

SWARTLAND MUNISIPALITEIT

KENNISGEWING 106/2020/2021

VOORGESTELDE HERSONERING EN AFWYKING OP ERF 674, MALMESBURY

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	André Halvorsen Familie Trust, Voortrekkerweg 131, Malmesbury, 7299. Tel no. 083 261 7573
Verwysingsnommer:	15/3/3-8/Erf_674 15/3/4-8/Erf_674
Eiendomsbeskrywing:	Erf 674, Malmesbury
Fisiese Adres:	Geleë te Voortrekkerweg 131, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 674, Malmesbury, 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 674 hersoneer word vanaf Residensiële sone 1 en Sakesone 1 na Gemeenskapsone 1 en Sakesone 1 ten einde 'n plek van onderrig (kleuterskool), winkel en woonstel in die bestaande geboue op die perseel te akkommodeer.

Die aansoek om afwyking van ontwikkelingsparameters op erf 674, Malmesbury, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat daar afgewyk word van die parameters van die nuwe soneringskategorieë ten opsigte van die nie-voorsiening van die voorgeskrewe op-perseel parkering van 10 na 5 parkeerplekke sowel as die afwyking van die 10m straatboulyn tot op 1m en die 5m kantboulyn tot op 2,5m, ten einde die bestaande geboue te akkommodeer.

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 Departement 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 **26 Julie 2021 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

25 Junie 2021

SWARTLAND MUNICIPALITY

NOTICE 106/2020/2021

PROPOSED REZONING AND DEPARTURE OF ERF 674, MALMESBURY

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	André Halvorsen Family Trust, 131 Voortrekker Road, Malmesbury, 7300. Tel nr. 083 261 7573
Reference number:	15/3/3-8/Erf_674 / 15/3/4-8/Erf_674
Property description:	Erf 674, Malmesbury
Physical address:	Situated at 131 Voortrekker Road, Malmesbury

Detailed description of proposal:

The application for rezoning of Erf 674, 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 674 be rezoned from Residential Zone 1 and Business Zone 2 to Community Zone 1 and Business Zone 1 in order to accommodate a place of education (crèche), shop and flat in the existing buildings on the premises.

The application for a departure of the development parameters on erf 674, 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 proposal is to depart from the parameters of the new zoning categories in respect of the non-provision of the prescribed on-site parking of 10 to 5 parking bays as well as the departure of the 10m street building line up to 1m and the 5m side building line up to 2,5m in order to accommodate the existing buildings.

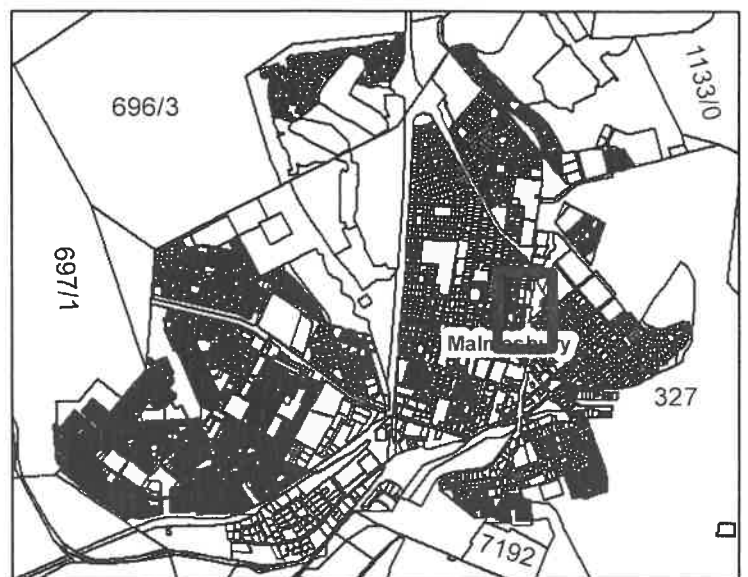
Notice is hereby given in terms of section 55(1) of the abovementioned By-law that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Services, office of the Senior Manager : 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 26 July 2021 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

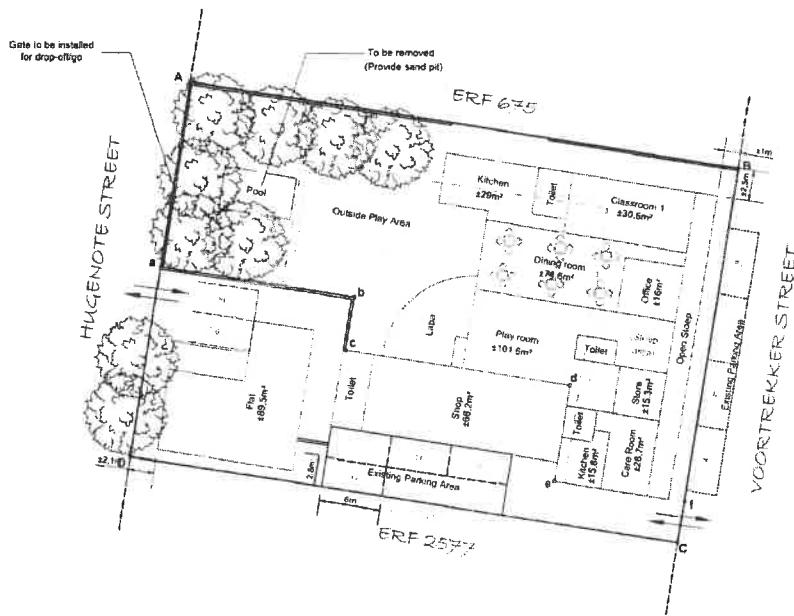
Municipal Office
1 Church Street
MALMESBURY
7300

25 June 2021

LOCATION PLAN: PROPOSED REZONING AND DEPARTURE ON ERF 674, MALMESBURY



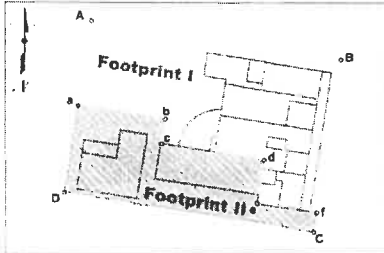
PROPOSED DEVELOPMENT ON ERF 674, MALMESBURY



LEGEND:

- Footprint I (Community Zone 1)
- Footprint II (Business Zone 1)
- Building Lines
- Existing access
- Existing trees

Footprint Rezoning Insert



NOTES

This diagram illustrates Erf 674, Malmesbury, located in Malmesbury's CBD.

Figure ABFdecb represents the rezoning of a portion (±507m²) of Erf 674, Malmesbury, to Community Zone 1 to operate a creche on the property (Footprint I).

Figure DabdeIc represents the rezoning of a portion (±921m²) of Erf 674, Malmesbury, to Business Zone 1 to authorise a shop and a flat on the property (Footprint II).

DEVELOPMENT PARTICULARS

PROPERTY	DESCRIPTION	EXTENT	CURRENT ZONING	PROPOSED ZONING	PROPOSED LAND USE
Erf 674	A B C D	±428m²	Split Zoning (±45m² RZ 1 & 1153m² RZ 1)	Split Zoning	Shop, Office, Flat
Footprint I	A B F d e c b	±507m²	Residential Zone 1 Business Zone 1	Business Zone 1	Shop, Flat
Footprint II	D a b c d e I c	±921m²	Residential Zone 1 Business Zone 1	Community Zone 1	Creche

Drawing by: MANDRIJ MULOEN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.A. RUMBOLD & VENKATE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
15 RAINTER STREET, MALMESBURY
141 022 487045
Fax 022-4871981
Email: planning@rumbold.co.za

DATE:
MAY 2024

AUTHORITY:
SWARTLAND MUNICIPALITY

REF
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