

**SWARTLAND MUNICIPALITY**

**NOTICE 06/2023/2024**

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT**

**PARAMETERS ON ERF 5977, MALMESBURY**

Applicant:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Owner:	MA Momnga, Rolihlahlastraat 5977, Ilinge Lethu, Malmesbury, 7300. Tel no. 0837335740
Reference number:	15/3/3-8/Erf_5977 15/3/4-8/Erf_5977
Property description:	Erf 5977, Malmesbury
Physical address:	5977 Rolihlahla Street, Ilinge Lethu, Malmesbury

**Detailed description of proposal:**

An application for rezoning of Erf 5977, 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 5977 (166m<sup>2</sup> in extent) be rezoned from Residential Zone 4 to General Residential Zone 3 in order to convert the existing buildings into a boarding house 16 rooms.

The application for a departure of the development parameters on Erf 5977, Malmesbury 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 5m side building line (northern boundary) to 0m;
- Departure from the 5m side building line (southern boundary) to 0m;
- Departure from the 5m street building line to 0m;
- Departure from the 5m rear building line to 0m;
- Departure from the requirement 12 on-premises parking places to provide no parking places;

- Departure from the allowable coverage of 40% to 91%

The departure is caused by the position of the existing buildings with regard to the new zoning parameters of the General Residential Zone 3 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 06/2023/2024**

**VOORGESTELDE HERSONERING EN AFWYKING VAN  
ONTWIKKELINGSPARAMETERS OP ERF 5977, MALMESBURY**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Eienaar:	MA Momnga, Rolihlahlastraat 5977, Ilinge Lethu, Malmesbury, 7300. Tel no. 0837335740
Verwysingsnommer:	15/3/3-8/Erf_5977 15/3/4-8/Erf_5977
Eiendomsbeskrywing:	Erf 5977, Malmesbury
Fisiese Adres:	Rolihlahlastraat 5977, Ilinge Lethu, Malmesbury

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van erf 5977, 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 5977 (groot 166m<sup>2</sup>) hersoneer word vanaf Residensiële sone 4 na Algemene Residensiële sone 3 ten einde die bestaande geboue te omskep in 'n losieshuis met 16 kamers.

Die aansoek om die afwyking van ontwikkelingsparameters op erf 5977, Malmesbury 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 5m syboullyn (noorwestelike grens) na 0m;
- Afwyking van die 5m syboullyn (suidwestelike grens) na 0m;
- Afwyking van die 5m straatboullyn na 0,6m;
- Afwyking van die 5m agterboullyn na 0m;

- Afwyking van die vereiste 12 op-perseel parkeerplekke deur geen parkeerplekke te voorsien;
- Afwyking van die toelaatbare dekking van 40% na 91%

Die afwykings is as gevolg van die plasing van bestaande geboue ten opsigte van die nuwe soneringsparameters van die Algemene Residensiële sone 3 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 Senior Bestuurder : Ontwikkelingsbestuur, 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

**14 Julie 2023**