

SWARTLAND MUNISIPALITEIT

KENNISGEWING 105/2020/2021

**VOORGESTELDE OPHEFFING VAN BEPERKENDE VOORWAARDES, VERGUNNINGSGEBRUIK EN
ONDERVERDELING VAN ERF 1557, MALMESBURY**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Mnr CH Heyns, Arcadiastraat 117, Malmesbury, 7300. Tel no. 083 453 7651
Verwysingsnommer:	15/3/5-8/Erf_1557 / 15/3/6-8/Erf_1557 / 15/3/10-8/Erf_1577/ 15/3/13-8/Erf_1577
Eiendomsbeskrywing:	Erf 1557, Malmesbury
Fisiese Adres:	Geleë te Arcadiastraat 117, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om opheffing van beperkende voorwaardes op erf 1557, Malmesbury, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaarde C(a),C(c) en C(e) van Transportakte T2554/2013 opgehef word. Die aansoek het ten doel om die beperkings dat die perseel nie onderverdeel mag word nie, slegs een woning tesame met nodige buitegeboue mag akkommodeer sowel as beperkings ten opsigte van boulyne, te verwyder.

Die aansoek om vergunningsgebruik vir 'n dubbelwoning op die restant van erf 1557, Malmesbury, ingevolge artikel 25(2)(o) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels die magtiging van die bestaande dubbelwoonhuis.

Die aansoek om onderverdeling van erf 1557, Malmesbury, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat erf 1557 (groot 1691m²) onderverdeel word in 'n restant (groot ±987m²) en gedeelte A (±704m²).

'n Privaat reg-van-weg serwituut word voorgestel oor die nuutgeskepte gedeelte ten gunste van die restant. Die serwituut sal die restant se bestaande toegang tot die motorhuis beskerm.

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 **26 Julie 2021 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, 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 hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

25 Junie 2021

SWARTLAND MUNICIPALITY

NOTICE 105/2020/2021

**PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITION, CONSENT USE AND
SUBDIVISION ON ERF 1557, MALMESBURY**

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Mr C H Heyns, Arcadiastraat 117, Malmesbury, 7300. Tel no. 0834537651
Reference number:	15/3/5-8/Erf_1557 / 15/3/10-8/Erf_1557 / 15/3/6-8/Erf_1557 / 15/3/13-8/Erf_1557
Property Description:	Erf 1557, Malmesbury
Physical Address:	Situated at 117 Arcadia Street, Malmesbury

Detailed description of proposal:

An application for the removal of restrictive title conditions on erf 1557, Malmesbury, 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 the restrictive conditions C(a),C(c) and C(e) be removed from Deed of Transfer T2554/2013. The purpose of the application is to remove the condition, stating that the erf may not be subdivided, only one dwelling together with the necessary outbuildings be accommodated as well as the restrictions with regard to building line.

The application for consent use for a double dwelling on erf 1557, Malmesbury in terms of section 25(2)(o) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The application is to authorize the existing double dwelling house.

The application for subdivision of Erf 1557, Malmesbury in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 1557(1691m² in extent) be subdivided into a remainder (±987m² in extent) and portion A (±704m² in extent).

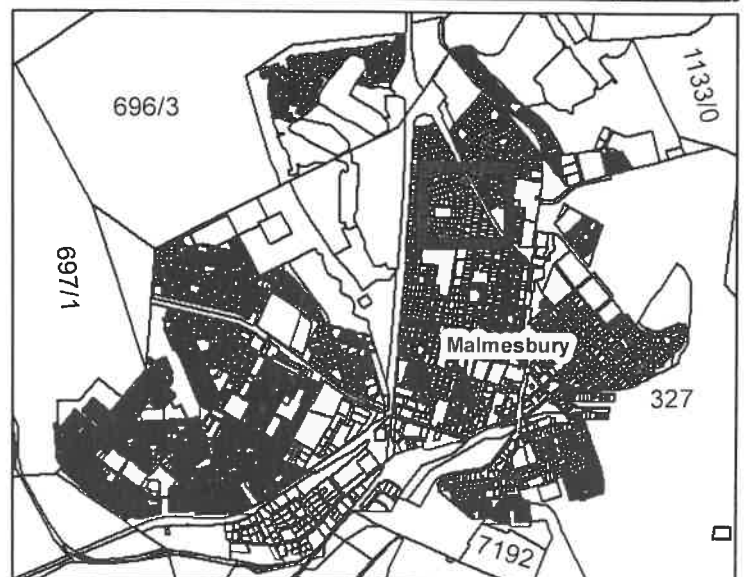
A private right of way servitude is proposed over the new created portion in favor of the remainder. The servitude will protect the remainder's existing access to the garage.

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 26 July 2021 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

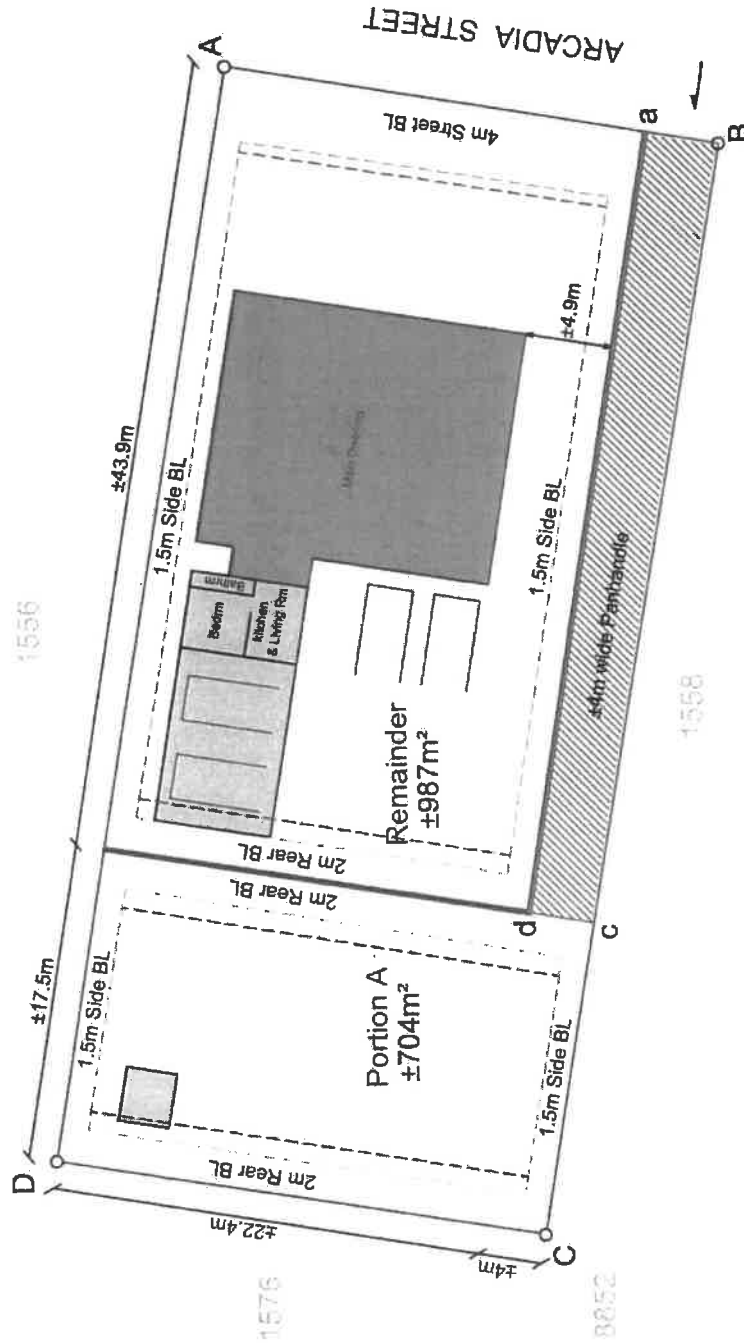
25 Junie 2021



SUBDIVISION OF ERF 1557, MALMESBURY



- NOTES:**
- Figure A B C D represents Erf 1557, Malmesbury measuring 1691m²
 - Figure a b c d represents a ±5m wide right of way servitude in favour of the Remainder.
- LEGEND:**
- Existing Buildings
 - Building lines
 - Subdivision line
 - Access point
 - Proposed double dwelling ±90m²
 - Pigeon cage
 - ±4m wide RoW Servitude
 - Restrictive building lines
3. Zoning: Residential Zone 1



**SUBDIVISION OF ERF 1557
MALMESBURY**

REF: MAL/11859/NJdK

Date: 24/02/2021