

File ref: 15/3/3-15/Farm_De Hoop Phase 2 Housing Dev. Mal.
15/3/6-15/Farm_ De Hoop Phase 2 Housing Dev. Mal.
15/3/7-15/Farm_ De Hoop Phase 2 Housing Dev. Mal.
15/3/12-15/Farm_ De Hoop Phase 2 Housing Dev. Mal.
15/3/13-15/Farm_ De Hoop Phase 2 Housing Dev. Mal

Enquiries:
Mr AJ Burger

1 April 2026

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MALMESBURY
7299

via e-mail: planning4@rumboll.co.za

Dear Sir/Madam

AMENDMENT OF GENERAL PLAN NO 598/2024: DE HOOP HOUSING PROJECT PHASE 2 (SUB-PHASE F)

Your application with reference 15061/MAL/EM, dated 10 March 2026, on behalf of Swartland Municipality, refers.

A. By virtue of the authority delegated to the Senior Manager: Development Management 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 General Plan No 796/2025, is approved in terms of Section 70 of the By-Law.

1. TOWN PLANNING AND BUILDING CONTROL

- a) General Plan No 598/2024 is amended as follows:
- i) Erf 13223 (569m² in extent)
 - ii) Erf 13224 (2,0851ha in extent).

2. GENERAL

- a) All other conditions of approval of the decision dated 16 May 2022 remains unchanged and applicable;
- b) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

MUNICIPAL MANAGER
per Department Development Services
AJB/ds

*Copies: Land Surveyor General Private Bag X9028, Cape Town, 8000
Director: Financial Services
Director: Civil Engineering Services
Director: Electrical Engineering services*

Reasons for approval:

1. Site constraints during construction resulted in the required changes.
2. The application remains to be in compliance with the spatial planning of Malmesbury.
3. The application remains to comply with the principles of LUPA and SPLUMA.
4. No objections were lodged against the development proposal.