

SWARTLAND MUNISIPALITEIT
KENNISGEWING 114/2025/2026

VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 4109,

DARLING

Aansoeker:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Smart Save and Butchery Pty Ltd, Madeliefelaan 30, Darling, 7345. Tel no. 0749273467
Verwysingsnommer:	15/3/3-3/Erf_4109
Eiendomsbeskrywing:	15/3/4-3/Erf_4109
Fisiese Adres:	Erf 4109, Darling Madeliefelaan 30, Darling

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 4109, Darling, 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 4109 (groot 163m²) hersoneer word vanaf Residensiële sone 2 na Sakesone 2 ten einde 'n winkel en woonstel te akkommodeer.

Die aansoek om afwyking van ontwikkelingsparameters op erf 4109, Darling 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 3m syboullyn (noord-oostelike grens) na 1m;
- Afwyking van die 3m syboullyn (suid-oostelike grens) na 1m;
- Afwyking van die vereiste 2 op-peseel parkeerplekke vir die winkel na slegs 1 parkeerplek.

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 Ontwikkelingsbestuur, kantoor van die Senior Bestuurder : Ontwikkelingsbestuur, 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 Augustus 2026 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 geïg word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en 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.

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

3 Julie 2026

J J SCHOLTZ
Munisipale Bestuurder

SWARTLAND MUNICIPALITY

NOTICE 114/2025/2026

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 4109,
DARLING

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel no. 022- 4821845
Owner:	Smart Save and Butchery Pty. Ltd., 30 Madeliefie Avenue, Darling, 7345. Tel nr 0749273467
Reference number:	15/3/3-3/Erf_4109
	15/3/4-3/Erf_4109
Property Description:	Erf 4109, Darling
Physical Address:	30 Madeliefie Avenue, Darling

Detailed description of proposal:

An application for rezoning of erf 4109, Darling 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 4109 (163m² in extent) be rezoned from Residential Zone 2 to Business Zone 2 in order to accommodate a shop and flat.

The application for the departure of development parameters on erf 4109, Darling, in terms of section 25(2)(b) of Swartland Municipality : Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. The departure entails the departure of the following:

- Departure of the 3m side building line (north eastern boundary) to 1m;
- Departure of the 3m side building line (south eastern boundary) to 1m;
- Departure of the required 2 on-site parking bays for the shop to only 1 parking bay.

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 Management, office of the Senior Manager : Development Management, 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 August 2026 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, 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.

Municipal Office
Church Street
MALMESBURY

3 July 2026

J J SCHOLTZ
Municipal Manager