



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-15/Farm 697/01
15/3/6-15/Farm_697/01

Enquiries:
A. de Jager

11 August 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL, SITE DEVELOPMENT PLAN AND GENERAL PLAN ON PORTION 1 THE FARM 697, DIVISION MALMESBURY

Your application, with reference MAL/12625/ZN, dated 30 June 2022, on behalf of Swartland Municipality, regarding the subject refers.

A. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of conditions of approval regarding the rezoning and subdivision of Portion 1 of the Farm De Hoop no. 697, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. Condition 1.b), contained in approval letter 15/3/3-15/Farm_697/1, dated 3 October 2019, that reads:

a) "...1.(b) The subdivisional area (4.9757ha in extent) will, be subdivided as follows:

- 165 Residential Zone 2 erven ($\pm 2,7$ ha in extent - IRDP housing)
- 12 Residential Zone 2 erven (± 1310 m² in extent - "Walk-up housing)
- 4 Residential Zone 1 erven (± 1121 m² in extent - Affordable housing)
- 2 Open Space Zone 1 erven (± 1193 m² in extent – public open spaces)
- 2 Business Zone 2 erven (± 1310 m² in extent)
- 1 Community Zone 1 erf (± 1000 m² in extent - Crèche)
- 1 Community Zone 2 erf (± 864 m² in extent - Church)
- 1 Transport Zone 2 erf ($\pm 1,4977$ ha - Road)..."

be amended to read as follows:

"...1.(b) The subdivisional area (4,9757ha in extent), be subdivided as follows:

- i. 169 Residential Zone 2 erven ($\pm 2,76$ ha in extent – IRDP units);
- ii. 8 Residential Zone 2 erven (± 890 m² in extent – walk-up units);
- iii. 4 Residential Zone 1 erven ($\pm 1 121$ m² in extent – affordable housing units);
- iv. 2 Open Space Zone 1 erven ($\pm 1 193$ m² in extent – public open spaces);
- v. 2 Business Zone 2 erven ($\pm 2 112$ m² in extent – neighbourhood business);
- vi. 1 Community Zone 1 erf (± 1000 m² in extent – crèche);
- vii. 1 Community Zone 2 erf (± 864 m² in extent – church);
- viii. 1 Transport Zone 2 erf ($\pm 1,4977$ ha – road);

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

B. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the site development plan and General Plan for Portion 1 of the Farm De Hoop no. 697, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The Site Development Plan – De Hoop Housing Development Phase 1, reference MAL/10756/ZN_De Hoop_2 dated September 2019, be amended in accordance with the amended conditions of approval and replaced by Site Development Plan – De Hoop Housing Development Phase 1 (Draft 2), reference MAL/12625/ZN dated June 2022;
- b) A copy of the amended, approved subdivision plan be submitted to the Land Surveyor General for endorsement;
- c) General Plan no. 446/2020 be amended to reflect the amendments contained in Site Development Plan MAL/12625/ZN dated June 2022;

2. GENERAL

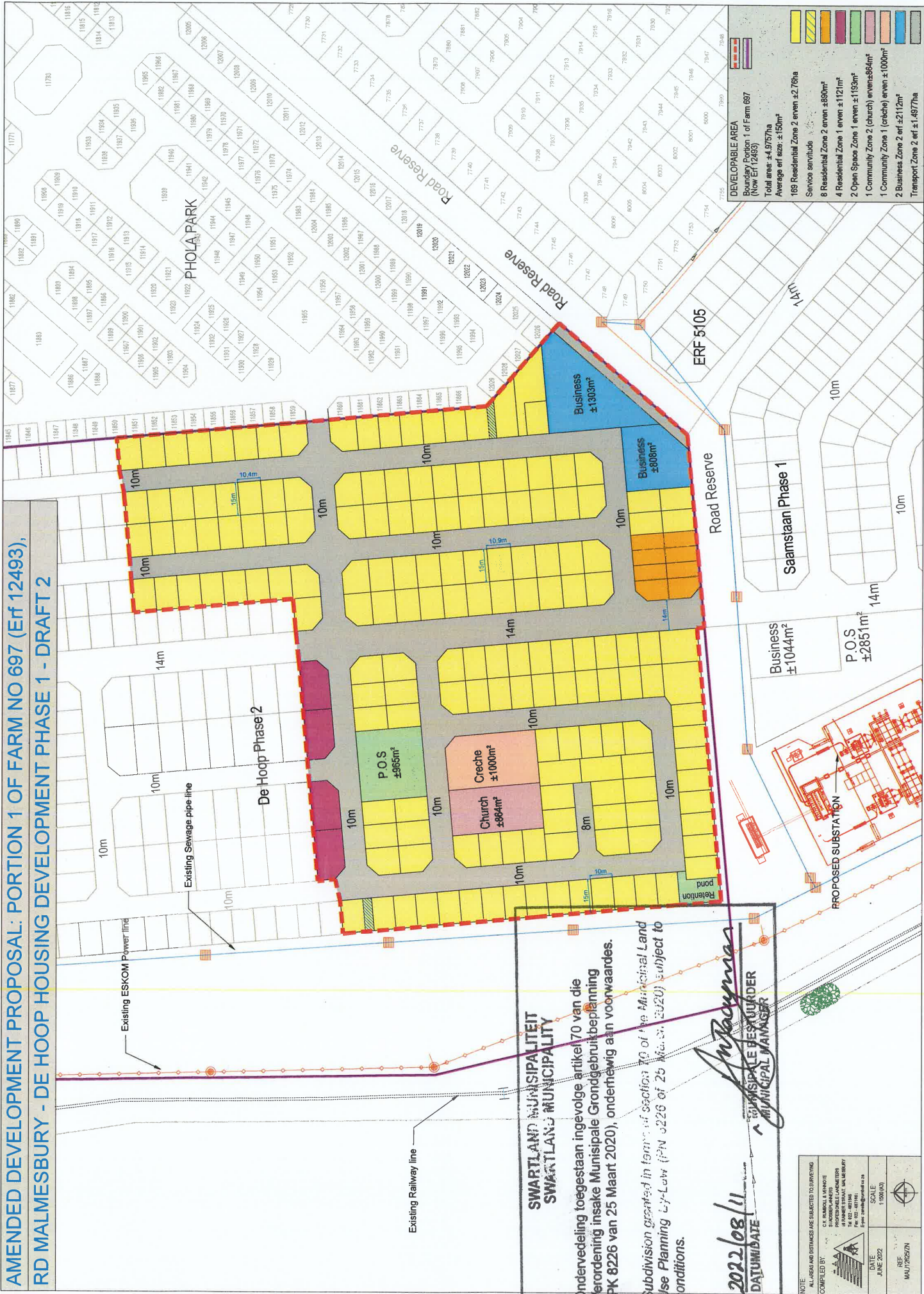
- a) All other conditions of approval contained in approval letter 15/3/3-15/Farm_697/1, dated 3 October 2019, remain unchanged;
- b) The approval does not exempt the applicant from adherence to any and all other legal requirements regarding the land use.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Building Control Officer

**AMENDED DEVELOPMENT PROPOSAL: PORTION 1 OF FARM NO 697 (Erf 12493),
RD MALMESBURY - DE HOOP HOUSING DEVELOPMENT PHASE 1 - DRAFT 2**



DEVELOPABLE AREA
Boundary Portion 1 of Farm 697
(Now Erf 12493)

Total area: ±4,9157ha
Average erf size: ±150m²

169 Residential Zone 2 even ±2,76ha
Service servitude
8 Residential Zone 2 even ±800m²
4 Residential Zone 1 even ±1121m²
2 Open Space Zone 1 even ±193m²
1 Community Zone 2 (church) even ±884m²
1 Community Zone 1 (creche) even ±1000m²
2 Business Zone 2 erf ±112m²
Transport Zone 2 erf ±1,4817ha

169 Residential Zone 2 even	±2,76ha
Service servitude	
8 Residential Zone 2 even	±800m²
4 Residential Zone 1 even	±1121m²
2 Open Space Zone 1 even	±193m²
1 Community Zone 2 (church) even	±884m²
1 Community Zone 1 (creche) even	±1000m²
2 Business Zone 2 erf	±112m²
Transport Zone 2 erf	±1,4817ha

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbepanning (PK 8226 van 25 Maart 2020), onderwerpig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

[Signature]
MUNICIPAL MANAGER

2022/08/11
DATE

NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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DATE: JUNE 2022
SCALE: 1:1000(A3)

SET BY: MAUTJESZON