

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 79/2022/2023**

**VOORGESTELDE HERSONERING EN AFWYKING VAN  
ONTWIKKELINGSPARAMETERS OP ERF 3019, MALMESBURY**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Eienaar:	Kader Technologies Pty Ltd, Voortrekkerweg 20, Malmesbury, 7300. Tel no. 0823021323
Verwysingsnommer:	15/3/3-3/Erf_3019 15/3/4-3/Erf_3019
Eiendomsbeskrywing:	Erf 3019, Malmesbury
Fisiese Adres:	Geleë te Voortrekkerweg 20, Malmesbury

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van erf 3019, Malmesbury ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 3019 (groot 2446m<sup>2</sup>) hersoneer word vanaf Residensiële sone 1 na Sakesone 2 ten einde die perseel aan te wend as 'n sakeperseel wat sal insluit woonstelle, winkels en gymnasium.

Die aansoek om afwyking van ontwikkelingsparameters op erf 3019, 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 3m syboullyn (westelike grens) na 1,5m;
- Afwyking van die 5m straatboullyn (noordelike grens) na 0m;
- Afwyking van die enkelverdieping beperking binne die 3m syboullyn (westelike grens) na dubbelverdieping.

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 **5 Junie 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

5 Mei 2023

**SWARTLAND MUNICIPALITY**

**NOTICE 79/2022/2023**

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT  
PARAMETERS ON ERF 3019, MALMESBURY**

Applicant: CK Rumboll & Partners, P O Box 211,  
Malmesbury, 7299. Tel nr. 022-4821845

Owner: Kader Technologies Pty. Ltd., 20  
Voortekker Road, Malmesbury, 7300  
Tel. Nr. 0823021323

Reference number: 15/3/3-8/Erf\_3019  
15/3/4-8/Erf\_3019

Property Description: Erf 3019, Malmesbury

Physical Address: Situated at 20 Voortrekker Road,  
Malmesbury

**Detailed description of proposal:**

The application for rezoning of Erf 3019, Malmesbury, in terms of section 25(2)(a) of Swartland Municipality : Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. It is proposed that a portion of Erf 3019 (2446m<sup>2</sup> in extent) be rezoned from Residential Zone 1 to Business Zone 2 in order use the premises for a business purposes which include flats, shops and a gymnasium.

The application for a departure of development parameters on Erf 3019, Malmesbury in terms of section 25 (2)(b) of the Swartland Municipality : Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. The departures entails the following:

- Departure from the 3m side building line (western boundary) to 1,5m;
- Departure from the 5m street building line (northern boundary) to 0m;
- Departure of the single storey restriction within the 3m side building line (western boundary) to double storey.

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 5 Junie 2023 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

**5 May 2023**