

**SWARTLAND MUNISIPALITEIT
KENNISGEWING 95/2021/2022**

**VOORGESTELDE HERSONERING, ONDERVERDELING, AFWYKING EN VRYSTELLING OP ERF 967,
MALMESBURY**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	EJ Stelluto, Langstraat 33, Malmesbury, 7300. Tel no. 0828266810
Verwysingsnommer:	15/3/3-8/Erf_967 / 15/3/6-8/Erf_967 / 15/3/4-8/Erf_967 15/3/13-8/Erf_967
Eiendomsbeskrywing:	Erf 967, Malmesbury
Fisiese Adres:	Geleë te Langstraat 33, Malmesbury
Volledige beskrywing van aansoek:	

Die aansoek om hersonering van Erf 967, 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 967 hersoneer word vanaf Gemeenskapsone 3 na Onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruike, naamlik: Gemeenskapsone 3 (groot 865m²) en Residensiële sone 1 (groot 400m²).

Die aansoek vir onderverdeling van Erf 967, Malmesbury, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat Erf 967 (groot 1265m²) onderverdeel word 'n restant (groot 400m²) en gedeelte A (groot 865m²).

Die aansoek vir afwyking van ontwikkelingsparameters op gedeelte A en restant erf 967, Malmesbury, 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 5m syboullyn (westelike grens) na 2,37m ten opsigte van gedeelte A;
- Afwyking van die 5m agterboullyn (suidelike grens) na 3,5m ten opsigte van gedeelte A;
- Afwyking van die 3m straatboullyn (westelike grens) na 0,45m ten opsigte van die restant;
- Afwyking van die vereiste 7 op-perseel parkeerplekke na 6 op-perseel parkeerplekke ten opsigte van gedeelte A (Gemeenskap sone 3 perseel).

Die afwykings van boulyne word veroorsaak deur die plasing van bestaande geboue ten opsigte van die voorgestelde onderverdelingslyne.

Toegang tot gedeelte A sal verkry word via 'n reg-van-weg serwituut oor die restant.

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 **13 Junie 2022 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
13 Mei 2022

**SWARTLAND MUNICIPALITY
NOTICE 95/2021/2022**

PROPOSED REZONING, SUBDIVISION, DEPARTURE AND EXEMPTION ON ERF 967, MALMESBURY

Applicant:	CK Rumboll & Partners, P O Box 211, Malmesbury, 7299, Tel nr. 022-4821845
Owner:	EJ Stelluto, 33 Lang Street, Malmesbury, 7300. Tel nr. 0828266810
Reference number:	15/3/3-8/Erf_967 / 15/3/6-8/Erf_967 / 15/3/4-8/Erf_967 15/3/13-8/Erf_967
Property description:	Erf 967, Malmesbury
Physical address:	Situated at 33 Lang Street, Malmesbury

Detailed description of proposal:

The application for rezoning of Erf 967, 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 967, Malmesbury be rezoned from Community Zone 3 to Subdivisional Area in order to provide for the following land uses, namely: Community Zone 3 (865m² in extent) and Residential Zone 1 (400m² in extent)

The application for subdivision of Erf 967, Malmesbury, 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. It is proposed that Erf 967, Malmesbury (1265m² in extent) be subdivided into a remainder (400m² in extent) and portion A (865m² in extent).

The application for a departure from the development parameters on portion A and remainder Erf 967, 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 departure entails the following:

- Departure from the 5m side building line (western boundary) to 2,37m with regard to portion A;
- Departure from the 5m rear building line (southern boundary) to 3,5m with regard to portion A;
- Departure from the 3m street building line (western boundary) to 0,45m with regard to the remainder;
- Departure from the required 7 on-site parking bays to 6 on-site parking bays with regard to portion A (Community Zone 3 erf).

The departure from the building lines is caused due to the placement of the existing buildings with regard to the proposed subdivision lines.

Access to portion A will be obtained by means of a right of way servitude.

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 13 June 2022 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
Church Street
MALMESBURY

13 May 2022