

SWARTLAND MUNICIPALITY

NOTICE 07/2024/2025

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 4013,
MOORREESBURG

Applicant:	Planscape, P O Box 557, Moorreesburg, 7310, Tel nr. 022-4334408
Owner:	D Cross, 7 Burnwood Road, Rondebosch East, 7780. Tel nr 0833367246
Reference number:	15/3/3-9/Erf_4013 15/3/4-9/Erf_4013
Property description:	Erf 4013, Moorreesburg
Physical address:	37 Spoorweg Street, Moorreesburg

Detailed description of proposal:

An application for rezoning of Erf 4013, 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 4013 be rezoned from Residential Zone 1 to Community Zone 3 in order to develop the property with a health care facility.

The application for the departure of development parameters on Erf 4013, Moorreesburg, 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. The departure entails the following:

- Departure of the 10m street building line to 3.1m;
- Departure of the 5m side building line (northern and southern boundaries) to 2m respectively;
- Departure of the 5m rear building line to 2m;
- Departure from the required 9 on-site parking bays to 8 parking bays.

Notice is hereby given in terms of section 55(1) of the By-Law 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 objections or support, may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299 or Fax: 022-487 9440 or e-mail – swartlandmun@swartland.org.za on or before 2 September 2024 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
1 Church Street
MALMESBURY
7300

2 August 2024

SWARTLAND MUNISIPALITEIT

KENNISGEWING 07/2024/2025

VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 4013,
MOORREESBURG

Aansoeker:	Planscape, Posbus 557, Moorreesburg. 7310. Tel no. 022-4334408
Eienaar:	D Cross, Burnwoodweg 7, Rondebosch Oos, 7780. Tel no. 0833367346
Verwysingsnommer:	15/3/3-9/Erf_4013 15/3/4-9/Erf_4013
Eiendomsbeskrywing:	Erf 4013, Moorreesburg
Fisiese Adres:	Spoorwegstraat 37, Moorreesburg

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 4013, Moorreesburg, 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 4013 hersoneer word vanaf Residensiële sone 1 na Gemeenskapone 3 ten einde die perseel te ontwikkel met 'n gesondheidsorgfasiliteit.

Die aansoek om afwyking van ontwikkelingsparameters op erf 4013, 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 10m straatboulyn na 3,1m;
- Afwyking van die 5m syboulyne (noordelike en suidelike grense) na 2m onderskeidelik;
- Afwyking van die 5m agterboulyn na 2m;
- Afwyking van die vereiste 9 op-perseel parkeerplekke na 8 parkeerplekke.

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 : Ontwikkelingsdienste, kantoor van Senior Bestuurder: Bou-Omgewing Muisipale 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 2 September 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, Herman Olivier of Annelie de Jager) 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 Augustus 2024