



File ref: 15/3/6-8/Erf_9469, 9470
15/3/4-8/Erf_9469,9470

Enquiries:
Mr AJ Burger

28 November 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

AMENDMENT OF APPROVED SUBDIVISION PLAN AND CONDITIONS OF APPROVAL REGARDING THE AMENDMENT OF THE SUBDIVISION PLAN, AMENDMENT OF CONDITIONS, SUBDIVISION, DEPARTURE OF DEVELOPMENT PARAMETERS AND PHASING OF ERVEN 9469 & 9470, MALMESBURY & APPROVAL OF A SITE DEVELOPMENT PLAN ON ERF 14247, MALMESBURY

Your application, with reference MAL/14912/MV, dated 14 November 2025, on behalf of River Leaf Investments Pty Ltd, regarding the subject 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 an Approved Subdivision Plan (Reference 15/3/6-8/Erf_9469,9470 & 15/3/4-8/Erf_9469,9470) on Erf 6469, Malmesbury, Relevant to Phase 2B.2 (Erf 14247), is approved in terms of Section 70 of the By-Law.

1. The subdivision plan be amended to the new plan with title **SUBDIVISION PLAN – ERF 14247, MALMESBURY (PHASE 2B.02), Reference #14912/MV, dated 4 November 2025.**

- B. 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 conditions in respect of an existing approval (Condition B2 – Reference: 15/3/6-8/Erf_9469,9470 & 15/3/4-8/Erf_9469,9470) regarding the amendment of an approved subdivision plan and conditions of approval regarding the amendment of the subdivision plan, amendment of conditions, subdivision, departure of development parameters and phasing of Erven 9469 and 9470, Malmesbury, and approval of a site development plan on Erf 14247, Malmesbury, is approved in terms of Section 70 of the By-Law.

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- iSwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

1. Condition B2 be amended as follows:

1(d) The subdivision plan for erf 9469 (Phase 2B) be phased as follows:

- Phase 2B.01 - 12 Residential zone 1 erven
 - 22 General Residential zone 1 erven
 - 2 Open space zone 2 erven
 - 6 Transport zone 2 erven
- Phase 2B.02 - 9 Residential zone 1 erven
 - 41 General Residential zone 1 erven
 - 3 Open space zone 2 erven
 - 1 Transport zone 2 erven,

as presented in the application (**Subdivision Plan: Erf 14247, Malmesbury, Ref: 14912/MV, dated 4 November 2025**).

C GENERAL

- a) The approval of the amended subdivision plans does not extend the validity period of the initial approval and the conditions of approval remain applicable;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AUB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 River Leaf Investments Pty Ltd Email: francois@slcsa.co.za
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SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening in die Munisipale Grondgebruikbeplanning
(FK 0226 van 25 Maart 2020), onderwerpe aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (FN 0226 of 25 March 2020) subject to
conditions.

2025/11/28

MUNICIPAL ENGINEER
MUNICIPAL MANAGER



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ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

SUBDIVISION PLAN -
ERF 14247, MALMESBURY
(PHASE 2B.02)

PAPER SIZE: A4

REF: #14912/MV DATE: 4 NOVEMBER 2025

SUBDIVISION PLAN: Erf 14247, Malmesbury
SCALE 1:500

ZONING SCHEDULE			
ERF NO	ZONING	LAND USE	NO ERVEN COLOUR
1-9	Residential Zone 1	Dwelling	9
10-50	General Residential Zone 1	Group Housing	41
51-53	Open Space Zone 2	Private Open Space	3
54	Transport Zone 2	Private Road	1

LEGEND:

- Cadastral Boundaries
- Subject Property
- Subdivision Lines

NOTES:

This diagram illustrates the
subdivision of Erf
Malmesbury, measuring 3.8902 Ha
and zoned as Subdivisional Area.

