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File ref: 15/3/3-3/Erf_585
15/3/4-3/Erf_585
15/3/5-3/Erf_585

Enquiries:
Mr HL Olivier

15 February 2023

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

By Registered Mail

Sir / Madam

PROPOSED REZONING, REMOVAL OF RESTRICTIVE TITLE CONDITIONS AS WELL AS DEPARTURE ON ERF 585, DARLING

Your application with reference DAR/12886/ZN/MV dated 25 November 2022 on behalf of CJH Steenkamp, 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 removal of restrictive conditions D(5) registered against Erf 585, Darling, as contained in Title Deed T 26481/2009, is hereby approved in terms of section 70 of the By-Law:

The following process be followed:

- (a) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (c) A copy of the amended title deed be provided to Swartland Municipality for record purposes, prior to final consideration of building plans.
- 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 rezoning of erf 585, Darling from Residential Zone 1 to Business Zone 1 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 departure of the development parameters applicable to erf 585, Darling is hereby approved in terms of section 70 of the By-Law.

Decisions B and C above are subject to the following conditions.

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The Business zone 1 accommodates a business premises and flat as presented in the application;
- (b) The departure be restricted to accommodate the existing structures (stairs and braai) being positioned 2m and 1m from the property boundary in-lieu of the 3m building line restriction.
- (c) A minimum of five (6), 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) Access to the property be restricted via Van Der Stel Street;
- (e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (f) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;

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) 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, only valid for a period of 5 years. All conditions of approval be complied with before an occupancy certificate for the building be issued and failing to do so will result in the approval expiring.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 CHJ Steenkamp, 43 Main Street, DARLING, 7345