

SWARTLAND MUNICIPALITY
NOTICE 03/2025/2026

PROPOSED REZONING, SUBDIVISION AND PHASING OF ERF 373, ABBOTSDALE

Applicant: CK Rumboll & Vermele, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

Owner: Pieter Visser Trust, P O Box 603, Melkbostrand, 7437. Tel no. 0825633240

Reference number: 15/3/3-1/Erf_373
15/3/6-1/Erf_373

Property description: Erf 373, Abbottsdale

Physical address: Situated directly east from Abbottsdale

Detailed description of proposal:

An application for rezoning of a portion of erf 373, Abbottsdale 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. It is proposed that a portion (47,3893ha) of Erf 373 be rezoned from Agricultural Zone 1 to Subdivision Area in order to make provision for the following land uses: 53 Industrial Zone 1 Erven and 1 Transport Zone 2 Erf (road).

An application for subdivision of erf 373, Abbottsdale 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 373 be subdivided into a remainder (136,9214ha) and portion A (447,3893ha).

Application for subdivision of portion A of Erf 373, Abbottsdale 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 portion A be subdivided into 53 light industrial erven (7200m² to 1,12ha in extent) and a road (45,9682ha).

The application for phasing of the subdivision plan into 6 phases, in terms of section 25(2)(k) of the Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020), has been received.

Notice is hereby given in terms of section 55(1) of the By-Law that the above-mentioned 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 objections or support, may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299 or Fax: 022-487 9440 or e-mail – swartlandmun@swartland.org.za on or before 18 August 2025 at 17:00, quoting your name, address, 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 (Awyn Burger or 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 July 2025

SWARTLAND MUNICIPALITEIT
KENNISGEWING 03/2025/2026

VOORGESTELDE HERSONERINGS, ONDERVERDELING EN FASERING VAN ERF 373, ABBOTSDALE

Aansoeker: CK Rumboll & Vermele, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

Eienaars: Pieter Visser Trust, Posbus 603, Melkbostrand, 7437. Tel no. 0825633240

Verwysingsnommer: 15/3/3-1/Erf_373
15/3/6-1/Erf_373

Eiendomsbeskrywing: Erf 373, Abbottsdale

Fisiese Adres: Geleë direk oos van Abbottsdale

Volledige beskrywing van aansoek:

Aansoek om hersonerings van gedeelte van erf 373, Abbottsdale ingevolge artikel 25(2)(e) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (PG 8226 van 25 Maart 2020) is ontvang. Dit word voorgestel dat 'n gedeelte (47,3893ha) van erf 373 hersoneer word vanaf landbouzone 1 na onderverdelingsgebied ten einde vir die volgende grondgebruik voorsiening te maak: 53 Nywerheidsone 1 erwe en 1 Vervoersone 2 erf (pad).

Aansoek om onderverdeling van erf 373, Abbottsdale ingevolge artikel 25(2)(d) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (PG 8226 van 25 Maart 2020) is ontvang. Dit word voorgestel dat erf 373 onderverdeel word in 'n resiant (136,9214ha) en gedeelte A (447,3893ha).

Aansoek om verdere onderverdeling van gedeelte A van erf 373, Abbottsdale ingevolge artikel 25(2)(d) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (PG 8226 van 25 Maart 2020) is ontvang. Dit word voorgestel dat gedeelte A onderverdeel word in 53 ligte nywerheidsone (groot 7200m² tot 1,12ha) en 'n pad (45,9682ha).

Die aansoek om fasering van die onderverdelingsplan in 6 fases, ingevolge artikel 25(2)(k) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang.

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, Private Bag X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op 18 Augustus 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 stadsbeplanningstafdeling (Awyn Burger, Herman Olivier of 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

17 Julie 2025

KEY:

Relevant erf
Proposed Subdivision
Existing Electrical Servitude



ABBOTSDALE

RE/301

TITLE: SUBDIVISION PLAN 1
ERF 373, ABBOTSDALE

PHYSICAL ADDRESS: #

NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



C.N. JOUBERT & ASSOCIATES
TOPICAL SURVEYORS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, WILMERSBURG
Tel: 022 782 2184
Fax: 022 782 2181
Email: info@cnjoubert.co.za

DATE:

MARCH 2018

AUTHORITY:

SMARTLAND MUNICIPALITY

REF:

ABBOTSDALE/ZN-1



RE/1113

Portion A
 $\pm 47.4112\text{ha}$

Remainder
 $\pm 136.9214\text{ha}$

373

225.2m

246.6m

RE/997

Scale: 0 50 100 150 200 300 400m

KEY:

Relevant erf

Portion A of Erf 373

53 Industrial Zone 1 erf ±41.4483ha

1 Transport Zone 2 erf ±5.9629ha

Existing Electrical Servitude



TITLE: AMENDED SITE DEVELOPMENT PLAN
PORTION A OF ERF 373, ABBOTSDALE

PHYSICAL ADDRESS: #

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



G. J. PLUMMER & YENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
11 HANMER STREET ABBOTSDALE
Tel: 021 482 1945
Fax: 021 482 1945
Email: gplum@plumnote.co.za

DATE:

FEBRUARY 2020

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:
ABB/5749/21.2



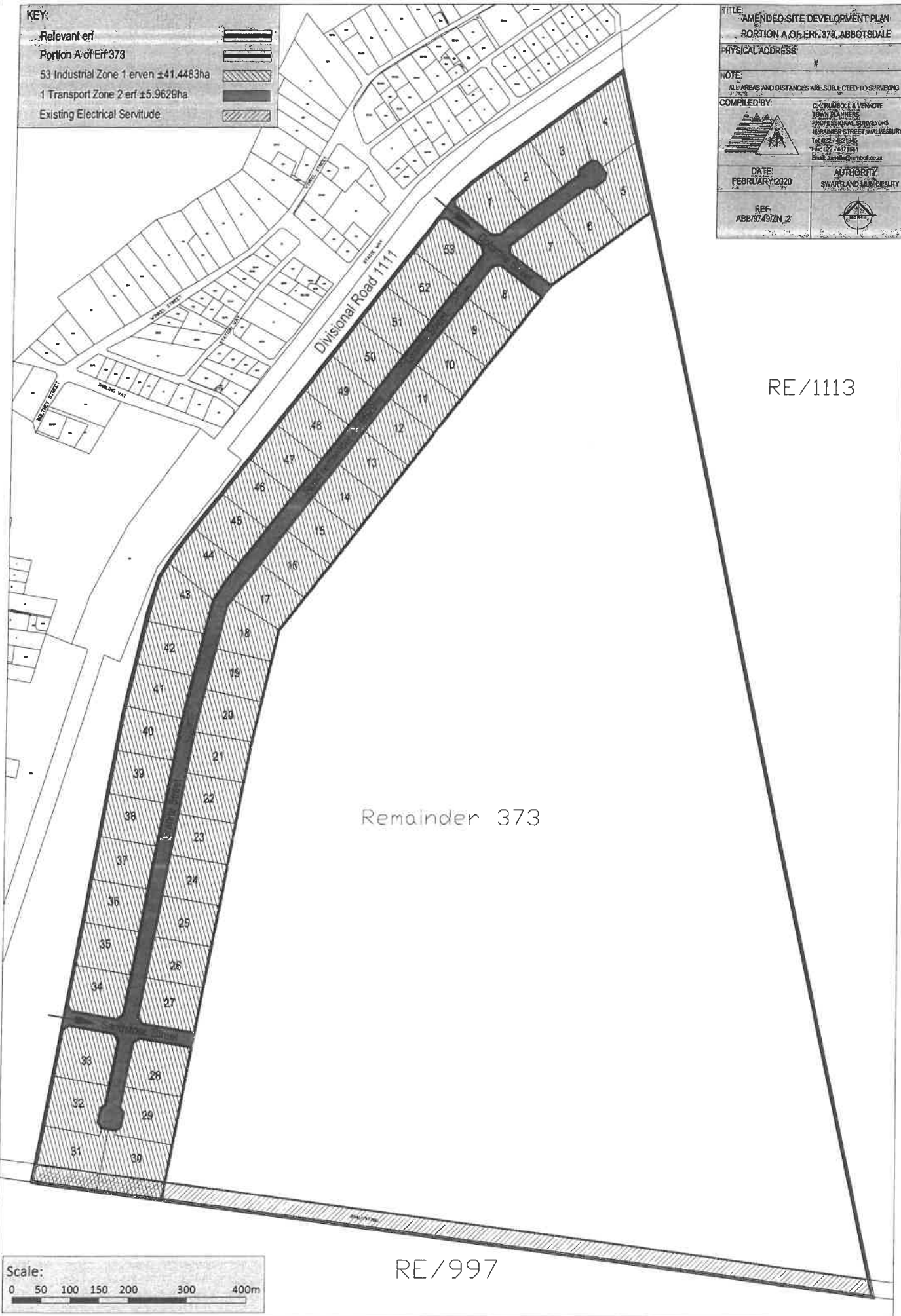
RE/1113

Remainder 373

RE/997

Scale:

0 50 100 150 200 300 400m



KEY:

Relevant erf

Portion A of Erf 373

53 Industrial Zone 1 erven ±41.4483ha

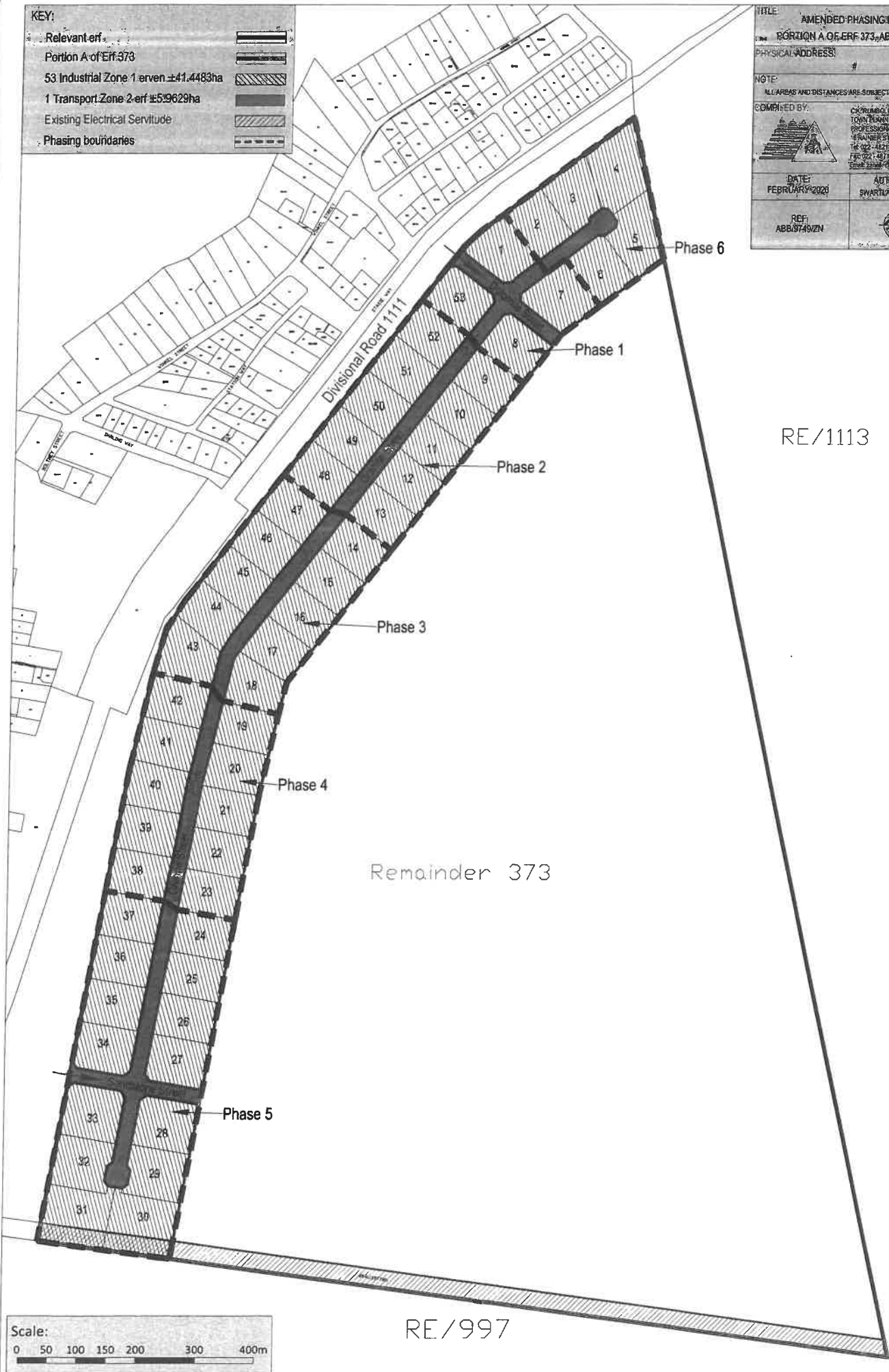
1 Transport Zone 2 erf ±5.9629ha

Existing Electrical Servitude

Phasing boundaries



TITLE: AMENDED PHASING PLAN	
PORTION A OF ERF 373, ABBOTSDALE	
PHYSICAL ADDRESS: #	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	CHROMBIE & VERHOE TOON RANDEE PROFESSIONAL SURVEYORS 16 RAINTER STREET, WILMERSBURG TEL: 021 481 1845 FAX: 021 481 1851 WWW.CHROMBIE-VERHOE.CO.ZA
DATE: FEBRUARY 2020	AUTHORITY: SWARTKOP MUNICIPALITY
REF: ABB/9749/ZN	



RE/1113

Remainder 373

RE/997