

**SWARTLAND MUNICIPALITY**

**NOTICE 81/2023/2024**

**PROPOSED REZONING, DEPARTURE AND EXEMPTION OF SUBDIVISION  
ON ERF 988, RIEBEEK KASTEEL**

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Tjaila Trust, 23 Sarel Cilliers Street, Riebeek Kasteel, 7307. Tel nr. 0663590955
Reference number:	15/3/3-11/Erf_988 / 15/3/4-11/Erf_988 15/3/13-11/Erf_988
Property description:	Erf 988, Riebeek Kasteel
Physical address:	24 Sarel Cilliers Street, Riebeek Kasteel

**Detailed description of proposal:**

An application for rezoning of Erf 988, 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 988 (2480m<sup>2</sup> in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to use the premises for a hard ware shop and a dwelling.

The application for a departure of the development parameters on Erf 988, 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 departures entails the following:

- Departure of the 5m street building line (west, south west and southern boundaries) to 0m respectively

The departure is caused due to the position of the existing dwelling as well as the position of the proposed building.

The subdivision of erf 988 into a remainder (2480m<sup>2</sup> in extent) and portion A (376m<sup>2</sup> in extent) is exempted in terms of section 31 of the By-law. A portion of Piet Retief Street currently runs over erf 988. Creating portion A and transferring it to the road authority will rectify this situation.

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 50 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 18 June 2024 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  
1 Church Street  
MALMESBURY  
7300

**17 May 2024**

**SWARTLAND MUNISIPALITEIT**  
**KENNISGEWING 81/2023/2024**

**VOORGESTELDE HERSONERING, AFWYKING EN VRYSTELLING VAN**  
**ONDERVERDELING OP ERF 988, RIEBEEK KASTEEL**

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022- 4821845
Eienaar:	Tjaila Trust, Sarel Cilliersstraat 23, Riebeek Kasteel, 7307. Tel no. 0663590955
Verwysingsnommer:	15/3/3-11/Erf_988 / 15/3/4-11- /Erf_988  15/3/13-11/Erf_988
Eiendomsbeskrywing:	Erf 988, Riebeek Kasteel
Fisiese Adres:	Sarel Cilliersstraat 24, Riebeek Kasteel

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van erf 988, Riebeek Kasteel, 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 988 (groot 2480m<sup>2</sup>), hersoneer word vanaf Residensiële sone 1 na Sakesone 1 ten einde die perseel aan te wend vir 'n hardeware winkel en woonhuis.

Die aansoek om afwyking van ontwikkelingsparameters op erf 988, Riebeek 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 5m straatboulyn (wes-, suidwes- en suidelike grense) na 0m onderskeidelik.

Die afwykings word veroorsaak deur die plasing van die bestaande woonhuis, asook die plasing van die voorgestelde gebou.

Die onderverdeling van erf 988 in 'n restant (groot 2480m<sup>2</sup>) en gedeelte A (groot 376m<sup>2</sup>) is vrygestel ingevolge Artikel 31 van die Verordening. 'n Gedeelte van Piet Retiefstraat loop tans oor erf 988. Die skep van gedeelte A en die oordrag daarvan aan die padowerheid sal hierdie situasie regstel.

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 **18 Junie 2024 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

17 Mei 2024