

SWARTLAND MUNICIPALITY

NOTICE 44/2023/2024

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 636,
MOORREESBURG**

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	FM ON CALL Investments Pty. Ltd., P O Box 3503, Durbanville, 7551. Tel nr. 0834460514
Reference number:	15/3/3-9/Erf_636 15/3/4-9/Erf_636
Property description:	Erf 636, Moorreesburg
Physical address:	9 Hoek Street, Moorreesburg

Detailed description of proposal:

An application for rezoning of Erf 636, Moorreesburg, 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 636 (3887m² in extent) be rezoned from Residential Zone 1 to Industrial Zone 1 in order to authorize the existing agri-industrial service (hiring, selling and storing of agricultural equipment) on the premises.

The application for a departure of the development parameters on Erf 636, Moorreesburg 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 departures entails the following:

- Departure of the 5m street building line (eastern boundary) to 0m
- Departure of the 5m street building line (western boundary) to 0m
- Departure of the 3m side building line (southern boundary) to 1,5m

The departure is caused by the position of the existing buildings with regard to the new zoning parameters.

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 18 December 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

17 November 2023

SWARTLAND MUNISIPALITEIT

KENNISGEWING 44/2023/2024

**VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 636,
MOORREESBURG**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	FM ON CALL Investments Pty Ltd, Posbus 3503, Durbanville, 7551. Tel no. 0834460514
Verwysingsnommer:	15/3/3-9/Erf_636 15/3/4-9/Erf_636
Eiendomsbeskrywing:	Erf 636, Moorreesburg
Fisiese Adres:	Hoekstraat 9, Moorreesburg

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 636, Moorreesburg, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die hersonerings behels die hersonering van erf 636 (groot 3887m²) vanaf Residensiële sone 1 na Nywerheidsone 1 ten einde die bestaande landbou-nywerheidsdiens (verhuring, verkoop en stoor van landboutoerusting) op die perseel te magtig.

Die aansoek om afwyking van ontwikkelingsparameters op erf 636, Moorreesburg, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die volgende:

- Afwyking van die 5m straatboulyn (oostelike grens) na 0m,
- Afwyking van die 5m straatboulyn (westelike grens) na 0m,
- Afwyking van die 3m syboulyn (suidelike grens) na 1,5m.

Die afwykings word veroorsaak deur die plasing van bestaande geboue ten opsigte van die nuwe soneringsparameters.

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 **18 Desember 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 of Herman Olivier) 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

17 November 2023