

SWARTLAND MUNICIPALITY
NOTICE 02/2025/2026
PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 7827,
MALMESBURY

Applicant: CK Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel no. 022-4821845

Owner: JM Omar & MM Hassam, 46 Kraanvoël Street, Malmesbury, 7300. Tel n. 0732317145

Reference number: 15/3/3-8/Erf_7827
15/3/4-8/Erf_7827

Property description: Erf 7827, Malmesbury

Physical address: 46 Kraanvoël Street, Malmesbury

Detailed description of proposal:

An application for rezoning of erf 7827, Malmesbury in terms of section 25(2)(e) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 7827 (171m² in extent) be rezoned from Residential Zone 2 to Business Zone 2 in order to legalise the existing shop and flat.
The application for the departure of development parameters on erf 7827, 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 following:

- Departure of the 3m, side building line (south eastern boundary) to 0m;
- Departure of the 3m, side building line (north eastern boundary) to 1m;
- Departure of the required 5 on-site parking bays to 1 parking space

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the above-mentioned 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 18 August 2025 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 Annette 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

18 July 2025

J J SCHOLTZ
Municipal Manager

SWARTLAND MUNICIPALITEIT
KENNISGEWING 02/2025/2026
VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 7827,
MALMESBURY

Aansoeker: CK Rumboll & Venote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

Eienaar: JM Omar & MM Hassam, Kraanvoëlstraat 46, Malmesbury, 7300. Tel no. 0732317145

Verwysingsnommer: 15/3/3-8/Erf_7827
15/3/4-8/Erf_7827

Eiendomsbeskrywing: Erf 7827, Malmesbury

Fisiese Adres: Kraanvoëlstraat 46, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 7827, Malmesbury, ingevolge artikel 25(2)(e) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 7827 (groot 167m²) hersoneer word vanaf Residensiele sone 2 na Sakesone 2 ten einde die bestaande winkel en woonstel te wetlig.

Die aansoek om afwyking van ontwikkelingsparameters op erf 7827, 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 3m syboullyn (suidoostelike grens) na 0m
- Afwyking van die 3m syboullyn (noordoostelike grens) na 1m
- Afwyking van die vereiste 5 op-paarsei parkeerplekke na 1 parkeerplek

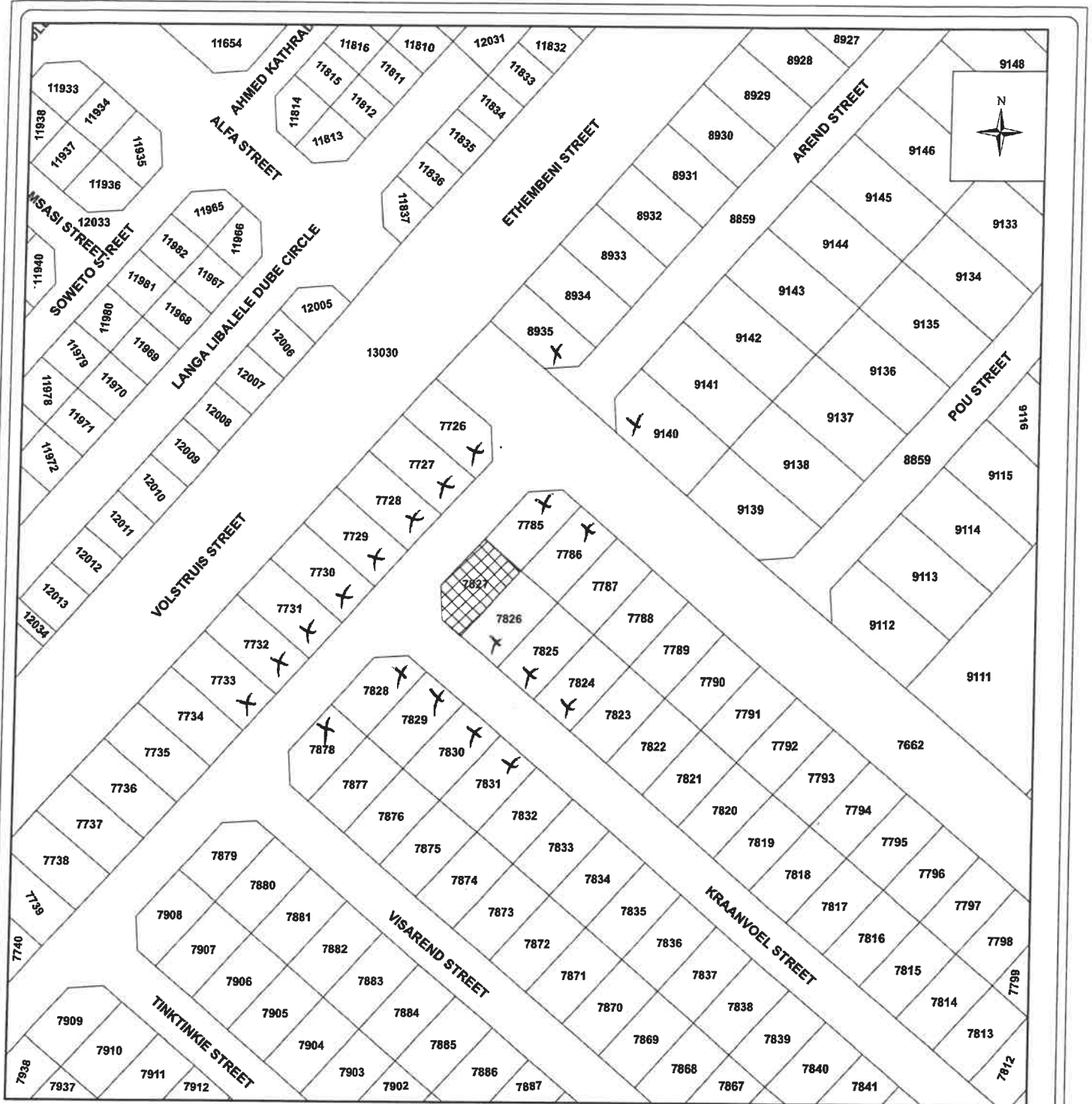
Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder : Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetey '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 18 Augustus om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurnywe 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 stadsbeplanningafdeling (Alwyn Burger, Herman Olivier en Annette 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

18 Julie 2025

Locality plan

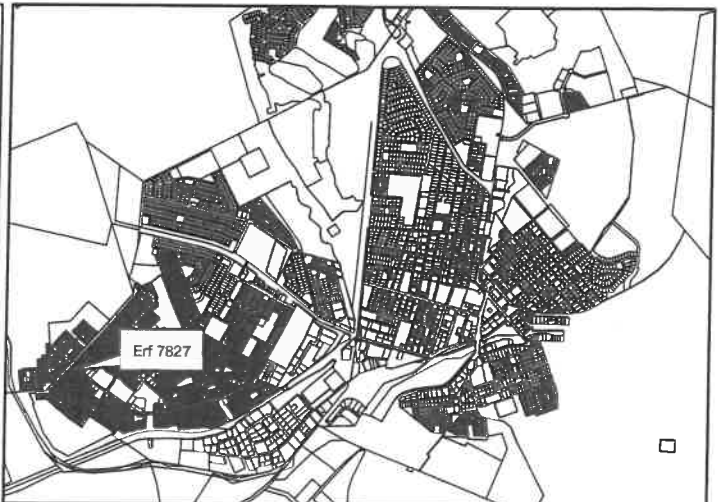


Voorgestelde hersonering en afwyking

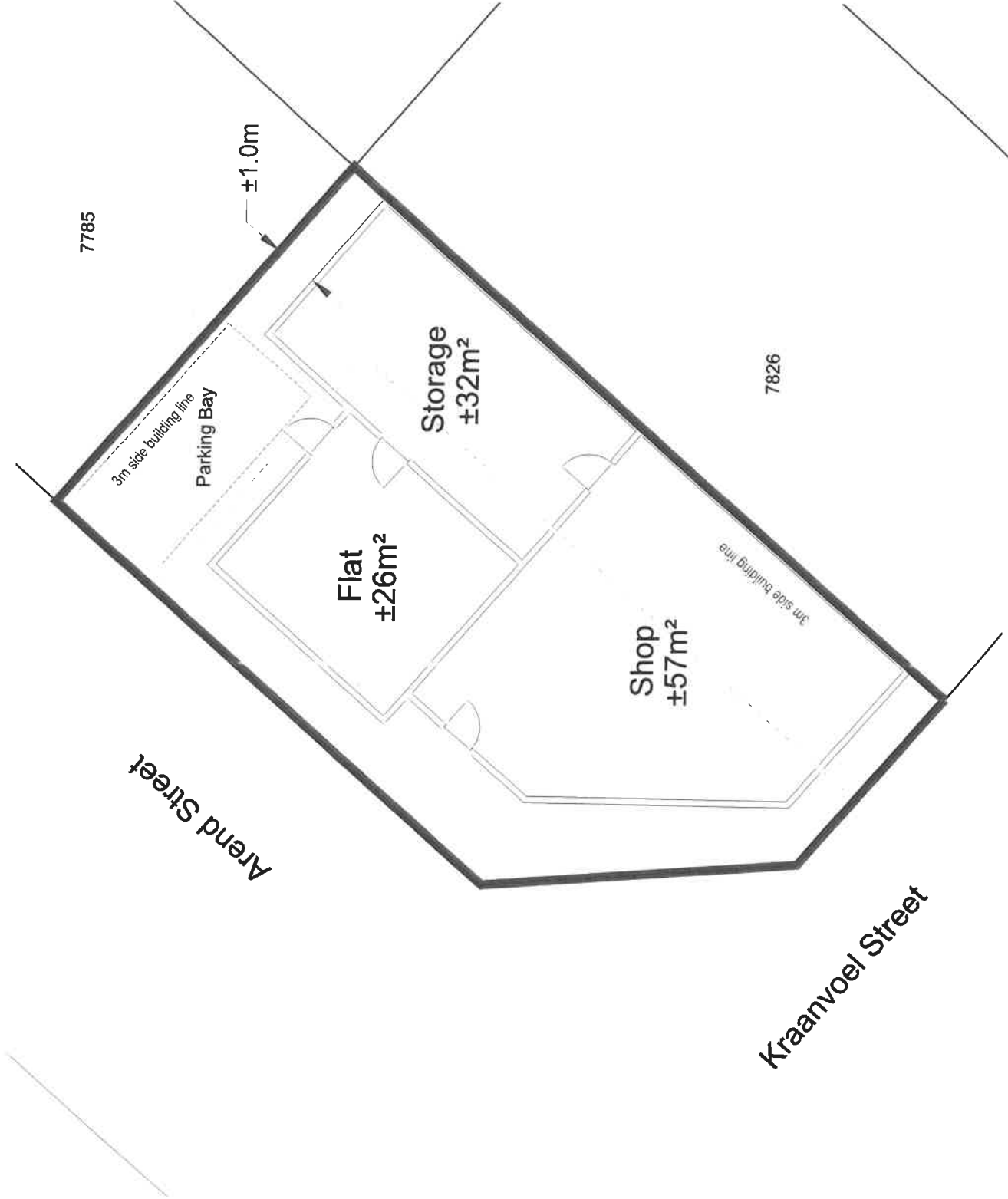
Erf 7827, Malmesbury

Publieke deelname

Skaal: NVT



SITE DEVELOPMENT PLAN: ERF 7827 MALMESBURY



Legend:

- Erf Boundary
- Side Building line

Zoning:

- Current: Residential Zone 2
- Proposed: Business Zone 2

Development:

- Shop: ±57m²
- Storage: ±32m²
- Flat: ±26m²

Coverage:

- Building size / Erf size:
±115m² / 167m² = ±68.8%

Parking:

- Parking required: 3.5 (shop) + 1.5 (flat)
- Parking provided: 1

TITLE: SITE DEVELOPMENT PLAN ERF 7827, MALMESBURY	
PHYSICAL ADDRESS:	ERF 7827, Malmesbury
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871691 Email: planning@rumboll.co.za
DATE:	MAY 2025
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	MAU/14533/Jdk