



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



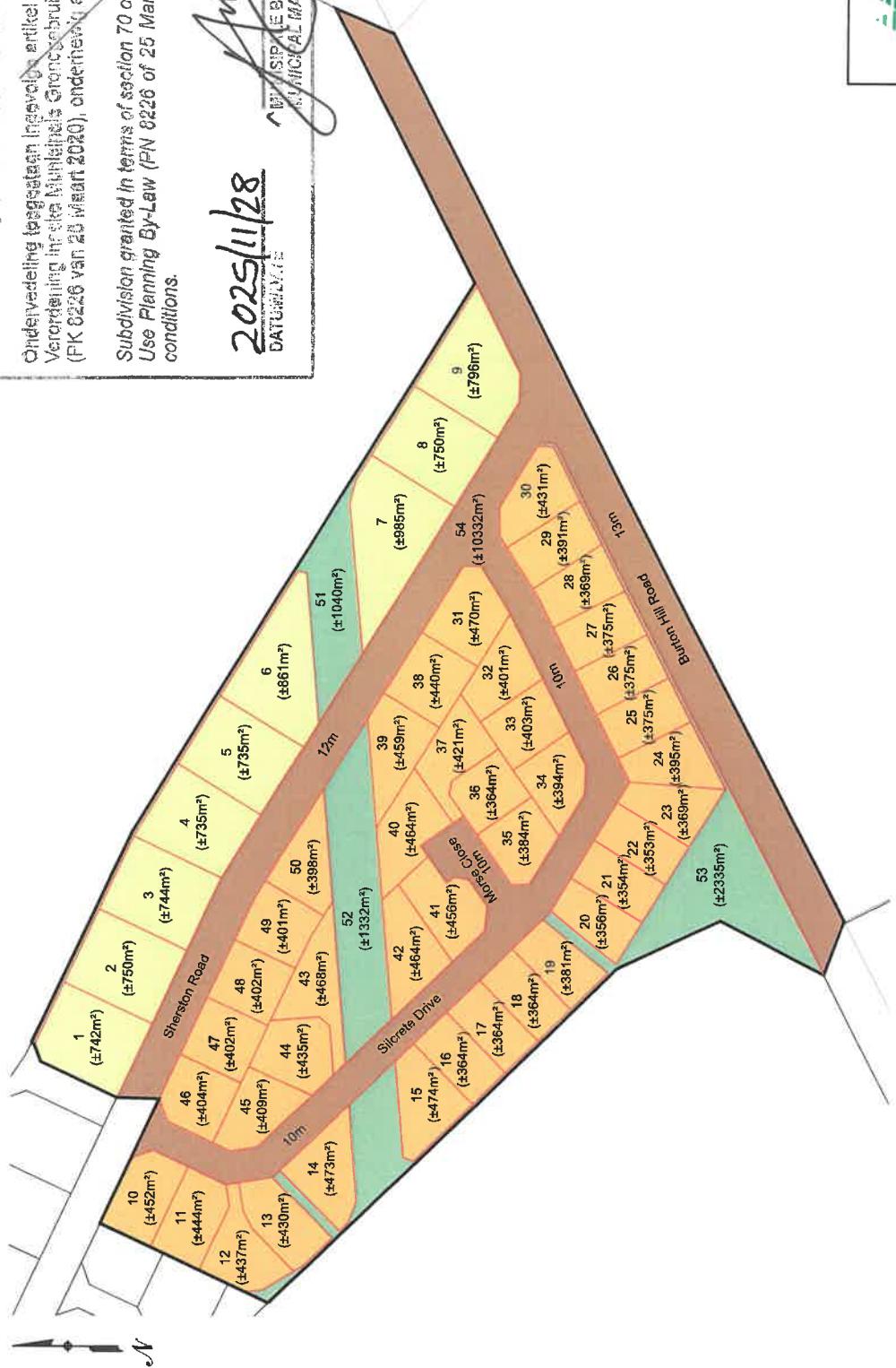
✓ MUNICIPAL MANAGER  
per Department Development Services  
A/B/ds

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](mailto:francois@slcsa.co.za)  
C K Rumboll & Partners : [planning1@rumboll.co.za](mailto:planning1@rumboll.co.za)

SMART AND MINDFUL PARENTING

Onselykcing toegestaan ingevolge artikel 70 van die Verordening in die Municiale Grondgebruikbeplanning (PK 8226 van 20 Maart 2020), onderneem aan voorwaarde.

2025/11/28 DATUM 11 WEEK  
WILLEM VAN DER NAAM  
WILLEM VAN DER TELEFOONNR.  
WILLEM VAN DER E-MAIL



SCALE 1:500

SCALE 1:500

E: planning1@runbox.co.za

ALL DISTANCES AND AREAS ARE SUBJECT

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

PAPER 2

REF: #14912/MV DATE: 4 NOVEMBER 2025

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	

**NOTES:**

This diagram illustrates the subdivision of Erf 14247, Malmesbury, measuring 3.8902 Ha and zoned as Subdivisional Area.

**LEGEND:**

Cadastral Boundaries	Subject Property	Subdivision Lines
_____	_____	_____