

SWARTLAND MUNISIPALITEIT
KENNISGEWING 17/2024/2025

VOORGESTELDE HERSONERING, KONSOLIDASIE EN OPHEFFING VAN BEPERKENDE TITEL
VOORWAARDES OP ERWE 744 EN 745, YZERFONTEIN

Aansoeker: CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

Eienaar: Frank Comer and Coastal Cove Pty. Ltd., Parkweg 1, Yzerfontein, 7351. Tel no. 082 929 0109

Verwysingsnommer: 15/3/3-14/Erf_744, 745

15/3/5-14/Erf_744, 745

15/3/12-14/Erf_744, 745

Eiendomsbeskrywing: Erwe 744 en 745, Yzerfontein

Fisiese Adres: 1 & 3 Parkweg, Yzerfontein

Volledige beskrywing van aansoek:

Die aansoek om opheffing van beperkende voorwaardes op erf 744, Yzerfontein, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaardes 6(a), 6(b), 6(b)(i), 6(b)(ii) en (7) van tithelakte T26836/2024 opgehef word ten einde die eiendom vir besighheidsdoeleindes te gebruik sowel as om toegang na Parkweg te verleen.

Aansoek om konsolidasie van erwe 744 en 745, Yzerfontein, ingevolge artikel 25(2)(e) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ook ontvang.

Die aansoek om hersonering van erf 744, 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 744, Yzerfontein hersoneer word vanaf Residensiële sone 1 na Sakesone 2 ten einde 'n woonbuurt winkselsentrum op die gekonsolideerde eiendom bestaande uit 'n totaal van 7 winkels, 'n mediese spreek asoek 2 woonstelle.

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: Bou-Omgewing, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevoel 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 23 September 2024 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asoek die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asoek redes vir u kommentaar. Telefoniese navrae kan genig 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

23 Augustus 2024

SWARTLAND MUNICIPALITY

NOTICE 17/2024/2025

PROPOSED REZONING, CONSOLIDATION AND REMOVAL OF RESTRICTIVE TITLE
CONDITIONS ON ERVEN 744 AND 745, YZERFONTEIN

Applicant: C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr 022 482 1845

Owner: Frank Comer and Coastal Cove Pty Ltd, 1 Park Road, Yzerfontein, 7351. Tel nr 082 929 0109

Reference number: 15/3/3-14/Erf_744, 745

15/3/5-14/Erf_744, 745

15/3/12-14/Erf_744, 745

Property Description: Erven 744 and 745, Yzerfontein

Physical Address: 1 and 3 Park Road, Yzerfontein

Detailed description of proposal:

An application for the removal of restrictive title conditions on erf 744, Yzerfontein 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 conditions 6(a), 6(b), 6(b)(i), 6(b)(ii) and (7) of title deed T26836/2024 be removed in order to utilise the property for business purposes as well as to allow access to Park Road.

Application is also made for the consolidation of erven 744 and 745, Yzerfontein, in terms of section 25(2)(e) of Swartland Municipality: Municipal Land Use Planning By-law (PK 8226 of 25 March 2020).

Application for the rezoning of erf 744, Yzerfontein, in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) is also included in the proposal. It is proposed to rezone erf 744, Yzerfontein from Residential Zone 1 to Business Zone 2 in order to accommodate a neighbourhood business centre on the consolidated property consisting of a total of 7 shops, a medical consulting room as well as 2 studio apartments (flats).

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 23 September 2024 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, Herman Olivier or Annelie 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
Church Street
MALMESBURY

23 August 2024