



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:
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1 April 2026

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7299

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

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF GENERAL PLAN & SITE DEVELOPMENT PLAN & PHASING PLAN: PROPOSED REZONING, SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND PHASING OF ERVEN 5105, 7456, 12492, 12493 AND 13011, MALMESBURY DATED 16 MAY 2022

Your application with reference 10756_3/ZN/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 conditions of approval, is approved in terms of Section 70 of the By-Law.
- 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 the General Plan No 796/2025, is approved in terms of Section 70 of the By-Law.
- C. 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 Site Development Plan, is approved in terms of Section 70 of the By-Law.
- D. 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 Phasing Plan, is approved in terms of Section 70 of the By-Law.

Decisions A and B are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) General Plan No 796/2025 is amended as follows:
 - i) Deletion of erven 10592-15120, 15121-15146, 15147-15167 and 2 roads;
 - ii) Creation of 1 Additional erf (Authority use – 2,8767ha in extent);

- b) The SDP is amended to remove 72 General Residential zone 3 erven and replacing it with 1 Authority zone erf;
- c) The SDP is amended to remove the Business zone 1 erf in Phase K to replacing it with 1 General Residential zone 3 erf;
- d) The SDP is amended to remove 1 Residential zone 2 erf and replacing it with an Open Space zone 1 erf (accommodating an electrical line crossing the site);
- e) The phasing plans of phase A3, G and K are amended as follows:

i) *Phase A3*

- 112 Residential zone 2 erven (IRDP)
- **99 Residential zone 2 erven (Walk-ups)**
- 31 Residential zone 4 erven (UISP)
- **8 Open Space zone 1 erven**
- 3 Business zone 2 erven
- Transport zone 2 erf

ii) *Phase G*

- **186 Residential zone 1 erven (affordable)**
- **2 General Residential zone 3 erven**
- 2 Open Space zone 1 erven
- **1 Authority zone erf**
- 1 Business zone 1 erf
- Transport zone 2 erf

iii) *Phase K*

- **4 General Residential zone 3 erven**
- 2 Authority zone erven
- Transport zone 2 erf

- f) Amendment of conditions 1(a), 1(b) as follows:

"...1(a) The consolidated erf, erf 13011 and erf 12567 be subdivided as follows:

- 1262 Residential zone 2 erven (IRDP)
- **729 Residential zone 2 erven (Walk-ups)**
- 31 Residential zone 4 erven (UISP)
- **474 Residential zone 1 erven (Affordable)**
- 7 General Residential zone 3 erven
- **36 Open Space zone 1 erven**
- 7 Community zone 2 erven (Church)
- 8 Community zone 1 erven (crèche and school)
- 1 Community zone 3 erf (hospital)
- **11 Business zone 2 erven**
- **12 Authority zone erven**
- Transport zone 2 erven (Roads)..."

"...1(b) The development be phased as follows:

Phase A3

- 112 Residential zone 2 erven (IRDP)
- **99 Residential zone 2 erven (Walk-ups)**
- 31 Residential zone 4 erven (UISP)
- **8 Open Space zone 1 erven**
- 3 Business zone 2 erven
- Transport zone 2 erf

Phase G

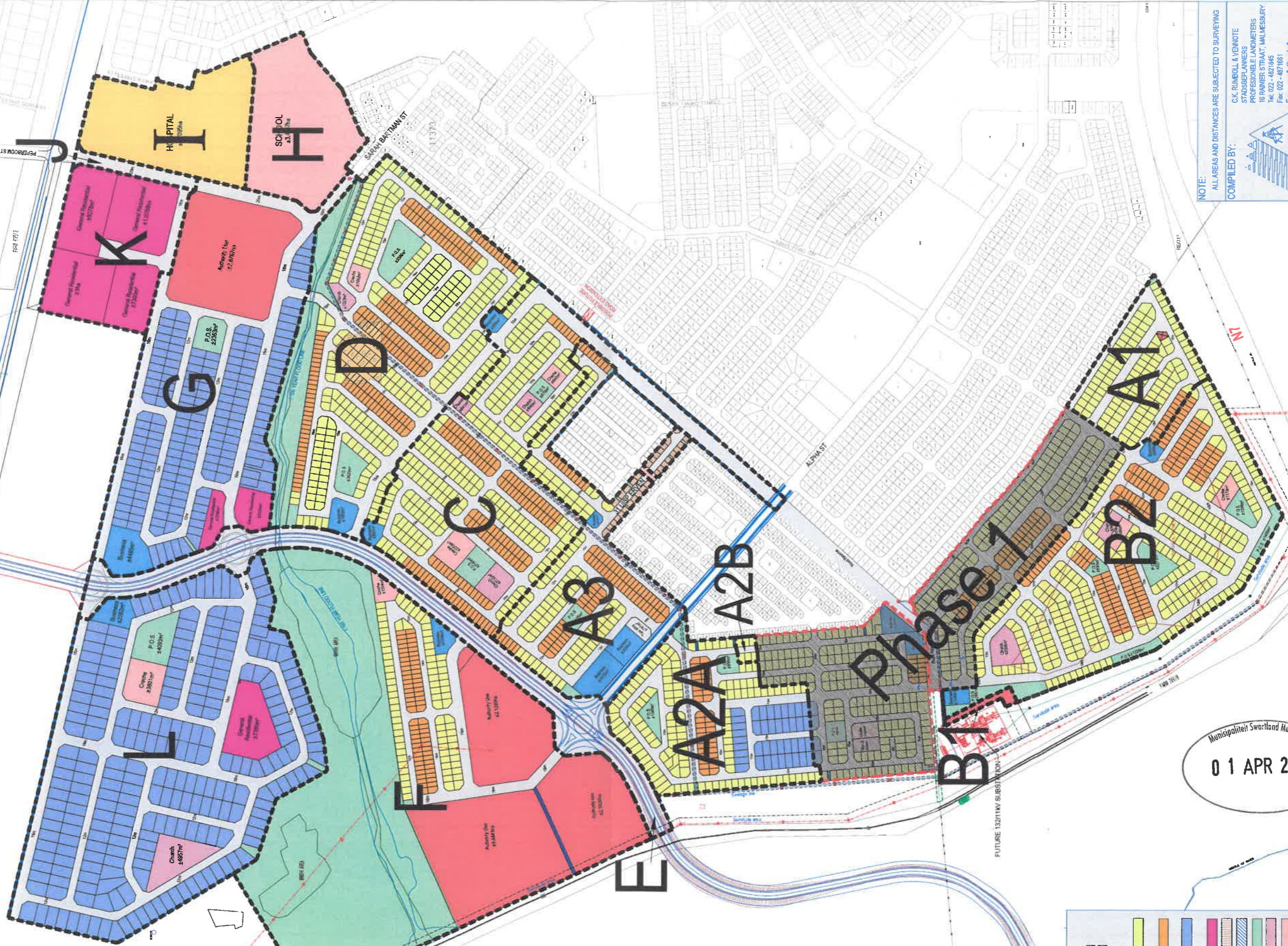
- **186 Residential zone 1 erven (affordable)**
- **2 General Residential zone 3 erven**
- 2 Open Space zone 1 erven

DE HOOP SITE DEVELOPMENT DRAFT 8

ERVEN 12567, 13011 AND CONSOLIDATED ERF

PHASE AB - INTERNAL SUBDIVISION AND PHASING

PHASING MAP 5



Munisipaliteit Swartland Municipality
01 APR 2026

LEGEND	Color/Pattern	Description
PHASE 1 - approved	Light Blue	PHASE 1 - approved
PHASE 2	Light Green	PHASE 2
Total area: ±123,678ha		Total area: ±123,678ha
1262 Residential Zone 2 erven	Yellow	1262 Residential Zone 2 erven
Average erf size - ±150m²		Average erf size - ±150m²
729 Residential Zone 2 erven	Orange	729 Residential Zone 2 erven
Average erf size - ±105m²		Average erf size - ±105m²
474 Residential Zone 1 erven	Blue	474 Residential Zone 1 erven
Average erf size - ±250-500m²		Average erf size - ±250-500m²
7 General Residential Zone 3 erven	Pink	7 General Residential Zone 3 erven
31 Residential Zone 4 erven	Light Blue	31 Residential Zone 4 erven
Service servitude	Blue hatched	Service servitude
37 Open Space Zone 1 erven	Green	37 Open Space Zone 1 erven
7 Community Zone 2 (church) erven	Light Green	7 Community Zone 2 (church) erven
8 Community Zone 1 (kerk + skool) erf	Light Green	8 Community Zone 1 (kerk + skool) erf
1 Community Zone 3 (hospital) erf	Light Green	1 Community Zone 3 (hospital) erf
11 Business Zone 2 erven	Light Green	11 Business Zone 2 erven
5 Authority Zone erven	Light Green	5 Authority Zone erven
7 Authority Zone erven - Minisubdivisions	Light Green	7 Authority Zone erven - Minisubdivisions
Transport Zone 2 erven	Light Green	Transport Zone 2 erven

NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

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DATE: MARCH 2026
 SCALE: 1:3000 (A1)
 REF: DeHoop/10759/ZN_8