



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

Lêer verw/ 15/3/5-14/Erf_706
File ref: 15/3/4-14/Erf_706

Navrae/Enquiries:
Ms D N Stallenberg

13 August 2021

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND DEPARTURE ON ERF 706, YZERFONTEIN

Your application with reference YZE/11867/ZN/MV dated 26 April 2021 on behalf of D P Dugmore has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 August 2021 not to approve application for the removal of restrictive conditions B6(b), B6(b)(i) and B6(b)(ii) from Deed of Transfer T38570/2019 in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).
- B. The application for the departure of the street building line from 4m to 0m in order to extend the existing garage on the property upto the property boundary not be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).
- C. **GENERAL**
- (a) The applicant and objectors be informed of their right to appeal against the decision of the Municipal Planning Tribunal, in terms of section 89(2) of the By-Law.
- (b) Building plans be submitted for the unauthorised alterations and additions to the existing building within 60 days after the date of the notice.
- D. Reasons for not approving the application are:
- (a) The proposed departure of the street building line, in order to accommodate the extension of the existing garage, as proposed in the application is impractical given the fact that the slope of the driveway will only increase if the floor level of the garage is maintained, as presented in the application. It is therefore not deemed desirable;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Yzerfontein Tel: 022 451 2366

- (b) Parking of vehicles in front of the garage, if possible given the slope, will have a negative impact on pedestrian movement on the sidewalk, as there is not enough space;
- (c) The architectural effect of the building line relaxation will not enhance the appearance of SE Sauerman Street. There are also no departures evident in the vicinity, therefore it could be argued that the proposal will set a precedent that will have a negative impact on the streetscape;
- (d) The proposed removal of all the conditions on the title deed relating to building lines are not deemed desirable as it needs to be supported by a development proposal. The impact of the development as well as its desirability can then be considered.

In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 8226 of 25 March 2020), you as well as the objectors have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against Council's decision.

Should you decide to appeal, you can write to the following address:

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299

Please note that if the applicant/objector does appeal, an appeal fee of R2400-00 is payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours faithfully



MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : *D P Dugmore, 17 Garden Street, Plumstead, 7800*