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File ref: 15/3/4-11/Erf 343
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Enquiries:
Mr H L Olivier

22 September 2023

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED AMENDMENT OF RESTRICTIVE TITLE CONDITION AS WELL AS DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 343, RIEBEEK KASTEEL

Your application with reference RK/13259/MH, dated 19 and 24 July 2023 on behalf of AO Reynolds, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), the application for amendment of a restrictive title deed conditions as well as the application for departure of development parameters on Erf 343, Riebeek Kasteel is hereby refused.

Reasons for the decision:

1. The coverage of only 15%, indicates that sufficient space on the property exist to accommodate the owner / applicants need for additional safe and secure parking without the need to remove the restrictions from the title deed and to departure from the street building line.
2. Building lines are control measures that preserve the nature and character of an area.
3. The proposed building line departure does not compliment the street scape of Skool Street.
4. The favourable consideration of the proposed departure will negatively influence decision making on similar building line departure applications in the future.

You are hereby informed of the right to appeal against the decision of the authorised official in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000-00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: e-mail:
AO Renolds

katja@hotmail.co.za

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