



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



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Lêer verw/ 15/3/3-3/Erf_975

Navrae/Enquiries:
Ms D N Stallenberg

15 February 2023

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By Registered Mail

Sir/Madam

PROPOSED REZONING OF ERF 975, DARLING

Your comment/ objection dated 28 October 2022 with regard to the abovementioned application has reference.

The Municipal Planning Tribunal has resolved at a meeting held on 8 February 2023 to refuse the application for the rezoning of Erf 975, Darling, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).

A. GENERAL

Appeals against the Municipal Planning tribunal's decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R4 500, 00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

B. The application be refused for the following reasons:

- (a) The development proposal does not adhere to the spatial planning principles and can therefore be considered inconsistent with the spatial planning principles as contained in SPLUMA and LUPA;
- (b) The development proposal is deemed inconsistent with the PSDF as it will detract from the character of the area as well as negatively impact the sense of place. Decision making should target existing economic nodes (CBDs or township centres) to accommodate development of this scale and nature;
- (c) The proposal is deemed to be in contradiction with the MSDF, 2019 which supports concentration of mixed use development along identified main activity corridors and streets to support integration. It also rather support the strengthening of the primary commercial node along Main Street and secondary nodes in neighbourhoods with specific reference to the secondary commercial nodes in higher density poorer neighbourhoods;

- (d) It is acknowledged that business uses are supported within the industrial area as the By-Law makes provision for numerous commercial uses as primary as well as consent uses. The proposed development is deemed to be in conflict with the objective of the Industrial Zone 2 zoning as it will compromise the general use of the area zoned for industry;
- (e) The location of the proposed usage is not desirable and furthermore no site specific circumstances have been submitted to deviate from the SDF;
- (f) The proposal, given its location, is deemed not to be in the interest of the community of Darling.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services

/ds