

**SWARTLAND MUNICIPALITY**

**NOTICE 46/2023/2024**

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 4310,  
MALMESBURY**

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Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	I M Hussein, 50 Alfas Street, Malmesbury, 7300. Tel nr. 0833295432
Reference number:	15/3/3-8/Erf_4310 15/3/4-8/Erf_4310
Property description:	Erf 4310, Malmesbury
Physical address:	50 Alfa Street, Malmesbury

**Detailed description of proposal:**

An application for rezoning of Erf 4310, 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 4310(275m<sup>2</sup> in extent) be rezoned from Residential Zone 2 to Business Zone 2 in order to authorize the existing shop and flat.

The application for a departure of the development parameters on Erf 4310, 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 departures entails the following:

- Departure of the 3m side building line (southern boundary) to 0m and 1.5m respectively
- Departure of the required 2 on-site parking bays to 1 parking bay with regard to the business use

The departures are 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 26 January 2024 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

**1 December 2023**

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 46/2023/2024**

**VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 4310,  
MALMESBURY**

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Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	IM Hussein, Alfastraat 50, Malmesbury, 7300. Tel no. 0833295432
Verwysingsnommer:	15/3/3-8/Erf_4310 15/3/4-8/Erf_4310
Eiendomsbeskrywing:	Erf 4310, Malmesbury
Fisiese Adres:	Alfastraat 50, Malmesbury

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van erf 4310, Malmesbury, 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 4310 (groot 275m<sup>2</sup>) vanaf Residensiële sone 2 na Sakesone 2 ten einde die bestaande winkel en woonstel te magtig.

Die aansoek om afwyking van ontwikkelingsparameters op erf 4310, Malmesbury, 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 3m syboullyn (suidelike grens) na 0m en 1,5m onderskeidelik,
- Afwyking van die vereiste 2 op-perseel parkeerplekke na 1 parkeerplek ten opsigte van die sakegebruik.

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](mailto:swartlandmun@swartland.org.za) gestuur word voor of op **26 Januarie 2024 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

1 Desember 2023