

SWARTLAND MUNISIPALITEIT

KENNISGEWING 05/2025/2026

**VOORGESTELDE HERSONERING EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 613, ABBOTSDALE**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	KD Isaacs, Posbus 3045, Reygersdal, 7352. Tel no. 0825699242
Verwysingsnommer:	15/3/3-1/Erf_613 15/3/4-1/Erf_613
Eiendomsbeskrywing:	Erf 613, Abbotsdale
Fisiese Adres:	Roosmarynstraat 15, Abbotsdale

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 613, Abbotsdale, 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 613 (groot 220m²) hersoneer word vanaf Residensiële sone 2 na Sakesone 2 ten einde die bestaande winkel en woonstel te wettig.

Die aansoek om die afwyking van ontwikkelingsparameters op erf 613, Abbotsdale, 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 (oostelike grens) na 2m
- Afwyking van die 3m syboullyn (westelike grens) 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 **1 September 2025 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

1 Augustus 2025

SWARTLAND MUNICIPALITY

NOTICE 05/2025/2026

**PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT
PARAMETERS ON ERF 613, ABBOTSDALE**

Applicant:	CK Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel no. 022-4821845
Owner:	KD Isaacs, PO Box 3045, Reygersdal, 7352. Tel nr. 0825699242
Reference number:	15/3/3-1/Erf_613 15/3/4-1/Erf_613
Property description:	Erf 613, Abbotsdale
Physical address:	15 Roosmaryn Street, Abbotsdale

Detailed description of proposal:

An application for rezoning of erf 613, Abbotsdale 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 613 (220m² 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 613, Abbotsdale, 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 (eastern boundary) to 2m;*
- *Departure of the 3m, side building line (western boundary) to 1m;*
- *Departure of the required 3 on-site parking bays to 0 parking bays*

*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 1 September 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 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

1 August 2025