

SWARTLAND MUNICIPALITY
NOTICE 89/2023/2024

**PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND CLOSURE OF
A PUBLIC PLACE OF ERVEN 326, 327, 2244, 2267 AND 2106, RIEBEEK
WEST**

Applicant:	C K Rumboll & Partners, P O Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Swartland Municipality, Private Bag X52, Malmesbury, 7299. Tel nr 022-4879400 Group 35 Pty. Ltd., P O Box 682, Riebeeck West, 7306. Tel nr. 022-4612500
Reference number:	15/3/3-12/Erf_326,327,2244,2267,2106 15/3/6-12/Erf_326,327,2244,2267,2106 15/3/12-12/Erf_326,327,2244,2267,2106 15/3/7-12/Erf_326,327,2244,2267,2106
Property description:	Erven_326,327,2244,2267,2106, Riebeeck West
Physical address:	North eastern part of Riebeeck West next to the grave yard and the mills of Group 35 Foods

Detailed description of proposal:

An application for rezoning of erven 326, 327, 2244 and 2267 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. The properties be rezoned from Open Space Zone 1 and Transport Zone 2 respectively to Subdivision Area in order to make provision for the following land uses nl:

- Erf 326 – Industrial Zone 1 (1948m² in extent) and Transport Zone 2 (28 836m² in extent)
- Erf 327 – Industrial Zone 1 (61m² in extent) and Transport Zone 2 (74 314m² in extent)
- Erf 2244 – Industrial Zone 1 (4528m² in extent) and Open Space Zone 1 (5512m² in extent)

- Erf 2267 – Industrial Zone 1 (3375m² in extent) and Open Space Zone 1 (7864m² in extent)

An application for the subdivision of erven 326, 327, 2244 and 2267, Riebeeck West in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received.

The subdivisions are proposed as follows:

- Erf 326 – (30 784m² in extent) into a remainder (28 836m² in extent) and portion C (1948m² in extent)
- Erf 327 – (74 375m² in extent) into a remainder (74 314m² in extent) and portion D (61m² in extent)
- Erf 2244 – (10 040m² in extent) into a remainder (5512m² in extent) and portion A (4528m² in extent)
- Erf 2267 – (11 239m² in extent) into a remainder (7864m² in extent) and portion B (3375m² in extent)

The application for consolidation of portions A, B, C & D with erf 2106, Riebeeck West, in terms of section 25(2)(e) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. A consolidated erf (21 154m² in extent) will be created.

An application for closure of public places portions A, B, C & D in terms of section 25(2)(n) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received.

The portions be closed as follows:

- Portion A (4528m² in extent) of erf 2244 (park)
- Portion B (3375m² in extent) of erf 2267 (park)
- Portion C (1948m² in extent) of erf 326 (street)
- Portion D (61m² in extent) of erf 327 (street)

The purpose of the application is to expand the land of Group 35 Foods in order to enlarge the facility.

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 1 July 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 SCHOLTZ

Municipal Manager

Municipal Office
Church Street
MALMESBURY

31 May 2024

SWARTLAND MUNISIPALITEIT

KENNISGEWING 89/2023/2024

VOORGESTELDE HERSONERING, ONDERVERDELING, KONSOLIDASIE EN SLUITING VAN 'N OPENBARE PLEK VAN ERWE 326, 327, 2244, 2267 & 2106, RIEBEEK WES

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Swartland Munisipaliteit, Privaatsak X52, Malmesbury, 7299. Tel no. 022-4879400 & Group 35 Foods Pty Ltd, Posbus 682, Riebeek Wes, 7306. Tel no. 0224612500
Verwysingsnommer:	15/3/3- 12/Erven_326,327,2244,2267,2106 15/3/6-12/Erf_326,327,2244,2267,2106 15/3/12-12/Erf_326,327,2244,2267,2106 15/3/7-12/Erf_326,327,2244,2267,2106
Eiendomsbeskrywing:	Erwe 326,327,2244,2267,2106, Riebeek Wes
Fisiese Adres:	Noordoostelike deel van Riebeek Wes langs die begraafplaas en die Group 35 Foods se meule

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erwe 326, 327, 2244 en 2267, Riebeek Wes ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die erwe word hersoneer vanaf onderskeidelik Oopruimte sone 1 en Vervoersone 2 na onderverdelingsbied ten einde voorsiening te maak vir die volgende grondgebruike, naamlik:

- Erf 326 – Nywerheidsone 1 (groot 1948m²) & Vervoersone 2 (groot 28 836m²)
- Erf 327 – Nywerheidsone 1 (groot 61m²) & Vervoersone 2 (groot 74 314m²)
- Erf 2244 – Nywerheidsone 1 (groot 4528m²) & Oopruimtesone 1 (groot 5512m²)
- Erf 2267 – Nywerheidsone 1 (groot 3375m²) & Oopruimtesone 1 (groot 7864m²).

Die aansoek om onderverdeling van erwe 326, 327, 2244 en 2267, Riebeek Wes ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die onderverdelings word voorgestel soos volg:

- Erf 326 (groot 30784m²) in 'n restant (groot 28 836m²) en gedeelte C (groot 1948m²)
- Erf 327 (groot 74 375m²) in 'n restant (groot 74 314m²) en gedeelte D (groot 61m²)
- Erf 2244 (groot 10 040m²) in 'n restant (groot 5512m²) en gedeelte A (groot 4528m²)
- Erf 2267 (groot 11 239m²) in 'n restant (7864m²) en gedeelte B (groot 3375m²)

Die aansoek om konsolidasie van gedeeltes A, B, C & D met erf 2106, Riebeek Wes, ingevolge artikel 25(2)(e) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. 'n Gekonsolideerde erf met grootte 21 154m² word geskep.

Die aansoek om sluiting van openbare plekke gedeeltes A, B, C & D, ingevolge artikel 25(2)(n) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die gedeeltes word soos volg gesluit:

- Gedeelte A (groot 4528m²) van erf 2244 (park)
- Gedeelte B (groot 3375m²) van erf 2267 (park)
- Gedeelte C (groot 1948m²) van erf 326 (straat)
- Gedeelte D (groot 61m²) van erf 327 (straat)

Die aansoek het ten doel om die gronde van Group 35 Foods te vergroot ten einde die uitbreiding van die fasiliteit moontlik te maak.

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 **1 Julie 2024 2020 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

31 Mei 2024