

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 31/2022/2023**

**VOORGESTELDE HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING VAN  
ONTWIKKELINGSPARAMETERS OP ERF 1911, RIEBEEK KASTEEL**

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Aansoeker:	KSD Architects, 1 Fynbos Close, Albertina, 6695. Tel no. 0837549870
Eienaar:	SJ Mercert & RB Hornebo, 60 Pikkewyn Road, Bloubergstrand, 7441. Tel no. 0833088496
Verwysingsnommer:	15/3/3-11/Erf_1911 15/3/4-11/Erf_1911 15/3/10-11/Erf_1911
Eiendomsbeskrywing:	Erf 1911, Riebeeck Kasteel
Fisiese Adres:	Geleë te Piet Retiefstraat 6, Riebeeck Kasteel

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van Erf 1911, Riebeeck Kasteel 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 1911 (groot 775m<sup>2</sup>) hersoneer word vanaf Residensiële sone 1 na Sakesone 2 ten einde 'n winkel en 4 woonstelle op die perseel te akkommodeer.

Die aansoek vir vergunningsgebruik vir 'n restaurant op Erf 1911, Riebeeck Kasteel 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 restaurant bedryf sal word in die vorm van 'n koffiewinkel.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 1911, Riebeeck Kasteel 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 syboulyn (suidelike grens) na 1m ten einde 'n motorhuis te op te rig.

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](mailto:swartlandmun@swartland.org.za) gestuur word voor of op **7 November 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

**7 Oktober 2022**

**SWARTLAND MUNICIPALITY  
NOTICE 31/2022/2023**

**PROPOSED REZONING, CONSENT USE AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF  
1911, RIEBEEK KASTEEL**

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Applicant: KSD Architects, 1 Fynbos Close, Albertina, 6695, Tel no. 0837549870

Owner: SJ Mercert & RB Hornebo, 60 Pikkewyn Road, Bloubergstrand, 7441, Tel  
nr. 0833088496

Reference number: 15/3/3-11/Erf\_1911 / 15/3/4-11/Erf\_1911  
15/3/10-11/Erf\_1911

Property Description: Erf 1911, Riebeek Kasteel

Physical Address: Situated at 6 Piet Retief Street, Riebeek Kasteel

**Detailed description of proposal:**

The application for rezoning of Erf 1911, Riebeek Kasteel, 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 1911 (775m<sup>2</sup> in extent) be rezoned from Residential Zone 1 to Business Zone 2 in order to accommodate a shop and 4 flats on the premises..

The application for consent use for a restaurant on Erf 1911, Riebeek Kasteel 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 restaurant be operated in the form of a coffee shop.

The application for a departure from the development parameters on Erf 1911, Riebeek Kasteel, 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 3m side building line (southern boundary) to 1m in order to erect a garage

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 7 November 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  
1 Church Street  
MALMESBURY  
7300

**7 October 2022**