

SWARTLAND MUNISIPALITEIT

KENNISGEWING 12/2022/2023

VOORGESTELDE HERSONERING MET AFWYKING OP ERF 5766, MALMESBURY

Aansoeker:	CK Rumboll en Vennote, Posbus 211, Malmesbury, 7299 Tel nr. 022 482 1845
Owner:	MM & NP Bartman Hawerstraat 48, Malmesbury, 7300 Tel nr. 082 706 5343
Reference number:	15/3/3-8/Erf_5766 15/3/4-8/Erf_5766
Property Description:	Erf 5766, Malmesbury
Physical Address:	Geleë te 5766 Jakarandastraat, Illinge Lethu, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 5766, Malmesbury, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat Erf 5766 (groot 314m²) hersoneer word vanaf Residensiële Sone 4 na Sakesone 2 ten einde die eiendom aan te wend as 'n sakeperseel vir die bedryf van 'n kroeg, radio-uitsaaiatellie sowel as woonstelsel.

Die aansoek behels ook 'n afwyking van die ontwikkelingsparameters op erf 5766, Malmesbury ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020). Die voorstel behels dat daar soos volg van die ontwikkelingsparameters afgewyk word:

- Afwyking van die 3m sy en agterboulyne na 1m en einde die bestaande gebou sowel as 'n klein aanbouing, binne die parameters van die nuwe soneringskategorie te akkommodeer;
- Afwyking van die vereiste 6,5m terugset van die middelyn van die straat na 6,1m;
- Afwyking van die vereiste 9 op perseel parkeerplekke deur slegs 2 parkeerplekke op die eiendom te voorsien;

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 **15 Augustus 2022 om 17:00**. **Die kommentaar moet asseblief u naam, adres, kontakbesonderhede, asook die voorkeurwyse waarop daar met u gekommunikeer moet word, aandui, sowel as u belang by die aansoek en 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

15 Julie 2022

SWARTLAND MUNICIPALITY

NOTICE 12/2022/2023

PROPOSED REZONING AND DEPARTURE ON ERF 5766, MALMESBURY

Applicant: CK Rumboll and Partners, PO Box 211, Malmesbury, 7299
Tel nr. 022 482 1845
Owner: MM & NP Bartman 48 Hawer Street, Malmesbury, 7300
Tel nr. 082 706 5343
Reference number: 15/3/3-8/Erf_5766
15/3/4-8/Erf_5766
Property Description: Erf 5766, Malmesbury
Physical Address: Situated at 5766 Jakaranda Street, Illinge Lethu, Malmesbury

Detailed description of proposal:

The application for rezoning of Erf 5766, Malmesbury, in terms of section 25(2)(a) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that Erf 5677 (314m² in extent) be rezoned from Residential Zone 4 to Business Zone 2 in order to use the property as a business premises in order to operate a bar and radio broadcasting studio as well as flats on the property.

Application is also made for a departure in terms of section 25 (2)(b) of the Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020). The proposal to depart from the development parameters entails the following:

- *Departure from the 3m side and rear building lines to 1m to accommodate the existing structures within the parameters of the new zoning category as well as a small extension;*
- *Departure from the required 6.5m set-back from the center line of the street to 6,1m;*
- *Departure of the required 9 on-premises parking bays by only providing 2 parking bays on the subject property;*

*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 15 August 2022 at 17:00, quoting your name, address, 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 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

15 July 2022