



## PROPOSED REZONING, SUBDIVISION, REGISTRATION OF SERVITUDE & PERMANENT DEPARTURE: ERF 19223, C/O HEIDE AVENUE & A.COMOSO STREET, DANA BAY

### MOSSSEL BAY MUNICIPALITY & DIVISION

Applicant: *Marlize de Bruyn Planning, PO Box 540, Mossel Bay, 6500*  
 Owner: *D & J Barnard*  
 Reference number: *15/4/16/1/5;15/4/16/1/2;15/4/16/1/4R le Roux/C7156553(in)*  
 Property Description: *Erf 19223, Mossel Bay*  
 Physical Address: *c/o Heide Avenue & A.Comoso Street, Dana Bay*

Description of proposal in terms of the Mossel Bay By-law on Municipal Land Use Planning, 2015:

- Rezoning in terms of Section 15(2)(a) of mentioned by-law from Single Residential Zone I to General Residential Zone I;
- Subdivision of the rezoned property in terms of Section 15(2)(d) of the mentioned by-law in 6 group housing erven leaving no Remainder, namely Portion A ( $\pm 323.29\text{m}^2$ ); Portion B ( $\pm 337.48\text{m}^2$ ); Portion C ( $\pm 316.49\text{m}^2$ ); Portion D ( $\pm 262.88\text{m}^2$ ); Portion E ( $\pm 312.69\text{m}^2$ ); Portion F ( $\pm 315.00\text{m}^2$ );
- Registration of a servitude area *abcdefghj* for access and services including refuse in terms of Section 15(2)(d) of the mentioend by-law;
- Permanent departure in terms of Section 15(2)(b) of the mentioned by-law for the relaxation of the southern street boundary building line from 4.0m to 3.0m and the reduction in the size of the combined group housing site from 3000m<sup>2</sup> to 1868m<sup>2</sup>.

Notice is hereby given in terms of section 45 of the Mossel Bay By-law on Municipal Land Use Planning, 2015 that the abovementioned application has been received and is available for inspection at the Town Planning Division, 4th Floor, Montagu Place Building, 111 Montagu Street, Mossel Bay. Any written comments may be addressed in terms of section 50 of the said legislation to the Municipal Manager, PO Box 25, Mossel Bay, 6500 or Email: [admin@mosselbay.gov.za](mailto:admin@mosselbay.gov.za) on or before 30 days from the date of publication of this notice, quoting your, name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to Mr. R Le Roux at 044 606 5000. 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.

**Please note that not all officials are available at the municipal offices as COVID-19 restrictions are in force. You are kindly requested to contact the abovementioned official to make arrangements for collection, viewing or assistance to any person who cannot write to provide your comments, objections or representations in writing.**

## VOORGESTELDE HERSONERING, ONDERVERDELING, REGISTRASIE VAN SERWITUUT & PERMANENTE AFWYKING: ERF 19223, H/V HEIDELAAN & A.COMOSO STRAAT, DANABAAI

### MOSSELBAAI MUNISIPALITEIT & AFDELING

Aansoeker: *Marlize de Bruyn Planning, Posbus 540 Mosselbaai 6500*  
 Eienaar: *D & J Barnard*  
 Verwysingsnommer: *15/4/16/1/5;15/4/16/1/2;15/4/16/1/4R le Roux/C7156553(in)*  
 Eiedomsbeskrywing: *Erf 19223, Mossel Bay*  
 Fisiese Adres: *h/v Heideleen & A.Comosostraat, Danabaa*

**Beskriving van die voorstel in terme van die Mosselbaai Verordening op Munisipale Grondgebruikbeplanning, 2015**

- Hersonering in terme van Artikel 15(2)(a) van genoemde verordening van Enkel Residensiële Sone I na Algemene Residensiële Sone I;
- Onderverdeling van die gehersoneerde eiendom in terme van Artikel 15(2)(d) van genoemde verordening in 6 groepsbehuisingspersele met geen Restant, naamlik Gedeelte A ( $\pm 323.29\text{m}^2$ ); Gedeelte B ( $\pm 337.48\text{m}^2$ ); Gedeelte C ( $\pm 316.49\text{m}^2$ ); Gedeelte D ( $\pm 262.88\text{m}^2$ ); Gedeelte E ( $\pm 312.69\text{m}^2$ ); Gedeelte F ( $\pm 315.00\text{m}^2$ );
- Registrasie van 'n servituutarea *abcdefghj* vir toegang en dienste, ook vullis, in terme van Artikel 15(2)(d) van genoemde verordening;
- Permanente afwyking in terme van Artikel 15(2)(b) van genoemde verordening vir die verslapping van die suidelike straatboulyn van 4.0m na 3.0m en die vermindering in die grootte van die gekombineerde groepsbehuisingsperseel 3000m<sup>2</sup> na 1868m<sup>2</sup>.

Kennis geskied hiermee ingevolge artikel 45 van die Mosselbaai Verordening op Munisipale Grondgebruikbeplanning, 2015 dat die bogenemde aansoek ontvang is en ter insae lê by die Afdeling Stadsbeplanning, 4de Vloer, Montagu Place Gebou, Montagustraat 111, Mosselbaai. Enige skriftelike kommentaar kan ingevolge artikel 50 van gemelde wetgewing aan die Munisipale Bestuurder, Posbus 25, Mosselbaai, 6500 gerig word of E-pos: [admin@mosselbay.gov.za](mailto:admin@mosselbay.gov.za) op of voor 30 dae vanaf die datum van publikasie van hierdie kennisgewing, met vermelding van u naam, adres en kontak besonderhede, belang by die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan Mnr. R Le Roux by (044) 606 5000. Die Munisipaliteit kan weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang is. Enige persoon wat nie kan skryf nie sal deur 'n Munisipale beampte bygestaan word om hul kommentaar op skrif te stel.

**Let daarop dat nie alle amptenare by die munisipale kantore beskikbaar is nie, aangesien COVID-19-beperrings van krag is. U word vriendelik versoek om die bogenoemde amptenaar te kontak om reëlings te tref vir insameling, besigtiging of hulp aan enige persoon wat nie kan skryf nie om u kommentaar, besware of vertoë op skrif te stel.**