

## SWARTLAND MUNICIPALITY

### NOTICE 36/2023/2024

#### PROPOSED REZONING, CONSENT USE AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 607, RIEEBEK WES

Applicant: CK Rumboll & Partners, P O Box 211,  
Malmesbury, 7299. Tel nr. 022-4821845

Owner: NG Kerk Riebeek Wes, P. O Box 40,  
Riebeek Wes, 7306. Tel nr. 022-4612319

Reference number: 15/3/3-12/Erf\_607  
15/3/10-12/Erf\_607  
15/3/4-12/Erf\_607

Property Description: Erf 607, Riebeek Wes

Physical Address: 30 Church 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 (PK 8226 of 25 March 2020) has been received. It is proposed that Erf 607 (1357m<sup>2</sup> in extent) be rezoned from General Residential Zone 3 to Community Zone 1 in order to use the premises as a place of education.

The application for a 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 (PK 8226 of 25 March 2020) has been received. It is proposed that the church hall will still be accommodated on the premises as part of the new zoning.

The application for a departure of development parameters on Erf 607, Riebeek Kasteel in terms of section 25 (2)(b) of the Swartland Municipality : Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) is been received.

- Departure from the 10m street building line to 0m;
- Departure from the 5m side building line (north western boundary) to 1,15m;
- Departure from the 5m side building line (south eastern boundary) to 0m;
- Departure from the required on-site parking bays from 15 to 0;
- Departure from the required on-site bus parking bays from 3 to 0;

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 : 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 27 November 2023 at 17:00, quoting your name, address, 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

**27 October 2023**

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 36/2023/2024**

**VOORGESTELDE HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING  
VAN ONTWIKKELINGSPARAMETERS OP ERF 607, RIEBEEK WES**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	NG Kerk Riebeek Wes, 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:	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 1357m<sup>2</sup>) hersoneer word vanaf Algemene Residensiële sone 3 na Gemeenskapsone 1 ten einde die perseel aan te wend as 'n plek van onderrig.

Die aansoek om vergunningsgebruik vir 'n plek van samekoms op erf 607, Riebeek Wes, ingevolge artikel 25(2)(0) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel behels dat die kerksaal steeds op die perseel geakkommodeer word as deel van die nuwe sonering.

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 10m straatboulyn na 0m;

- Afwyking van die 5m syboulyn (noordwestelike grens) na 1,15m;
- Afwyking van die 5m syboulyn (suidoostelike grens) na 0m;
- Afwyking van die vereiste op-perseel parkeerplekke van 15 na 0;
- Afwyking van die vereiste op-perseel bus parkeerplekke van 3 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 Department Ontwikkelingsdienste, 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](mailto:swartlandmun@swartland.org.za) gestuur word voor of op **27 November 2023 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 of 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

**27 Oktober 2023**