

**SWARTLAND MUNICIPALITY**

**NOTICE 43/2023/2024**

**PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF FARMS BUFFELSFONTEIN NR,  
DIVISION MALMESBURY**

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Applicant:	C K Rumboll & Partners, P o Box 211, Malmesbury, 7299. Tel nr. 022-4821845
Owner:	Paul Loubser Trust, P O Box 116, Darling, 7345. Tel nr 022-4922405.
Reference number:	15/3/3-15/Farm_453/0, 453/1, 453/2, 453/3 15/3/6-15/ Farm_453/0, 453/1, 453/2, 453/3 15/3/12-15/ Farm_453/0, 453/1, 453/2, 453/3
Property description:	Farms Buffelsfontein 453/0, 453/1, 453/2, 453/3, division Malmesbury
Physical address:	10km North east from Yzerfontein on the R27

**Detailed description of proposal:**

An application for rezoning of farms Buffelsfontein Farm\_453/0, 453/1, 453/2, 453/3 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 proposal is as follows:

- Rezoning of 453/0 from Agricultural Zone 1 to Resort Zone 1
- Rezoning of 453/1 from Agricultural Zone 1 and Resort Zone 1 to Subdivisional Area
- Rezoning of 453/2 from Agricultural Zone 1 and Resort Zone 1 to Subdivisional Area
- Rezoning of 453/3 from Agricultural Zone 1 and Resort Zone 1 to Subdivisional Area

The Subdivisional area makes provision for the following land uses, nl : Agricultural Zone 1 and Resort Zone 1.

An application for the subdivision of farms Buffelsfontein nr 453/1, 453/2, 453/3, division 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 Farms Buffelsfontein nr 453/1, 453/2, 453/3 be subdivided as follows:

- Subdivision of Farm 453/1 (512,5349ha in extent) into a remainder (510,2313ha in extent) and portion A (2,3036ha in extent)
- Subdivision of Farm 453/2 (653,7494ha in extent) into a remainder (641,3503ha in extent) and portion B (12,3988ha in extent).
- Subdivision of Farm 453/3 (328,1317ha in extent) into a remainder (327,3547ha in extent) and portion C (777m<sup>2</sup> in extent)

The application for consolidation of farm 453/0, portion A, portion B and portion C, 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 property (15,7002ha in extent) is created which will have a Resort Zone 1 zoning. The remainder portions will have an Agricultural Zone 1 zoning.

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 18 December 2023 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

**17 November 2023**

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 43/2023/2024**

**VOORGESTELDE HERSONERING, ONDERVERDELING EN KONSOLIDASIE VAN PLASE  
BUFFELSFONTEIN NO 453/0, 453/1, 453/2 & 453/3, AFDELING MALMESBURY**

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Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	Paul Loubser Trust, Posbus 116, Darling, 7345. Tel no. 022-4922405
Verwysingsnommer:	15/3/3-15/Farm_453,453/1,453/2,453/3 15/3/6-15/Farm_453,453/1,453/2,453/3 15/3/12-15/Farm_453,453/1,453/2,453/3
Eiendomsbeskrywing:	Plase Buffelsfontein 453/0, 453/1, 453/2 & 453/3, Afdeling Malmesbury
Fisiese Adres:	10km Noordoos van Yzerfontein op die R27

**Volledige beskrywing van aansoek:**

Die aansoek om hersonering van plase Buffelsfontein 453/0, 453/1, 453/2, 453/3, Afdeling Malmesbury, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die hersonerings behels die volgende:

- Hersonering van 453/0 vanaf Landbousone 1 na Oordsone 1,
- Hersonering van 453/1 vanaf Landbousone 1 en Oordsone 1 na Onderverdelingsgebied,
- Hersonering van 453/2 vanaf Landbousone 1 en Oordsone 1 na Onderverdelingsgebied,
- Hersonering van 453/3 vanaf Landbousone 1 en Oordsone 1 na Onderverdelingsgebied.

Die Onderverdelingsgebied maak voorsiening vir die volgende grondgebruike, naamlik: Landbousone 1 en Oordsone 1.

Die aansoek om die onderverdeling van plase Buffelsfontein 453/1, 453/2 & 453/3, Afdeling Malmesbury, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die onderverdelings behels die volgende:

- Onderverdeling van plaas 453/1 (groot 512,5349ha) in 'n restant (groot 510,2313ha) en gedeelte A (groot 2,3036ha),
- Onderverdeling van plaas 453/2 (groot 653,7494ha) in 'n restant (groot 641,3503ha) en gedeelte B (groot 12,3988ha),
- Onderverdeling van plaas 453/3 (groot 328,1317ha) in 'n restant (groot 327,3547ha) en gedeelte C (groot 777m<sup>2</sup>).

Die aansoek om konsolidasie van plaas 453/0, gedeelte A, gedeelte B en gedeelte C, ingevolge artikel 25(2)(e) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. 'n Gekonsolideerde eiendom groot (15,7002ha) word geskep wat sal beskik oor 'n Oordsone 1 sonering. Die restant gedeeltes sal beskik oor 'n Landbousone 1 sonering.

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 Desember 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 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 November 2023**