

SWARTLAND MUNISIPALITEIT
KENNISGEWING 99/2024/2025

VOORGESTELDE HERSONERING EN ONDERVERDELING VAN ERF 15024, MALMESBURY

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Swartland Munisipaliteit, Privaatsak X52, Malmesbury, 7299. Tel no. 022-4879400
Verwysingsnommer:	15/3/3-8/ERf_15024 15/3/6-8/ERf_15024
Eiendomsbeskrywing:	Erf 15024, Malmesbury
Fisiese Adres:	Direk oos van Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van erf 15024, 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 15024 (groot 63,8187ha) hersoneer word vanaf 'n gedeelte sonering na onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruik, naamlik:

- Residensiële sone 1 – 599 erwe
- Oopruimtesone 1 – 10 erwe
- Gemeenskapsone 1 – 2 erwe
- Gemeenskapsone 2 – 1 erf
- Owerheidsone 1 – 1 erf
- Vervoersone 2 – 2 erwe

Die aansoek om onderverdeling van erf 15024, 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 15024 (groot 63,8187ha) onderverdeel word soos volg:

- 599 erwe (groot 35,8787ha) – gemiddelde erfgrottes van 599m² as Residensiële sone 1
- 10 erwe (groot 11,0345ha) – Oopruimtesone 1 as publieke oopruimte
- 2 erwe (groot 2,0005ha) – Gemeenskapsone 1 as skool/creche persele
- 1 erf (groot 5065m²) – Gemeenskapsone 2 as kerkperseel
- 1 erf (groot 4270m²) – Owerheidsone as owerheidsgebruik
- 2 erwe (groot 13,9715ha) – Vervoersone 2 as paale

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 Ontwikkelingsbestuur, 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 9440ie-pos – swartlandmun@swartland.org.za gestuur word, voor of op 4 Augustus 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. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en 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

SWARTLAND MUNISIPALITEIT

NOTICE 99/2024/2025

PROPOSED REZONING AND SUBDIVISION OF ERF 15024, MALMESBURY

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
Reference number:	15/3/3-8/ERf_15024 15/3/3-8/ERf_15024
Property Description:	Erf 15024, Malmesbury
Physical Address:	Directly east from Malmesbury

Detailed description of proposal:

An application for rezoning of erf 15024, 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 15024 (63,8187ha in extent) be rezoned from a shared zoning to subdivision area in order to make provision for the following land uses, n.l.:

- Residential Zone 1 – 1-599 erven
- Open Space Zone 1-10 erven
- Community Zone 1 – 2 erven
- Community Zone 2 – 1 erf
- Authority Zone 1 – 1 erf
- Transport Zone 1 – 2 erven

An application for the subdivision of erf 15024, Malmesbury, 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.

It is proposed that erf 15024 (63,8187ha) be subdivided as follows:

- 599 erven (35,8787ha in extent) – average erf sizes of 599m² as Residential Zone
- 10 erven (11,0345ha in extent) – Open Space Zone 1 as public open space
- 2 erven (2,0005ha in extent) – Community Zone1 as school/creche erven
- 1 erf (5065m² in extent) – Community Zone 2 as church erf
- 1 erf (4270m² in extent) – Authority Zone as authority use
- 2 erven (13,9715ha in extent) – Transport Zone 2 as roads

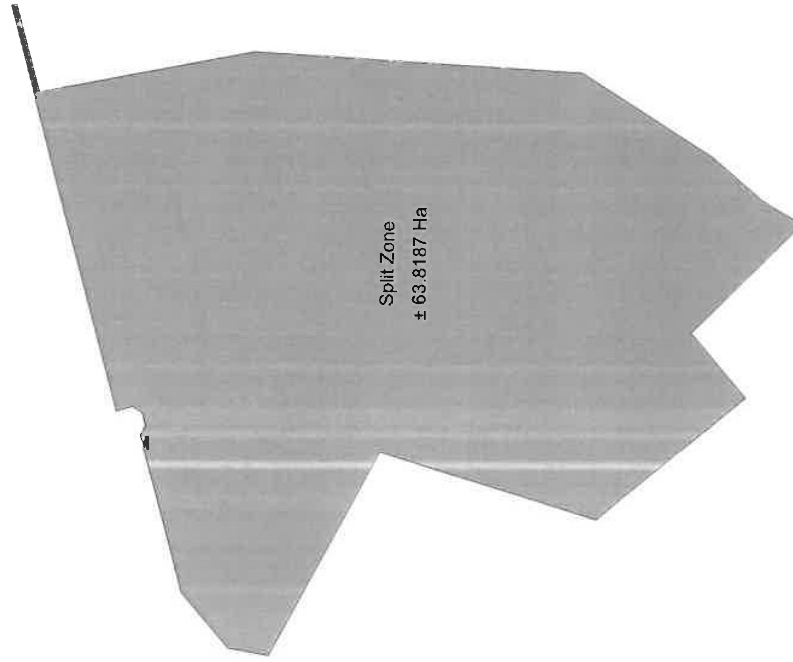
Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department 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 9440ie-mail – swartlandmun@swartland.org.za on or before 4 August 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.

J J SCHOLTZ
Municipal Manager

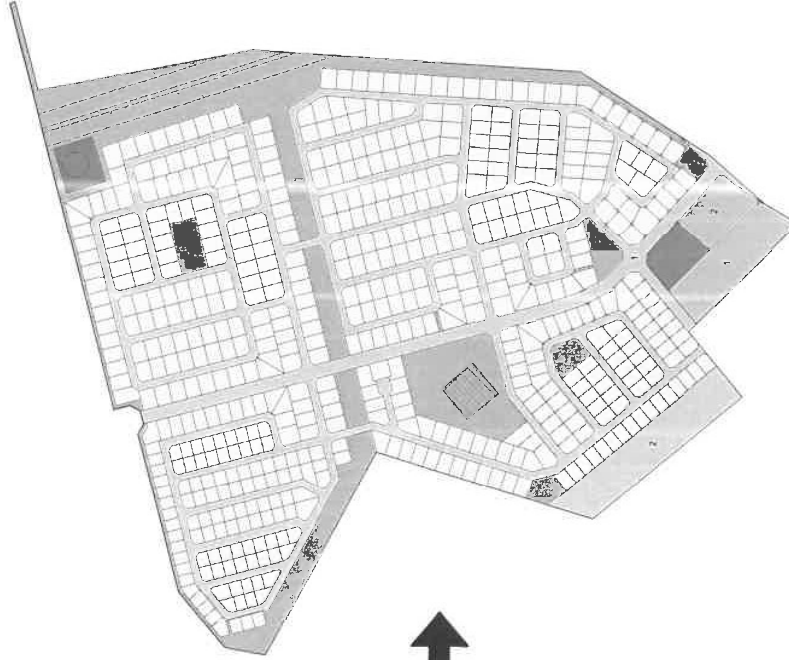
Municipal Office
Church Street
MALMESBURY

4 July 2025

Split Zone



Subdivisional Area



LEGEND

	Current Zoning: Split Zone (± 63.8187 Ha)
	Proposed Zoning: Subdivisional Area
	Blue-kompos Residential Area (± 63.8187 Ha)
	599 Residential Zone 1 (± 35.8787 Ha) Average Erf Size: ± 599 m ²
	Community Zone 1 (± 2.0005 Ha)
	Proposed School Expansion (± 1.3205 Ha)
	Proposed Crèche (± 6800 m ²)
	Community Zone 2 (± 5065 m ²)
	Open Space Zone 1 (± 11.0345 Ha)
	Authority Zone (± 4270 m ²)
	Transport Zone 2 (± 13.9715 Ha)
	1) Proposed Road Network (± 12.1355 Ha)
	2) Proposed Public Parking (± 1.8360 Ha)
	Electricity Powerline Servitude
	Existing Retention Dam (to be maintained)

TITLE:

REZONING PLAN
ERF 15024
MALMESBURY

PHYSICAL ADDRESS:

ERF 15024, MALMESBURY, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RANIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871681
Email: planning@rumbold.co.za

DATE:

JUNE 2025

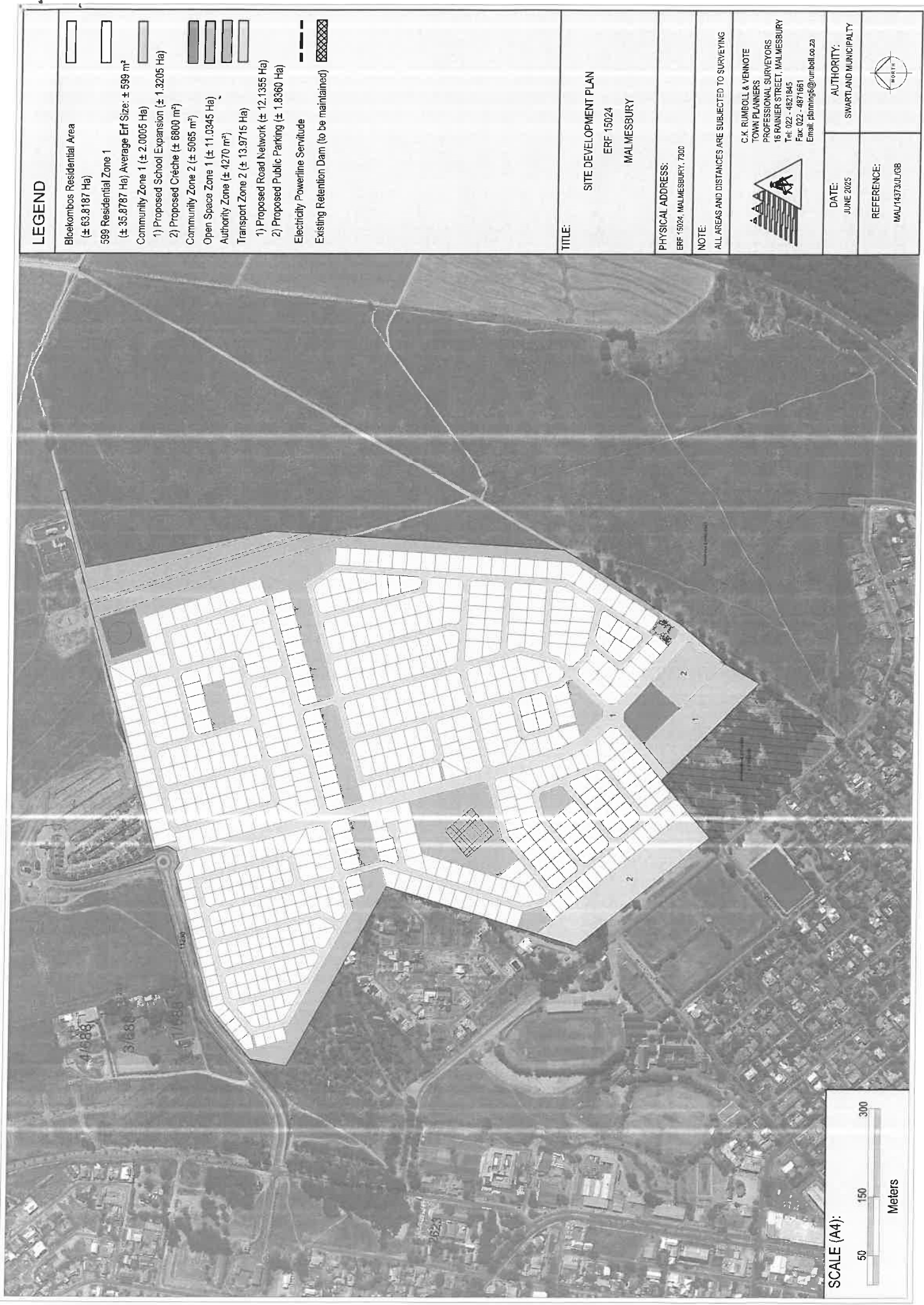
AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

MA/14373/L08





LEGEND

- Blockombos Residential Area
(± 63.8187 Ha)
- 599 Residential Zone 1
(± 35.8787 Ha) Average Erf Size: ± 599 m²
- Community Zone 1 (± 2.0005 Ha)
- 1) Proposed School Expansion (± 1.3205 Ha)
- 2) Proposed Crèche (± 6800 m²)
- Community Zone 2 (± 5065 m²)
- Open Space Zone 1 (± 11.0345 Ha)
- Authority Zone (± 4270 m²)
- Transport Zone 2 (± 13.9715 Ha)
- 1) Proposed Road Network (± 12.1355 Ha)
- 2) Proposed Public Parking (± 1.8360 Ha)
- Electricity Powerline Servitude
- Existing Retention Dam (to be maintained)

TITLE:

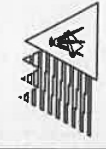
SITE DEVELOPMENT PLAN
ERF 15024
MALMESSURY

PHYSICAL ADDRESS:

ERF 15024, MALMESSURY, 7200

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
18 RAINTER STREET, MALMESSURY
Tel: 022 - 4821845
Fax: 022 - 4821681
Email: planning@rumbold.co.za

DATE:
JUNE 2005

AUTHORITY:
SMARTLAND MUNICIPALITY

REFERENCE:
MAL/14373/JUL/08



SCALE (A4):

