

SWARTLAND MUNISIPALITEIT

KENNISGEWING 21/2021/2022

VOORGESTELDE HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING OP ERF 607, RIEBEEK WES

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	NG Kerk, Posbus 40, Riebeek Wes, 7306. Tel no. 022-4612319
Verwysingsnommer:	15/3/3-12/Erf_607 / 15/3/10-12/Erf_607 / 15/3/4-12/Erf_607
Eiendomsbeskrywing:	Erf 607, Riebeek Wes
Fisiese Adres:	Geleë te Kerkstraat 30, Riebeek Wes

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 607, Riebeek Wes, 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 607 (groot 1357m²) hersoneer word vanaf Gemeenskapsone 2 na Algemene Residensiële sone 3 ten einde 'n gedeelte van die geboue te omskep in 3 woonstelle.

Die aansoek om vergunningsgebruik vir 'n plek van samekoms op erf 607, Riebeek Wes, ingevolge artikel 25(2)(o) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat die plek van samekoms sal voorsiening maak vir die voortbestaan van die bestaande kerksaal op die perseel.

Die aansoek om afwyking van ontwikkelingsparameters op erf 607, Riebeek Wes, 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 (noordwestelike grens) na 1,15m
- Afwyking van die 5m straatboullyn (oostelike grens) na 0m
- Afwyking van die 5m syboullyn (suidoostelike grens) na 0m
- Afwyking van die vereiste 4,5 op-perseel parkeerplekke na 0 op-perseel parkeerplekke (woonstelle)
- Afwyking van die vereiste 40% dekking na 41%.

Die afwykings is as gevolg van die plasing en skaal van die bestaande geboue ten opsigte van die voorgestelde sonering se parameters.

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 **11 Oktober 2021 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

10 September 2021

SWARTLAND MUNICIPALITY

NOTICE 21/2021/2022

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 607, RIEBEEK WES

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7550.Tel nr. 022-4821845
Owner:	N G Kerk, P O Box 40, Riebeek Wes, 7306. Tel nr. 461 2319
Reference number:	15/3/3-12/Erf_607 / 15/310-12/Erf_607 / 15/3/4-12/Erf_607
Property Description:	Erf 607, Riebeek Wes
Physical Address:	Situated at Kachelhoffer Street, Riebeek Wes

Detailed description of proposal:

The application for rezoning of Erf 607, Riebeek Wes 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 propose that erf 607 (1357m² in extent) be rezoned from Community Zone 2 to General Residential Zone 3 in order to convert a portion of the buildings into 3 flats.

The application for consent use for a place of assembly on Erf 607, Riebeek Wes in terms of section 25(2)(o) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that the place of assembly will provide for the continued existence of the existing church hall on the premises.

The application for a departure of the development parameters on erf 607, Riebeek Wes 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 of the 5m side building line (north western boundary) to 1,15m;*
- *Departure of the 5m street building line (eastern boundary) to 0m*
- *Departure of the 5m side building line (south eastern boundary) to 0m*
- *Departure of the required 4,5 on site parking bays to 0 on site parking bays (flats)*
- *Departure of the required 40% coverage to 41%*

The departure is due to the placement and scale of the existing buildings in respect of the proposed zoning parameters.

*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 11 October 2021 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

10 September 2021