

SWARTLAND MUNISIPALITEIT
KENNISGEWING 89/2025/2026
VOORGESTELDE HERSONERING EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 8330, MALMESBURY

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| Aansoeker: | RJ Designs, Murchisonstraat 4, Ceres, 6835. Tel no. 0832638540 |
| Eienaar: | A Mulugeta, Valkstraat 11, Malmesbury, 7300. Tel no. 0847175919 |
| Verwysingsnommer: | 15/3/3-8/Erf_8330 15/3/4-8/Erf_8330 |
| Eiendomsbeskrywing: | Erf 8330, Malmesbury |
| Fisiese Adres: | Valkstraat 11, Malmesbury |

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 8330, 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 8330 (groot 180m²) hersoneer word vanaf Residensiële sone 2 na Sakesone 2 ten einde die bestaande winkel te wettig

Die aansoek om afwyking van ontwikkelingsparameters op erf 8330, 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 afwyking volgende:

- Afwyking van die 3m syboullyne (noordwestelike en suidelike grense) na 1m onderskeidelik;
- Afwyking van die 3m agterboullyn na 1m;
- Afwyking van die vereiste 3 op-perseel parkeerplekke na 0.

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 **25 Mei 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 gerig 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.

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

24 April 2026

SWARTLAND MUNICIPALITY

NOTICE 89/2025/2026

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 8330, MALMESBURY

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| Applicant: | RJ Designs, 4 Murchison Street, Ceres, 6835. Tel no. 0832638540 |
| Owner: | A Mulugeta, 11 Valk Street, Malmesbury, 7300. Tel no. 0847175919 |
| Reference number: | 15/3/3-8/Erf_8330 15/3/4-8/Erf_8330 |
| Property Description: | Erf 8330, Malmesbury |
| Physical Address: | 11 Valk Street, Malmesbury |

Detailed description of proposal:

An application for rezoning of erf 8330, 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 8330 (180m² in extent) be rezoned from Residential Zone 2 to Business Zone 2 in order to legalize the existing shop.

The application for the departure of development parameters on erf 8330, Malmesbury, 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 western and southern boundaries) to 1m respectively;
- Departure of the 3m side rear building line to 1m;
- Departure of the required 3 on-site parking bays to 0.

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 25 May 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.

J J SCHOLTZ
Municipal Manager

Municipal Office
Church Street
MALMESBURY

24 April 2026

