



File ref: 15/3/3-8/Erf 9474, 13046  
15/3/6-8/Erf 9474, 13046  
15/3/12-8/Erf 9474, 13046

Enquiries:  
A. de Jager

23 April 2025

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Sir / Madam

**PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERF 9474 AND ERF 13046, MALMESBURY**

Your application with reference number MAL/14061/MC, dated 17 January 2025, on behalf of the Proprietary Trust, 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 rezoning of Erf 9474, Malmesbury, from Business Zone 1 to Subdivisional Area, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- 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 rezoning of Erf 13046, Malmesbury, from Open Space Zone 2 to Subdivisional Area, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);

Approvals A and B above are subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 9474 (3,4019ha in extent) be rezoned from Business Zone 1 to Subdivisional Area in order to accommodate the following zoning categories, as presented in the application on Rezoning Plan #14061/MC, dated November 2024:
- Residential Zone 1;
  - Business Zone 1;
  - Open Space Zone 2; and
  - Transport Zone 2;
- b) Erf 13046 (1,4154ha in extent) be rezoned from Open Space Zone 2 to Subdivisional Area in order to accommodate the following zoning categories, as presented in the application on Rezoning Plan #14061/MC, dated November 2024:

- 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!

- i. Business Zone 1;
  - ii. Business Zone 2;
  - iii. Open Space Zone 2; and
  - iv. Transport Zone 2;
- 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 subdivision of Erf 9474, Malmesbury, 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 subdivision of Erf 13046, Malmesbury, is approved in terms of Section 70 of the By-Law;
- E. 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 consolidation of a portion of Erf 9474, Malmesbury, with a portion of Erf 13046, Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals C. D. and E. above are subject to the conditions that:

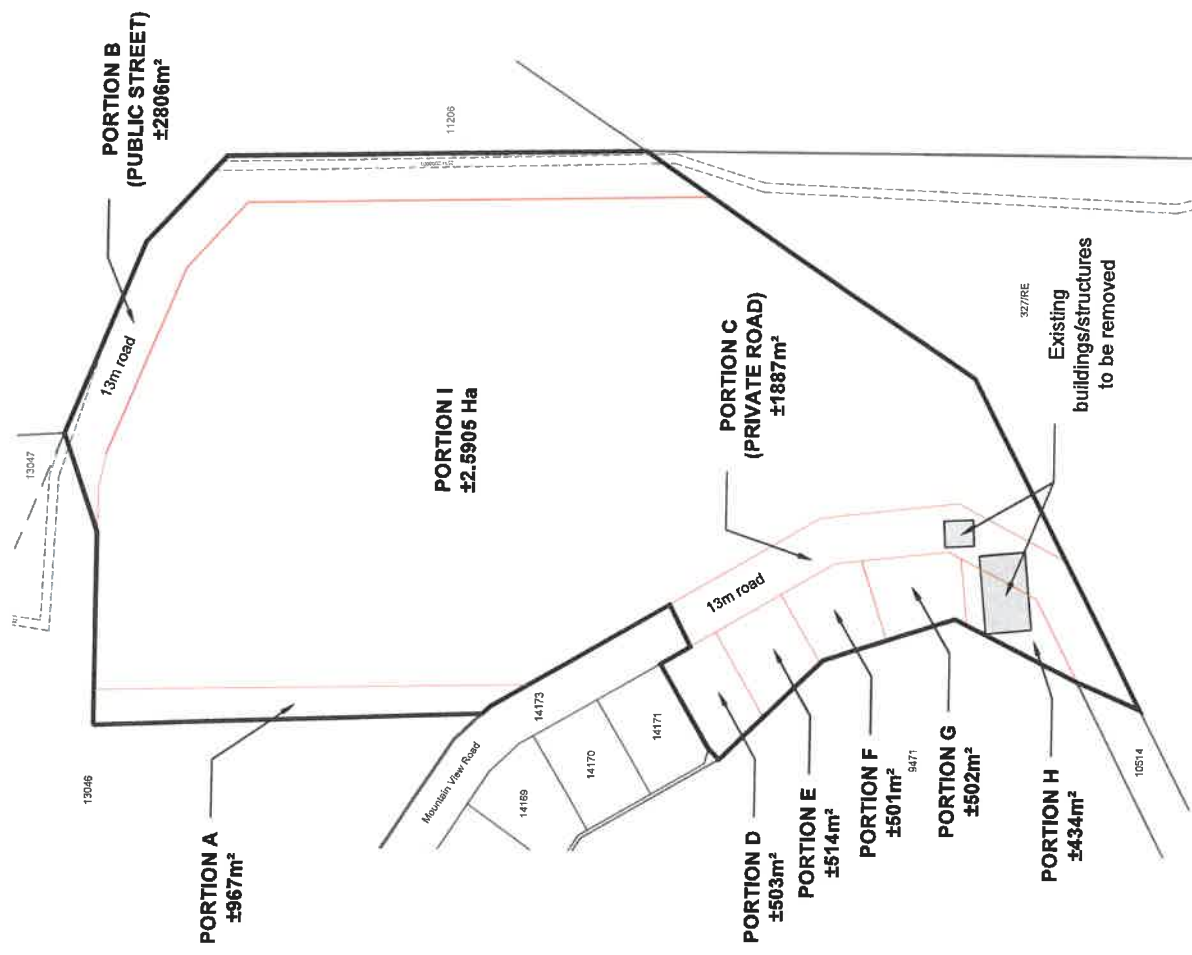
## 1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 9474 (3,4019ha in extent) be subdivided into the following portions, in accordance with Subdivision Plan14061/MC, dated November 2024, presented in the application:
  - i. Portion A: 967m<sup>2</sup> in extent
  - ii. Portion B: 2 806m<sup>2</sup> in extent;
  - iii. Portion C: 1 887m<sup>2</sup> in extent;
  - iv. Portion D: 503m<sup>2</sup> in extent;
  - v. Portion E: 514m<sup>2</sup> in extent;
  - vi. Portion F: 501m<sup>2</sup> in extent;
  - vii. Portion G: 502m<sup>2</sup> in extent;
  - viii. Portion H: 434m<sup>2</sup> in extent;
  - ix. Portion I: 2,5905ha in extent;
- b) Erf 13046 (1,4154ha in extent) be subdivided into the following portions, in accordance with Subdivision Plan14061/MC, dated November 2024, presented in the application, into:
  - i. Portion A: 5 714m<sup>2</sup>
  - ii. Portion B: 2 123m<sup>2</sup>
  - iii. Portion C: 2 013m<sup>2</sup>
  - iv. Portion D: 4 277m<sup>2</sup>
- c) Portion A (967m<sup>2</sup> in extent) of Erf 9474 be consolidated with Portion A (5 714m<sup>2</sup> in extent) of Erf 13046, in order to create a new land unit of 6 681m<sup>2</sup> in extent;
- d) The General Plan be submitted to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
  - i. the municipality's decision to approve the subdivisions and consolidation;
  - ii. the conditions of approval imposed in terms of section 76; and
  - iii. the approved subdivision plans and consolidation plan;
- e) The Transport Zone 2 erven and the Open Space Zone 2 portions be transferred to the Owners Association, before transfer of the first residential property is approved;

## 2. WATER

- a) The conditions contained in the service level agreement with River Leaf Investments, regarding the engineering services for the development, remains unchanged and applicable;

*Copies: Department: Financial Services  
Department: Civil Engineering Services  
Building Control Officer  
Proprop Trust, 3 Silverwood Close, Westlake, CAPE TOWN, 7945  
gerry@mountroualestate.co.za*



**LEGEND:**

- Subject Property
- Approved subdivision
- Proposed Subdivision Line
- Existing 2.5m pipeline servitude
- Existing buildings/structures

**NOTES:**

Erf 9474, Malmesbury, measures 3.4019 Ha in extent, and is zoned as Business Zone 1.

SMARTLAND MUNICIPALITY

Onderverdeling voorgesteen ingevolge artikel 70 van die Verordening inreake Munisipale Grondgebruiksbeplanning (PK 8226 van 20 Maart 2020), onderwerp 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.

2025/04/23

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ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

SUBDIVISION PLAN -  
ERF 9474, MALMESBURY





PAPER SIZE: A4

REF: #14061/MC DATE: NOVEMBER 2024

PROPOSED SUBDIVISION: ERF 9474, MALMESBURY  
SCALE: 1:500



**LEGEND:**

-  Subject Property
-  Proposed Subdivision Lines
-  Existing 2.5m pipeline servitude
-  Existing buildings/structures

**NOTES:**

Erf 13046, Malmesbury, measures 1.4154 Ha in extent, and is zoned as Open Space Zone 2.

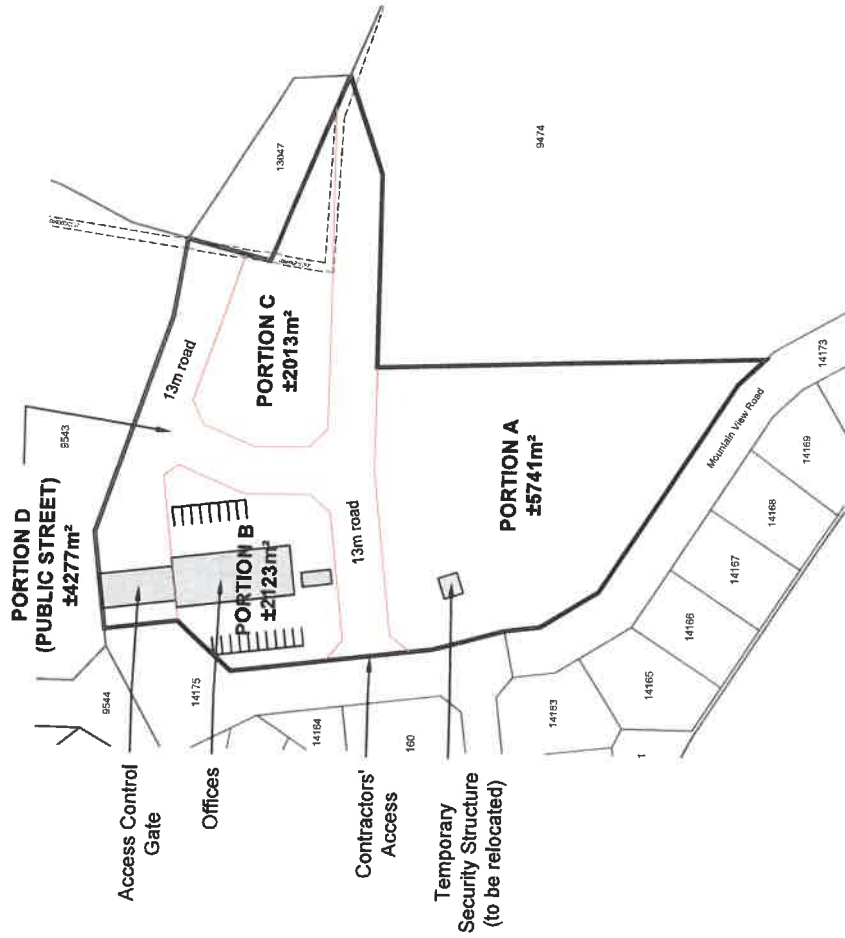
**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Ondervinding toegestaan Ingevolge artikel 70 van die Verordening inasake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig 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.

2025/04/23  
DATE

MUNICIPAL ENGINEER  
MUNICIPAL MANAGER



1. PROPOSED SUBDIVISION: ERF 13046/RE  
SCALE: 1:500



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