

SWARTLAND MUNICIPALITY

NOTICE 50/2022/2023

PROPOSED REZONING, REMOVAL OF RESTRICTIVE TITLE CONDITION AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 585, DARLING

Applicant: CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner: C J H Steenkamp, 43 Main Road, Darling, 7345. Tel no. 0829228244
Reference number: 15/3/3-3/Erf_585
15/3/5-3/Erf_585
15/3/4-3/Erf_585
Property Description: Erf 585, Darling
Physical Address: Situated in Main Road, Darling

Detailed description of proposal:

An application for the removal of restrictive title conditions on Erf 585, 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 D(5) of Deed of Transfer T26481/2009 be removed from the relevant deed. The purpose of the removal is to remove restriction regarding the usage of the premises only for residential purposes.

An application for rezoning of Erf 585, Darling, 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 585 (919m² in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to convert the existing dwelling into a business building.

The application for a departure from development parameters on Erf 585, 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 departure entails the departure from the 3m side building line (eastern boundary) to 2m and 1m respectively.

The building line departures is caused due to the placement of the existing structures (stairs and braai) which departs from the new zoning parameters of the business zoning.

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 27 January 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 (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 December 2022

SWARTLAND MUNISIPALITEIT

KENNISGEWING 50/2022/2023

**VOORGESTELDE HERSONERING, OPHEFFING VAN BEPERKENDE
VOORWAARDES EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF
585, DARLING**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	CJH Steenkamp, Hoofstraat 43, Darling, 7345. Tel no. 0829228244
Verwysingsnommer:	15/3/3-3/Erf_585 15/3/5-3/Erf_585 15/3/4-3/Erf_585
Eiendomsbeskrywing:	Erf 585, Darling
Fisiese Adres:	Geleë te Hoofstraat 43, Darling, 7345

Volledige beskrywing van aansoek:

Die aansoek om die opheffing van beperkende voorwaardes op Erf 585, 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 D(5) van Transportakte T26481/2009, van die betrokke akte, verwyder moet word. Die doel van die opheffing is om die beperkings rakende die gebruik van die perseel slegs vir bewoningsdoeleindes te verwyder.

Die aansoek om die hersonering van erf 585, Darling 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 585 (groot 919m²) hersoneer word vanaf Residensiële sone 1 na Sakesone 1 ten einde die bestaande woonhuis te omskep na 'n sakegebou (winkel) en 'n woonstel.

Die aansoek om die afwyking van ontwikkelingsparameters op erf 585, Darling ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale

Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die 3m syboullyn (oostelike grens) na 2m en 1m onderskeidelik.

Die boullynafwykings word veroorsaak deur die plasing van bestaande strukture (trappe en braai) wat afwyk van die nuwe soneringsparameters van die sakesonering.

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 **27 Januarie 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 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 Desember 2022