surface to the satisfaction of the Director: Civil Engineering Services;

5. ELECTRICITY

- a) The newly created portions be supplied with a separate electricity connection for the cost of the owner/developer;
- b) Should it prove necessary to move/remove electrical cables over the subdivided portions, it will be for the account of the owner/developer;
- c) Any electrical connection between the two erven be isolated and removed completely;
- d) The electrical connection be made to the existing low tension network;
- e) Additional to the abovementioned, the owner/developer is responsible for the electrical connections to the subdivided portions;

6. GENERAL

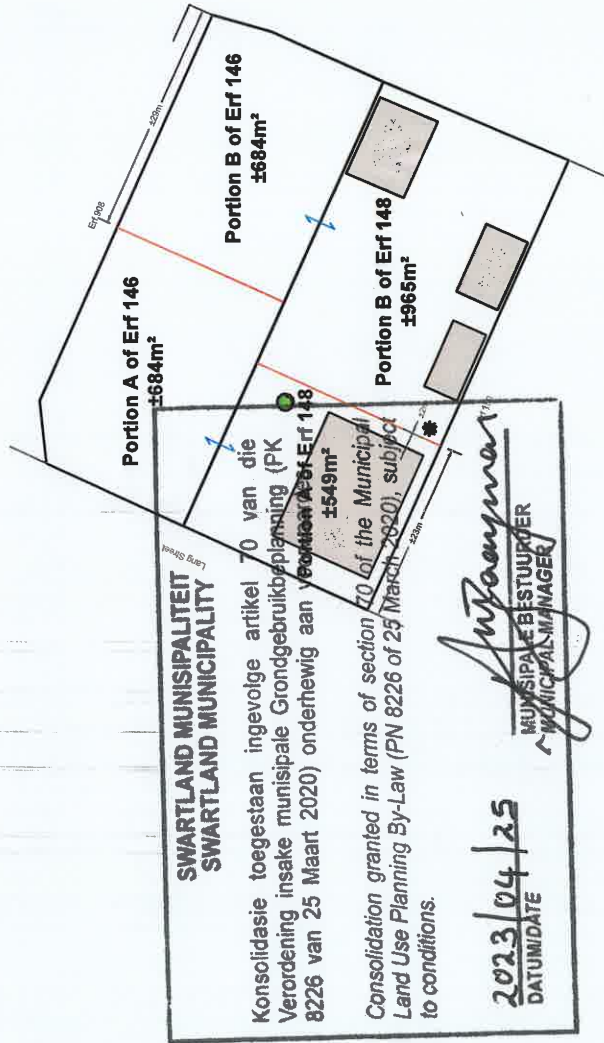
- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) 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: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 NH & MJ Loubser & NH Loubser Trust, PO Box 15, Darling, 7345
 loubserklipvlei@gmail.com

SUBDIVISION & CONSOLIDATION PLAN: PROPOSED PORTIONS A AND PORTION B OF ERVEN 146 AND 148, DARLING



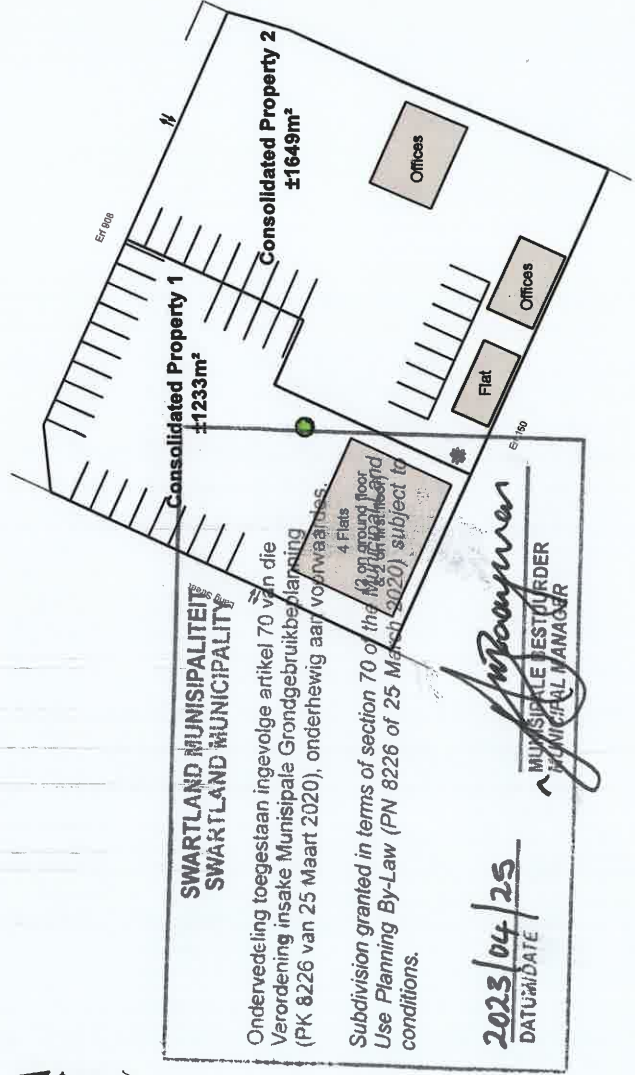
Proposed Subdivision & Consolidation

1

NOTES:

This diagram illustrates:

- The proposed consolidation of Portion A of Erf 146 and Portion A of Erf 148 to create Consolidated Property 1 with an extent of ±1233m², which will be zoned Business Zone 1.
- The proposed consolidation of Portion B of Erf 146 and Portion B of Erf 148 to create Consolidated Property 2 with an extent of ±1649m², which will be zoned Business Zone 1.



Proposed consolidated properties

2

Drawing by:

Mandit Craftford

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE

TOWN PLANNERS

PROFESSIONAL SURVEYORS

Tel: 022 - 4821845

Fax: 022 - 4871881

Email: planning@rumbold.co.za



DATE:

JANUARY 2023

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

DAR/2812/22NMV

— N

Subject property
Existing cadastral boundaries
Proposed Subdivision line
Building lines

Existing: Residential Zone 1
Proposed: Business Zone 1

Figure ABCDEF represents Erf 146, Darling, with an extent of 1368m².

Figure ABabF represents Proposed Portion A of Erf 146, Darling, with an extent of $\pm 684\text{m}^2$.

Figure aCDEb represents Proposed Portion B of Eff 146, Darling, with an extent of $\pm 684\text{m}^2$.

Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions:

Erf 908
 a
 2023-04-25
 DATE/DATUM
 MUNICIPAL ESTUARD
 MUNICIPAL MANAGER
 M. Bayarwa

Portion A
±684m²

Portion B
±684m²

Erf 148



Drawing by:

Mandri Crafford

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

**C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS**

Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning@1000.org

AUTHORITY:

DATE: JANUARY 2023

REF:

DAR12812/ZNAMV

SUBDIVISION PLAN: ERF 148, DARLING



LEGEND:

- Subject property
- Existing cadastral boundaries
- Proposed Subdivision line
- Building lines
- Existing Buildings

ZONING I.T.O. THE ZONING SCHEME:

Business Zone 1

NOTES:

Figure ABCD represents Erf 148, Darling, with an extent of 1514m².

Figure AabD represents Proposed Portion A of Erf 148, Darling, with an extent of ±549m².

Figure aBCb represents Proposed Portion B of Erf 148, Darling, with an extent of ±965m².

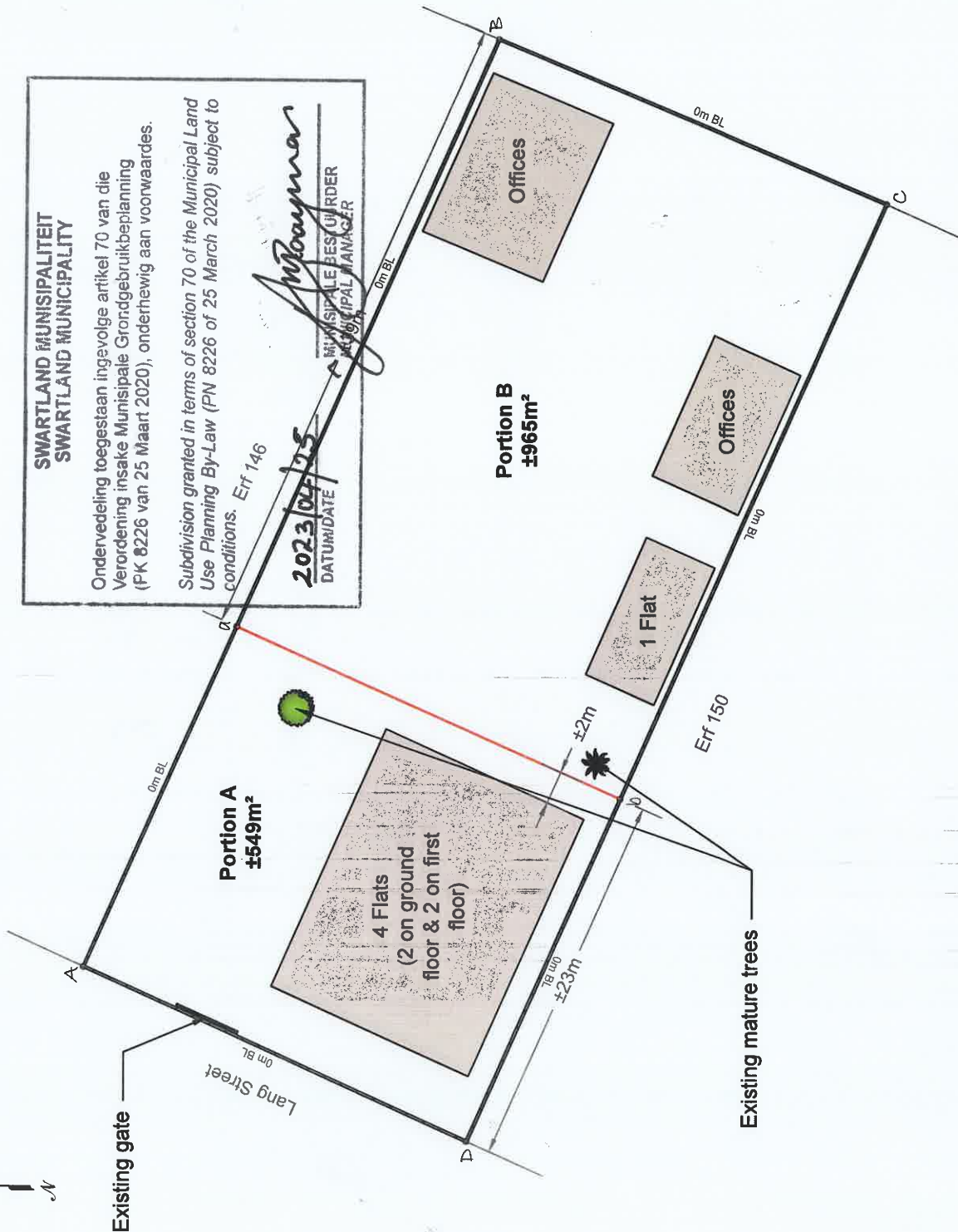
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions. Erf 146

2023/04/25
DATE

[Signature]
MUNICIPAL BESIGLER
MUNICIPAL MANAGER



Drawing by:

Mandi Craford

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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PROFESSIONAL SURVEYORS

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DATE:

JANUARY 2023

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

DAR/2812/2019

