

SWARTLAND MUNICIPALITEIT
KENNISGEWING 40/2025/2026

VOORGESTELDE HERSONERING, ONDERVERDELING, KONSOLIDASIE EN VERGUNNINGSGEBRUIK
VAN ERWEN 680 & 327, MALMESBURY

Aansoeker: CK Rumboll & Venmote, Posbus 211, Malmesbury, 7299. Tel no. 022-4871845

Eienaar: Swartland Munisipaliteit, Privaatsak X 52, Malmesbury, 7299. Tel no. 022-487 9400

Vervysingsnommer: 15/3/3-8/ErT_680,327
15/3/6-8/ErT_680,327
15/3/10-8/ErT_680,327
15/3/12-8/ErT_680,327

Eiendomsbeskrywing: Erwen 680 & 327, Malmesbury

Fisiese Adres: Op die h/v Voortrekkerweg en Vredestraat, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 680, Malmesbury, 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 680 (groot 9042m²) hersoneer word vanaf 'n Gedeelte sonering na Onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruik, naamlik: Coprimitiesone 2, Sakesone 1 en Vervoersone 2.

Die aansoek om hersonering van erf 327, Malmesbury, 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 327 (groot 770,1666ha) hersoneer word vanaf 'n Gedeelte sonering na Onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruik, naamlik: Coprimitiesone 2, Sakesone 1 en Vervoersone 2.

Die aansoek om die onderverdeling van erf 680, Malmesbury, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 680 (groot 9042m²) onderverdeel word in 'n restant (groot 6502m²), gedeelte A (groot 973m²) en gedeelte B (groot 1567m²).

Die aansoek om onderverdeling van erf 327, Malmesbury, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 327 (groot 770,1666ha) onderverdeel word in 'n restant (groot 768,9201ha), gedeelte A (groot 11133m²) en gedeelte B (groot 1512m²).

Die aansoek om konsolidasies, ingevolge artikel 25(2)(e) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die konsolidasie behels die volgende:

- Konsolidasie van gedeelte A van erf 680 met gedeelte A van erf 327 (skep van 'n oopruimte)
- Konsolidasie van gedeelte B van erf 680 met gedeelte B van erf 327 (skep van 'n sake erf).

Die aansoek om 'n vergunninggebruik vir 'n plek van vermaak op die gekonsolideerde sake erf, ingevolge artikel 25(2)(o) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die plek van vermaak sal bedryf word in die vorm van die bestaande muurdrabane.

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 Departement Ontwikkelingsdienste, Kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkrust, Malmesbury. Enige skriftelike kommentaar behels 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022-487 9440/lepos – swartlandmun@swartland.org.za gestuur word voor of op 01 Desember 2025 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurswyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefooniese navree kan gerig word aan die stadsbeplanningstafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weer.

SWARTLAND MUNICIPALITY
NOTICE 40/2025/2026
PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND CONSENT USE OF ERVEN 680 & 327, MALMESBURY

Applicant: C K Rumboll & Partners, P O Box 211, Malmesbury, 7300. Tel nr. 022-4879400

Owner: Swartland Municipality, Private Bag X 52, Malmesbury, 7299. Tel nr. 022-487 9400

Reference number: 15/3/3-8/ErT_680, 327
15/3/6-8/ErT_680, 327
15/3/10-8/ErT_680, 327
15/3/12-8/ErT_680, 327

Property description: Erven 680 & 327, Malmesbury
Physical address: On the v/o Voortrekker Road and Vrede Street, Malmesbury

Detailed description of proposal:

An application for rezoning of erf 680, Malmesbury, 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 680 (9042m² in extent) be rezoned from a Split Zoning to Subdivision Area in order to make provision for the following land uses, n.l.: Open Space Zone 2, Business Zone 1 and Transport Zone 2.

Application for rezoning of erf 327, Malmesbury in terms of section 25(2)(a) of the Swartland Municipality Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 327 (770,1666ha in extent) be rezoned from a Split Zoning to Subdivision area to make provision for the following land uses, n.l.: Open Space Zone 2, Business Zone 1 and Transport Zone 2.

Application for subdivision of erf 680, Malmesbury in terms of section 25(2)(d) of the Swartland Municipality Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 680 (9042m² in extent) be subdivided into a remainder (6502m² in extent), portion A (973m² in extent) and portion B (1567m² in extent).

Application for subdivision of erf 327, Malmesbury in terms of section 25(2)(d) of the Swartland Municipality Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 327 (770,1666ha in extent) be subdivided into a remainder (768,9201ha in extent), portion A (11133m² in extent) and portion B (1512m² in extent).

Application for the consolidations, in terms of section 25(2)(e) of Swartland Municipality: Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. The consolidation entails the following:

- Consolidation of portion A of erf 680 with portion A of erf 327 (creating an open space)
- Consolidation of portion B of erf 680 with portion A of erf 327 (creating a business erf)

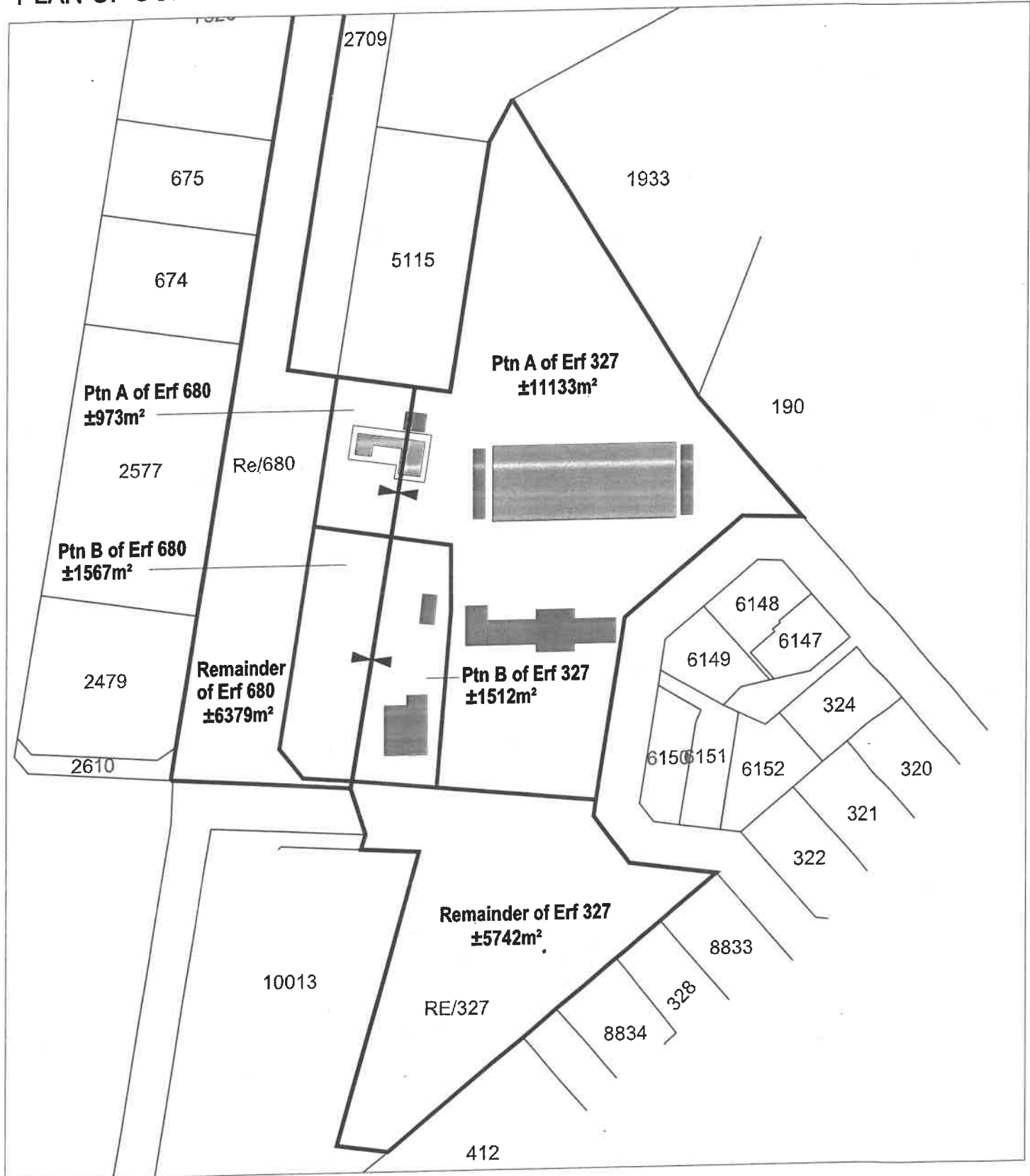
The application for a consent use for a place of entertainment on the consolidated business erf, in terms of section 25(2)(o) of Swartland Municipality: Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. The place of entertainment will be operated in the form of the existing squash courts.

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 Management, 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 December 2025 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.

Municipal Office
Church Street
MALMESBURY
J J SCHOLTZ
Municipal Manager

31 October 2025

PLAN OF CONSOLIDATION: PORTIONS OF ERVEN Re/327 AND 680, MALMESBURY



KEY:

- Subject property
- Proposed subdivision line
- Proposed Consolidation
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

CONSOLIDATION:

Portion A of Erf 327: ±11133m²
 Portion A of Erf 680: ±973m²
Total: ±12106m²

Portion B of Erf 327: ±1512m²
 Portion B of Erf 680: ±1567m²
Total: ±3079m²

PROPOSED ZONING:

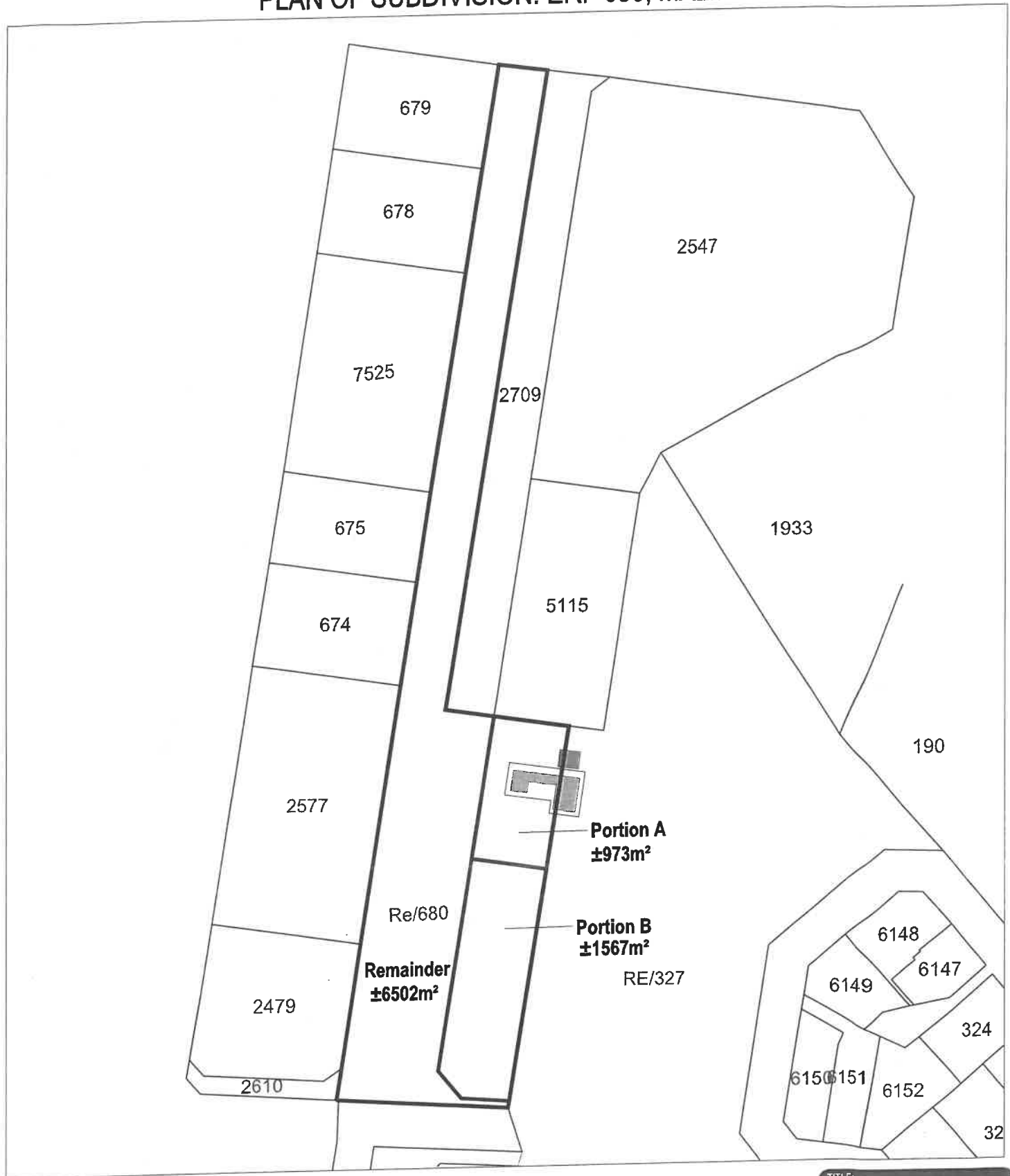
Consolidated Portion A:
 Open Space Zone 2

Consolidated Portion B:
 Business Zone 1

Remainder Portion Erf Re/327
 and Erf 680: Transport Zone 2

TITLE: CONSOLIDATION PLAN PORTIONS OF ERVEN RE/327 & 680, MALMESBURY	
PHYSICAL ADDRESS: MALMESBURY	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLD & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 15 FRANKLIN STREET, MALMESBURY Tel: 022 - 4821545 Fax: 022 - 4821561 Email: planning@rumbold.co.za
DATE: September 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/14520/N/J/K	
Drawing done by N.J. de Kock • Planner: C.K. Rumbold & Partners	

PLAN OF SUBDIVISION: ERF 680, MALMESBURY



KEY:

- Subject property
- Proposed subdivision line
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

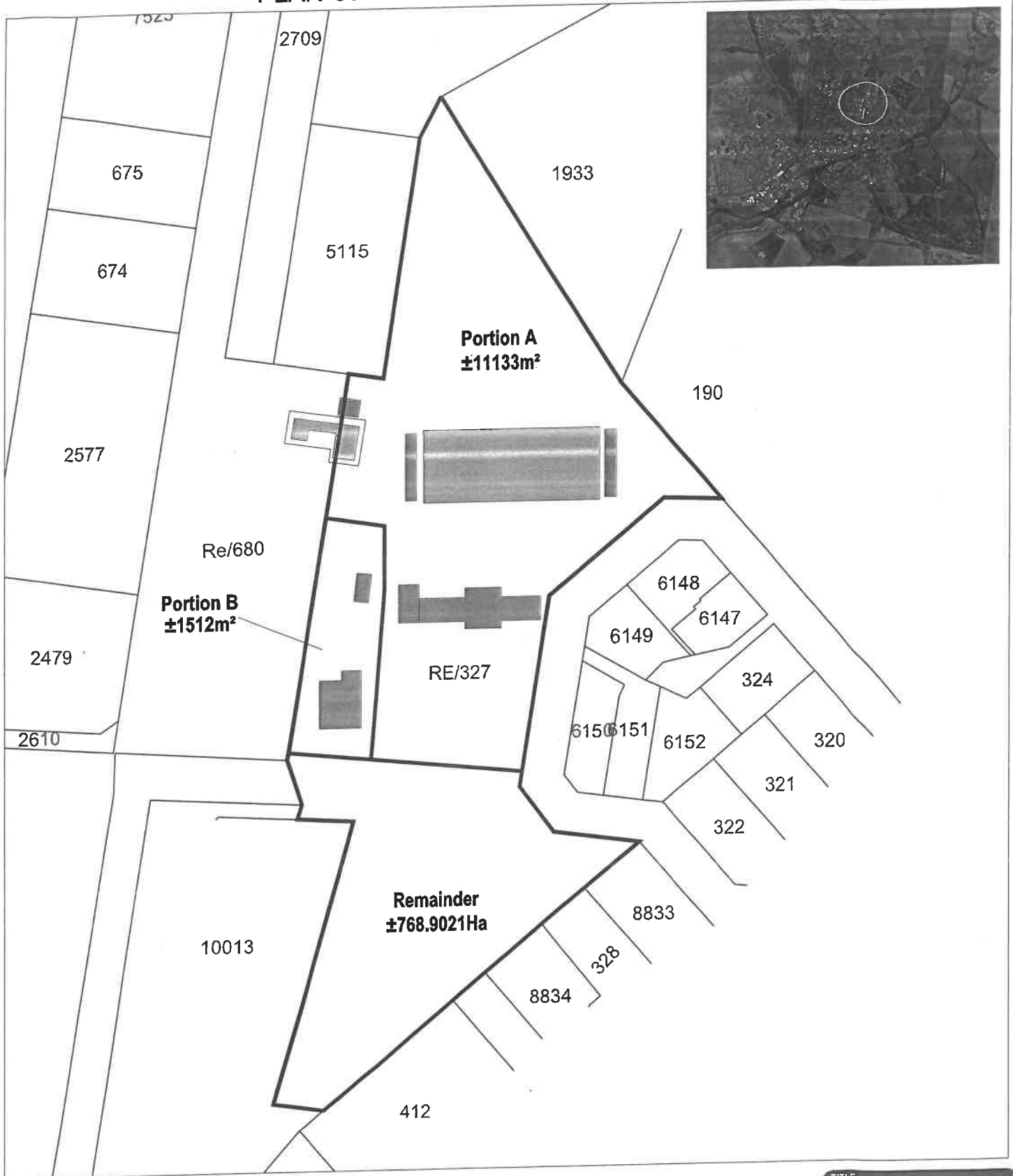
Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

Subdivision of Erf 680, Malmesbury

Proposed Portions	Proposed Zoning	Proposed Size
Portion A	Open Space Zone 2	±973m ²
Portion B	Business Zone 1	±1567m ²
Remainder	Transport Zone 2	±6502m ²
Total size	-	9042m ²

TITLE: SUBDIVISION PLAN ERF 680, MALMESBURY	
PHYSICAL ADDRESS: MALMESBURY	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLT & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PARKER STREET, MALMESBURY Tel: 022-4821845 Fax: 022-4871861 Email: planning@ckrumbolt.co.za
DATE: September 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/1820/NA/4K	
Drawing done by NJ de Kock - Planner: CK Rumbolt & Partners	

PLAN OF SUBDIVISION: ERF RE/327, MALMESBURY



KEY:

- Subject property
- Proposed subdivision line.
- Existing swimming pool
- Existing building

Current Zoning: Split Zoning (Road and authority usage)

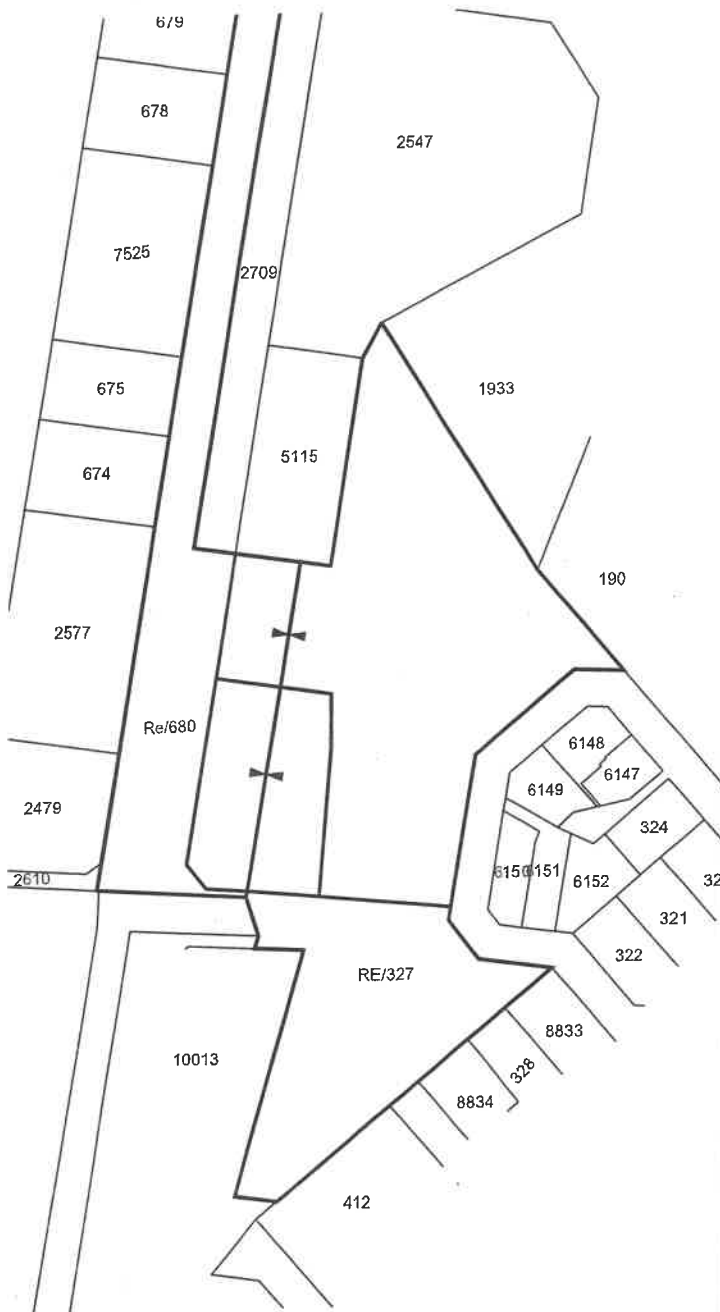
Proposed Zoning: Subdivisional area to accommodate Open Space Zone 2, Business Zone 1 and Transport Zone 2

Subdivision of Erf Re/327, Malmesbury

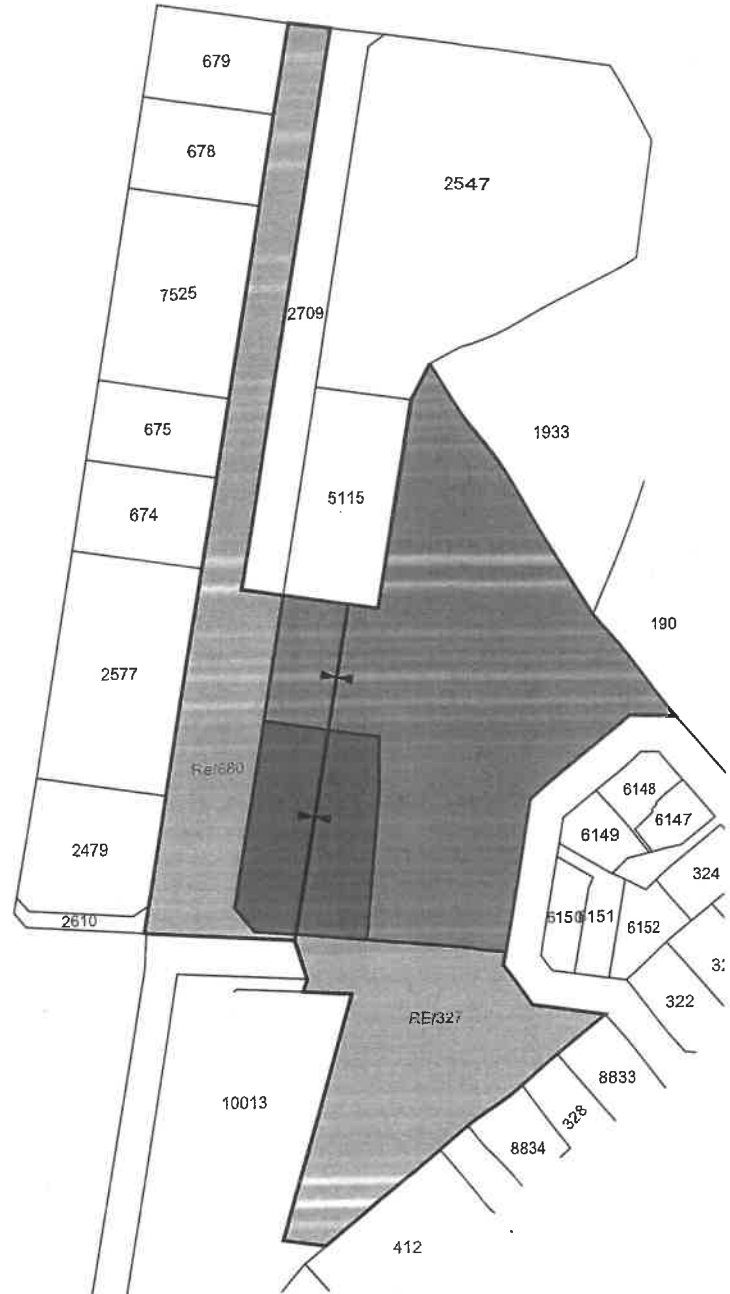
Proposed Portions	Proposed Zoning	Proposed Size
Portion A	Open Space Zone 2	±11133m²
Portion B	Business Zone 1	±1512m²
Remainder	Transport Zone 2	±768.9021Ha
Total size	-	770.1666Ha

TITLE: SUBDIVISION PLAN ERF Re/327 MALMESBURY	
PHYSICAL ADDRESS: MALMESBURY	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	G.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINTER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4821661 Email: planning@rumboll.co.za
DATE: September 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/14820/NJK	
Drawing done by NJ de Kock - Planner: G.K. Rumboll & Partners	

PLAN OF REZONING: ERF Re/327 & 680, MALMESBURY



Before



After

LEGEND:

-  Open space zone 2
-  Business Zone 1
-  Transport Zone 2
-  Subdivision line
-  Consolidation

NOTES

This diagram illustrates the proposed rezoning of Erf Re/327 and Erf Re/680, Malmesbury from Split Zoning to Subdivisional Area to accommodate the following zonings:

Open Space Zone 2
Business Zone 1
Transport Zone 2

TITLE:

REZONING PLAN
ERF Re/327 & 680, MALMESBURY

PHYSICAL ADDRESS:

MALMESBURY

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



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Email: planning2@rumboll.co.za

DATE:

September 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MAL/14820/NJdK



Drawing done by NJ de Kock - Planner: CK Rumboll & Partners