

SWARTLAND MUNICIPALITY

NOTICE 94/2022/2023

**PROPOSED REZONING, DEPARTURE OF DEVELOPMENT
PARAMETERS AND REGISTRATION OF SERVITUDE ON ERF 587,
MOORREESBURG**

Applicant:	Planscape, P O Box 557, Moorreesburg, 7310. Tel nr 022- 4334408
Owner:	M F van Niekerk, Royal Street 65, Moorreesburg, 7310. Tel nr. 083 7715 409
Reference number:	15/3/3-9/Erf_587 15/3/4-9/Erf_587 15/3/6-9/Erf_587
Property Description:	Erf 587, Moorreesburg
Physical Address:	Situated at Royal Street, Moorreesburg

Detailed description of proposal:

The application for rezoning of Erf 587, 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 587(5879m² in extent) be rezoned from Residential Zone 1 to Transport Zone 1 in order to operate a transport company.

The application for a departure from the development parameters on Erf 587, 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 departure entails the following:

- Departure of the 3m side building line (northern boundary) to 0.85m;

- Departure of the 3m rear building line to 2m;

The departure is due to the position of the existing buildings with regard to the new zoning parameters of Transport Zone 1

The application for the registration of a servitude area on erf 587, Moorreesburg, in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The servitude area will serve as a safety zone for the chemical extraction plant adjacent to erf 587.

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 17 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

15 June 2023

SWARTLAND MUNISIPALITEIT
KENNISGEWING 94/2022/2023
VOORGESTELDE HERSONERING, AFWYKING VAN
ONTWIKKELINGSPARAMETERS EN REGISTRASIE VAN 'N SERWITUUT
OP ERF 587, MOORREESBURG

Aansoeker:	Planscape, Posbus 557, Moorreesburg, 7310. Tel no. 022-4334408
Eienaar:	MF van Niekerk, Royalstraat 65, Moorreesburg, 7310. Tel no. 0837715409
Verwysingsnommer:	15/3/3-9/Erf_587 15/3/4-9/Erf_587 15/3/6-9/Erf_587
Eiendomsbeskrywing:	Erf 587, Moorreesburg
Fisiese Adres:	Geleë te Royalstraat 65, Moorreesburg

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 587, Moorreesburg 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 587 (groot 5879m²) hersoneer word vanaf Residensiële sone 1 na Vervoersone 1 ten einde 'n vervoeronderneming te bedryf.

Die aansoek om afwyking van ontwikkelingsparameters op erf 587, Moorreesburg 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 (noordelike grens) na 0,85m;

- Afwyking van die 3m agterboullyn na 2m.

Die afwykings is as gevolg van die plasing van bestaande geboue ten opsigte van die nuwe soneringsparameters van die Vervoersone 1 sonering.

Die aansoek om die registrasie van 'n serwituutgebied op erf 587, Moorreesburg ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die serwituutgebied sal dien as 'n veiligheidsone vir die chemiese ekstraksie aanleg aangrensend tot erf 587.

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 **17 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

15 Junie 2023