

## SWARTLAND MUNICIPALITY

NOTICE 05/2023/2024

### PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 974, CHATSWORTH

Applicant:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Owner:	MJ & J Williams, Chamberlain Road 4, Chatsworth, 7354. Tel no. 0784255301
Reference number:	15/3/3-2/Erf_974 15/3/4-2/Erf_974
Property description:	Erf 974, Chatsworth
Physical address:	4 Chamberlain Road , Chatsworth

#### Detailed description of proposal:

An application for rezoning of Erf 974, Chatsworth, 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 974 (1334m<sup>2</sup> in extent) be rezoned from Residential Zone 1 to General Business Zone 2 in order to use the existing buildings for business purposes and an apartment.

The application for a departure of the development parameters on Erf 974, Chatsworth in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The departure entails the following:

- Departure from the 3m side building line (southern boundary) to 0m and 2,3m for business use;
- Departure from the 3m side building line (southern boundary) to 1,5m for the apartment;
- Departure from the 3m rear building line to 2m for the apartment

The departure is due to the placement of the existing buildings in respect of the new zoning parameters of the business zone 2 zoning.

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 : Development Management, Municipal Office, Church Street, Malmesbury. **Any written comments whether an objection or support may be addressed in terms of section 50 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 14 August 2023 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, 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  
1 Church Street  
MALMESBURY  
7300

**14 July 2023**

## SWARTLAND MUNISIPALITEIT

### KENNISGEWING 05/2023/2024

#### VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 974, CHATSWORTH

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Eienaar:	MJ & J Williams, Chamberlain Road 4, Chatsworth, 7354. Tel no. 0784255301
Verwysingsnommer:	15/3/3-2/Erf_974 15/3/4-2/Erf_974
Eiendomsbeskrywing:	Erf 974, Chatsworth
Fisiese Adres:	Chamberlain Road 4, Chatsworth

#### Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 974, Chatsworth ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat 'n gedeelte van erf 974 (groot 1334m<sup>2</sup>) hersoneer word vanaf Residensiële sone 1 na Algemene Sakesone 2 ten einde die bestaande geboue aan te wend vir sake doeleindes en 'n woonstel.

Die aansoek om die afwyking van ontwikkelingsparameters op erf 974, Chatsworth ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwyking behels die volgende:

- Afwyking van die 3m syboullyn (suidelike grens) na 0m en 2,3m vir die sakegebruik;
- Afwyking van die 3m syboullyn (suidelike grens) na 1,5m vir die woonstel;
- Afwyking van die 3m agterboullyn na 2m vir die woonstel.

Die afwykings is as gevolg van die plasing van bestaande geboue ten opsigte van die nuwe soneringsparameters van die Sakesone 2 sonering.

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 Ontwikkelings Bestuur : 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](mailto:swartlandmun@swartland.org.za) gestuur word voor of op **14 Augustus 2023 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