

SWARTLAND MUNISIPALITEIT
KENNISGEWING 42/2025/2026
VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 716,
CHATSWORTH

Aansoeker:	CK Rumboll & Vernote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Korjon Properties Pty Ltd, Posbus 2131, Clareinch, 7740. Tel no. 021-6832409
Verwysingsnommer:	15/3/3-2/Erf_716 15/3/4-2/Erf_716
Eiendomsbeskrywing:	Erf 716, Chatsworth
Fiësie Adres:	Cemetery Road 14, Chatsworth

Volledige beskrywing van aansoek:

.Die aansoek om hersonering van erf 716, Chatsworth, 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 716 (groot 1082) hersoneer word vanaf Residensiële sone 1 na Sakesone 1 ten einde die perseel aan te wend as 'n sakeperseel.

Die aansoek om afwyking van ontwikkelingsparameters op erf 716, Chatsworth, 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 (westelike grens) na 1m en 0m onderskeidelik;
- Afwyking van die vereiste 14 op-passeel parkeerplekke na 9 parkeerplekke;
- Afwyking van die 1 verdieping hoogte beperking binne die 3m syboullyn na 2 verdiepings.

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 Ontwikkelingsdienste, kantoor van die Senior Bestuurder : Bou-Ofmenging, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Private Sak X52, Malmesbury, 7299/Faks – 022-487 9440/epos – swartlandmun@swartland.org.za gestuur word voor of op 1 Desember 2025 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeuwyse 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 stadsbeplanningstafdeling (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

31 Oktober 2025

SWARTLAND MUNICIPALITY
NOTICE 42/2025/2026
PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 716,
CHATSWORTH

Applicant:	CK Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Korjon Properties Pty Ltd, P O Box 2131, Clareinch, 7740. Tel nr. 021-6832409
Reference number:	15/3/3-2/Erf_716 15/3/4-2/Erf_716
Property description:	Erf 716, Chatsworth
Physical address:	14 Cemetery Road, Chatsworth

Detailed description of proposal:

An application for rezoning of erf 716, Chatsworth 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 716 (1082m² in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to use the premises as a business premises.

The application for the departure of development parameters on erf 716, Chatsworth, 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 (western boundary) to 1m and 0m respectively;
- Departure of the required 14 on-site parking bays to 9 parking bays
- Departure of the 1 storey height restriction within the 3m side building line to 2 storeys

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 December 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

31 October 2025