



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



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File ref: 15/3/3-3/Erf_538
15/3/4-3/Erf_538
15/3/10-3/Erf_538

Enquiries:
Mr HL Olivier

12 July 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 538, DARLING

The application, with reference number DAR/13054/MC, dated 23 March 2023, amended on 6 June 2023, on behalf of TL Menhinick, 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 a portion of erf 538, Darling, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion of erf 538 (192m² in extend) be rezoned from Residential zone 1 to Business zone 1, as presented in the application;
- (b) The use of the portion of the property, which is hereby rezoned, be restricted to a service trade;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The property be provided with a single sewer connection and no additional connections be provided;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 13 470,00 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R 9 042,27 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewer reticulation amounts to R 5 440,19 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);

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

- (d) The development charge towards waste water treatment amounts to R 11 797,30 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 23 814,20 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

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 consent use on Erf 538, Darling 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 consent use be restricted to a second dwelling, as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The property be provided with a single sewer connection and no additional connections be provided;

4. REFUSE REMOVAL

- (a) The basic refuse removal tariff be charged for each dwelling on the property;

5. DEVELOPMENT CHARGES

- (g) The development charge towards the bulk water supply amounts to R 10 862,90 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (h) The development charge towards water reticulation amounts to R 7 292,15 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (i) The development charge towards sewer reticulation amounts to R 5 014,00 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (j) The development charge towards waste water treatment amounts to R 10 873,25 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (k) The development charge towards roads amounts to R8 177,65 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (l) The development charge towards electricity amounts to R 4 620,01 and is payable by the owner/developer at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/253-164-9210);
- (m) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

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

departure of development parameters on Erf 538, Darling is hereby approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The departure be restricted to the non-provision of 3 on-site parking bays;
- (b) The request that the financial contribution towards the non-provision of on-site parking be waived, be refused. Therefore, a financial contribution be made to the amount of R 8 437,50 (R225,00 x 12,5 x 3).

D. GENERAL

- 1. Due to the service trade already being in operation, the conditions of approval be complied with before 12 September 2023, failing to do so may result in the Municipality proceeding with the necessary legal action;
- 2. Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- 3. The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- 4. The approval for the consent use is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All relevant conditions of approval be met before the occupancy certificate for the proposed second dwelling be issued.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services
 Director: Financial Services
 Me. TL Menhinick, 2 Buitekant Street, Darling 7345
 Email: darrylme@gmail.com

REZONING PLAN: ERF 538, DARLING

LEGEND:

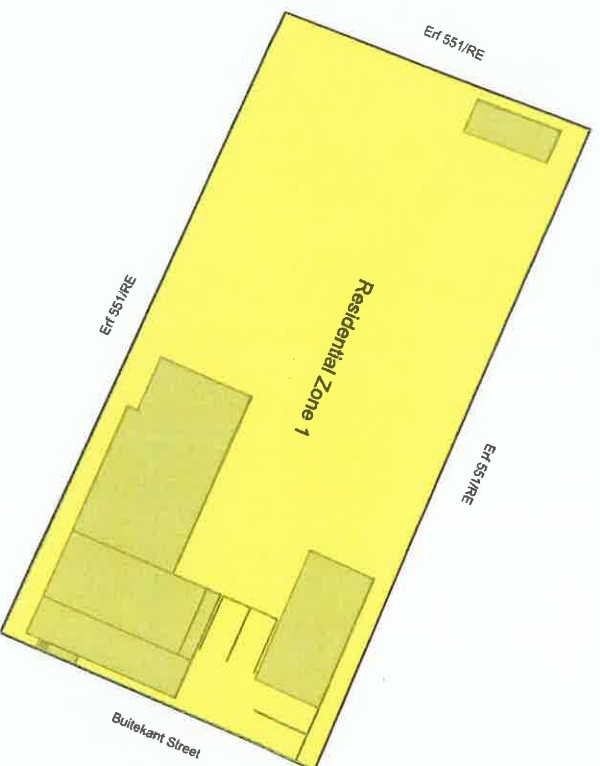
- Subject property
- Residential Zone 1
- Business Zone 1

ZONING I.T.O. THE ZONING SCHEME:

Existing: Residential Zone 1
Proposed: Split - Residential Zone 1 (±1516m²) & Business Zone 1 (±192m²)

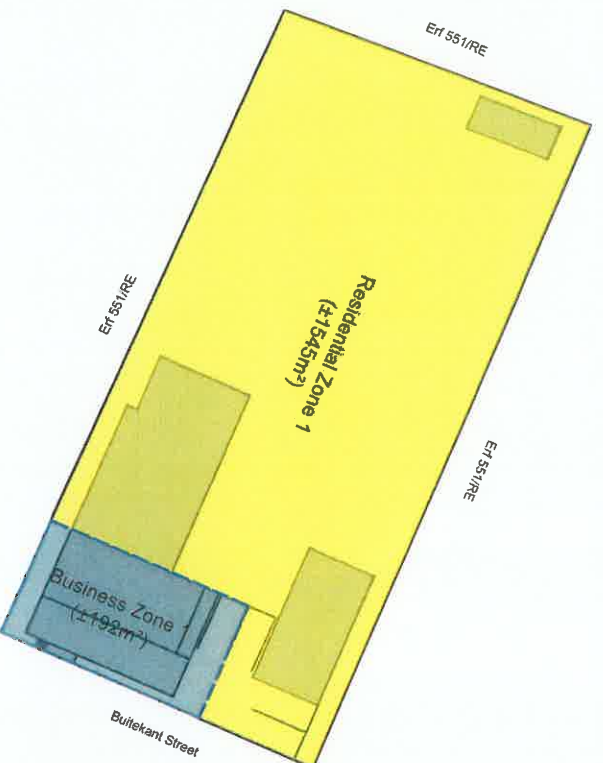
NOTES:

This diagram illustrates the proposed partial rezoning of Erf 538, Darling, from Residential Zone 1 to Business Zone 1.



Existing Zoning

1



Handwritten signature
2023/07/12

Proposed Zoning

2

Drawing by:

Mandi Craford

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS



Tel: 022 - 4871945
Fax: 022 - 4871951
Email: planning@rumbold.co.za

DATE:
JUNE 2023

AUTHORITY:
SMARTLAND MUNICIPALITY

REF:


DAR1305AMC

N



Figure ABCD represents Eff 538, Darling, with an extent of 1708m².

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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<p>Drawing by:</p> <p>Mendi Carford</p>	<p>ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING</p> <p>C.K. RINGLOTT & ASSOCIATE</p> <p>TOWN PLANNERS</p> <p>PROFESSIONAL SURVEYORS</p>
<p>DATE:</p> <p>JUNE 2023</p>	
<p>AUTHORITY:</p> <p>SWANSEA AND MUNICIPALITY</p>	 <p>Tel: 022 - 4621666</p> <p>Fax: 022 - 4671891</p> <p>Email: planning@runkhof.co.za</p>