

SWARTLAND MUNICIPALITY

NOTICE 14/2023/2024

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT
PARAMETERS ON ERF 123, YZERFONTEIN**

Applicant: P J Le Roux Town & Regional Planner,
P O Box 3457, Paarl, 7620. Tel nr. 021-
8722499

Owner: A M & M D D Aguiar, P O Box 229,
Yzerfontein, 7351. Tel nr. 0825693190

Reference number: 15/3/3-14/ Erf_123
15/3/4-14/ Erf_123

Property description: Erf 123, Yzerfontein

Physical address: 48 Butekant Street, Yzerfontein

Detailed description of proposal:

An application for rezoning of Erf 123, Yzerfontein, in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Erf 123 (976 m² in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to use the premises for business and a flat.

The application for a departure of the development parameters on Erf 123, Yzerfontein 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 departure entails the departure of the 3m side building line (northern boundary) to 2m.

The departure is caused by the position of the existing buildings with regard to the new zoning parameters of the Business Zone 1 zoning.

Notice is hereby given in terms of section 55(1) of the By-Law on Municipal Land Use Planning that the above mentioned 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 : Development Management, Municipal Office, Church Street, Malmesbury. **Any written comments whether an objection or support may be addressed in terms of section 50 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 11 September 2023 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 (Awyn Burger, Herman Olivier or Anndie de Jager) 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
1 Church Street
MALMESBURY
7300

11 August 2023

SWARTLAND MUNISIPALITEIT

KENNISGEWING 14/2023/2024

**VOORGESTELDE HERSONERING EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 123, YZERFONTEIN**

Aansoeker: P J le Roux Stads- en Streekbeplanners,
Posbus 3457, Paarl, 7620. Tel no. 021-
8722499

Enaam: AM & MD D Aguilar, Posbus 229,
Yzerfontein, 7351. Tel no. 0825693190

Verwysingsnommer: 15/3/3-14/ Erf_123
15/3/4-14/ Erf_123

Endoomsbeskrywing: Erf 123, Yzerfontein

Fisiese Adres: Buitenkantstraat 48, Yzerfontein

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 123, Yzerfontein ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 123 (groot 976m²) hersoneer word vanaf Residensiële sone 1 na Sakesone 1 ten einde die perseel aantewend vir sake en 'n woonstel.

Die aansoek om afwyking van ontwikkelingsparameters op erf 123, Yzerfontein ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwyking behels die afwyking van die 3msyboutyn (noordelike grens) na 2m.

Die afwykings is as gevolg van die plasing van bestaande gebou ten opsigte van die nuwe soneringsparameters van die Sakesone 1 sonering.

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

Departement Ontwikkelingsdienste, kantoor van die Senior Bestuurder :
Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige
skriftelike kommentaar hetsy 'n beswaarf of ondersteuning kan ingevolge artikel
60 van genoemde wetgewing aan Die Munisipale Bestuurder, Prievaak X52,
Malmesbury, 7299/ Faks – 022-487 9440/ e-pos –
swartlandmun@wartland.org.za gestuur word voor of op 11 September 2023
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
stadsbeplanningafdeling (Alwyn Burger, Herman Olivier of Annelie de Jager) 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 hul kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

11 Augustus 2023