

SWARTLAND MUNICIPALITY

NOTICE 86/2022/2023

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 353, MALMESBURY

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7550.Tel nr. 022- 4821845
Owner:	Ostiprop 1222 Pty Ltd, 8 Truter Street , Malmesbury, 7300. Tel no. 022- 1250475
Reference number:	15/3/3-8/Erf_353 15/3/4-8/Erf_353
Property Description:	Erf 353, Malmesbury
Physical Address:	Situated at 5 Vrede Street, Malmesbury

Detailed description of proposal:

The application for rezoning of Erf 353, 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 353 (1110m² in extent) be rezoned from Residential Zone 1 to Community Zone 3 in order to authorize the existing care facility for the elderly on the premises.

The application for a departure from the development parameters on Erf 353, 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 of the 10m street building line (Dorp Street) to 7,2m;

- Departure of the 10m street building line (Vrede Street) to 5m;
- Departure of the 5m side building line (southern boundary) to 1m;
- Departure of the required 10 on-site parking bays to 5.

The departure is due to the position of the existing buildings with regard to the new zoning parameters of Community zone 3.

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 3 July 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 or Herman Olivier) 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

2 June 2023

SWARTLAND MUNISIPALITEIT

KENNISGEWING 86/ 2022/2023

**VOORGESTELDE HERSONERING EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 353, MALMESBURY**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Eienaar:	Ostiprop 1222 Pty Ltd, Truterstraat 8, Malmesbury, 7300. Tel no. 022- 1250475
Verwysingsnommer:	15/3/3-8/Erf_353 15/3/4-8/Erf_353
Eiendomsbeskrywing:	Erf 353, Malmesbury
Fisiese Adres:	Geleë te Vredestraat 5, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 353, 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 353 (groot 1110m²) hersoneer word vanaf Residensiële sone 1 na Gemeenskapsone 3 ten einde die bestaande versorgingsfasiliteit vir bejaardes te magtig.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 353, 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 10m straatboulyn (Dorpstraat) na 7,2m;
- Afwyking van die 10m straatboulyn (Vredestraat) na 5m;

- Afwyking van die 5m syboulyn (suidoostelike grens) na 1m;
- Afwyking van die vereiste 10 op-perseel parkeerplekke na 5.

Die afwykings is as gevolg van die plasing van die bestaande geboue ten opsigte van die nuwe soneringsparameters van Gemeenskapsone 3.

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 **3 Julie 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

2 Junie 2023