

SWARTLAND MUNISIPALITEIT

KENNISGEWING 13/2022/2023

VOORGESTELDE WYSIGING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES SOWEL AS AFWYKING OP ERF 764, DARLING

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	KW Leeman, Eerstelaan E5, Darling, 7345. Tel nr. 076 955 7425
Verwysingsnommer:	15/3/5-3/Erf_764 15/3/4-3/Erf_764
Eiendomsbeskrywing:	Erf 764, Darling
Fisiese Adres:	Geleë te Eerstelaan E5, Darling

Volledige beskrywing van aansoek:

Die aansoek om wysiging en opheffing van beperkende voorwaardes op Erf 764, Darling, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat voorwaarde B(6)(c) van Transportakte T41222/2017 verwyder moet word ten einde toe te laat dat meer as helfte van die oppervlakte van die erf bebou kan word. Dit word ook voorgestel dat voorwaarde B(6)(d) gewysig word ten einde die straatboulyn beperking te wysig van 4,72m na 3,1m sowel as dat die kantboulyn beperking van 1,57m verwyder moet word van Transportakte T41222/2017. Die doel van die wysiging en verwydering van voorwaardes is om die bestaande geboue sowel as aanbouings en wysigings binne die bogenoemde boulynbeperkings te akkommodeer.

Die aansoek vir afwyking van 'n ontwikkelingsparameters op Erf 764, Darling, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat daar soos volg van die ontwikkelingsparameters afgewyk word:

- Afwyking vna die 4m straatboulyn na 3,1m ten einde die bestaande stoep toe te bou.
- Afwyking van die 1,5m syboulyn (westelike grens) na 0m ten einde die bestaande motorhuis en afdak op die eiendom se grens te magtig.
- Afwyking van die 1,5m syboulyn (oostelike grens) na 1m ten einde die bestaande woonhuis sowel as houtdek en voorgestelde opvoubare trappe binne die boulynbeperking te akkommodeer.
- Afwyking van die maksimum dekking beperking vanaf 50% na 52,1%.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Department Ontwikkelingsdienste, kantoor van die Senior Bestuurder : Bou-Omgewing, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **15 Augustus 2022 om 17:00**. **Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar.** Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger of Herman Olivier) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

15 Julie 2022

SWARTLAND MUNICIPALITY

NOTICE 13/2022/2023

PROPOSED AMENDMENT AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS AS WELL AS DEPARTURE ON ERF 764, DARLING

Applicant:	CK Rumboll & Vennote, PO Box 211, Malmesbury, 7299. Tel nr. 022-482 1845
Owner:	KW Leeman, E5 First Avenue, Darling, 7345. Tel nr. 076 955 7425
Reference number:	15/3/5-3/Erf_ 764 15/3/4-3/Erf_ 764
Property Description:	Erf 764, Darling
Physical Address:	Situated at E5 First Avenue, Darling

Detailed description of proposal:

An application for amendment and removal of restrictive title conditions on Erf 764, Darling, in terms of section 25(2)(f) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that condition B(6)(c) of Deed of Transfer T41222/2017 be removed in order to permit more than half of the property be built upon. It is also proposed that condition B(6)(d) be amended with regards to the street building line restriction to amending it from 4,72m to 3,1m as well as that the side building line restriction of 1,57m be removed from title deed T41222/2017. The purpose of the amendment and removal of conditions is to accommodate the existing buildings as well as some additions and alterations proposed within the said building line restrictions.

The application for a departure of the development parameters on Erf 764, Darling in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The proposal to depart from the development parameters entails the following:

- Departure from the 4m street building line to 3,1m in order to enclose the existing stoep;
- Departure from the 1,5m side building line (western boundary) to 0m in order to accommodate the existing garage and carport on the property boundary;
- Departure from the 1,5m side building line (eastern boundary) to 1m in order to accommodate the existing dwelling as well as timber deck and retractable stairs within the building line restriction.
- Departure from the maximum coverage restriction from 50% to 52.1%

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Services, office of the Senior Manager : Built Environment, Municipal Office, Church Street, Malmesbury. **Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440/e-mail – swartlandmun@swartland.org.za on or before 15 August 2022 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments.** Telephonic enquiries can be made to the town planning division (Alwyn Burger or Herman Olivier) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

J J SCHOLTZ
Municipal Manager

Municipal Office
Church Street
MALMESBURY

15 July 2022