



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

Enquiries:

A. de Jager

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

24 October 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Sir / Madam

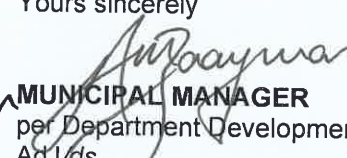
PROPOSED AMENDMENT OF THE APPROVED SUBDIVISION AND PHASING PLAN OF THE DE HOOP HOUSING PROJECT PHASE 2: SUB-PHASES A3 AND C (ERVEN 5105, 11280, 7456, 12492, 12493, AND 13011)

Your application with reference MAL/13244/HDT, dated 21 June 2023, on behalf of Swartland Municipality, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the subdivision plan and the phasing plans (Sub-Phase A3 and Sub-Phase C) on erven 5105, 11280, 7456, 12492, 12493, and 13011, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. The total of 16 erven of which 8 have pan-handles in Sub-Phase A3 be re-configured and replaced by 16 equal sized erven which obtain direct access from the proposed north-western road, as presented in the application;
2. The total of 14 erven of which 7 have pan-handles in Sub-Phase C be re-configured and replaced by 14 equal sized erven which obtain direct access from the proposed north-western road, as presented in the application;
3. The amended De Hoop Site Development Plan 6C: Internal Subdivision and Phasing, with reference De Hoop/10756/ZN_6C, indicating the re-configured erf layout, be approved;
4. The amended De Hoop Site Development Plan 6C: Phasing Map 3C, with reference De Hoop/10756/ZN_6C, reflecting the removal of the pan-handle erven in Phase A3 and Phase C, be approved;
5. All other conditions of approval contained in approval letter 15/3/3-15/De Hoop Phase 2 Housing Dev Mal, dated 16 May 2022, remain unchanged.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

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

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

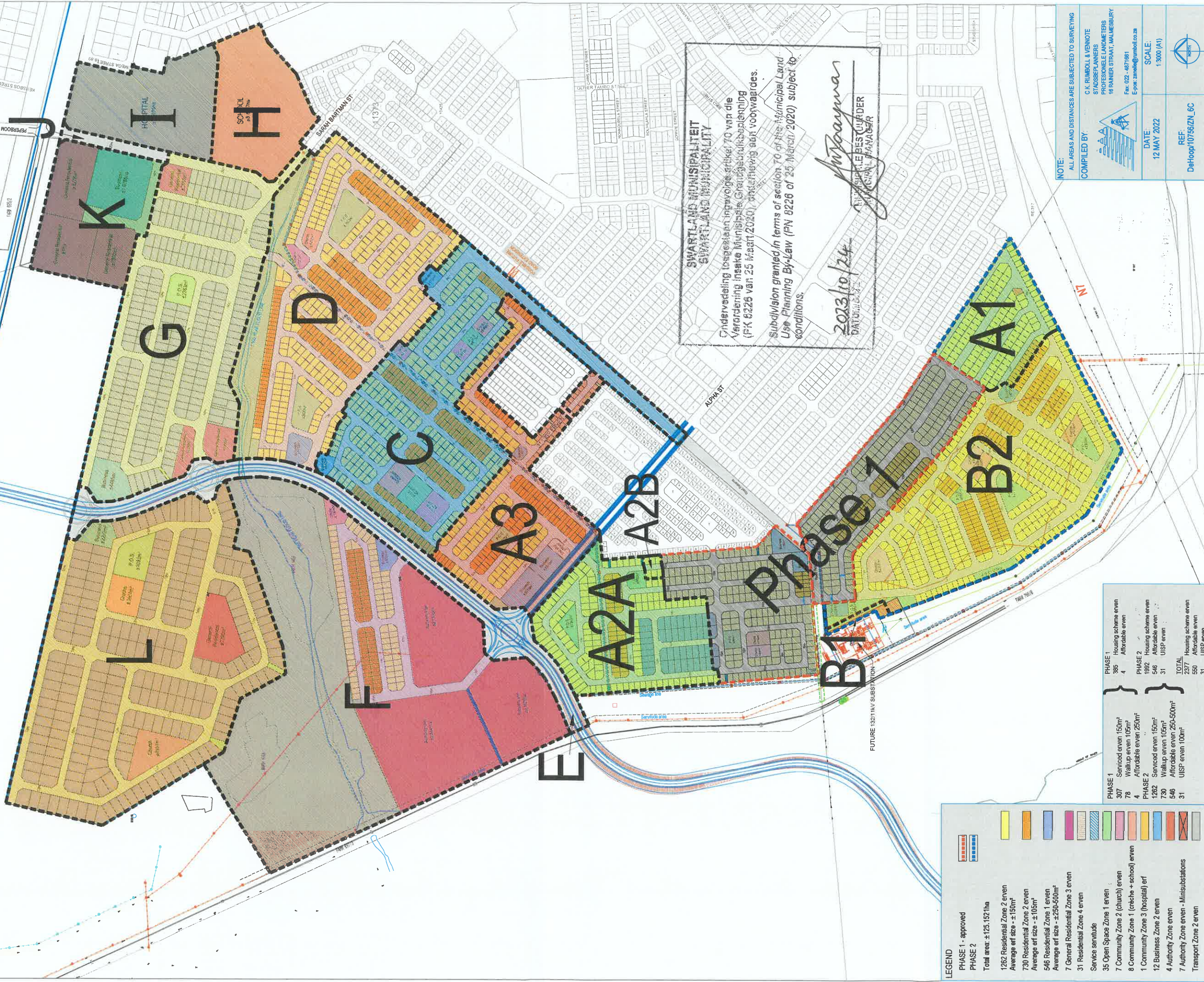
DE HOOP SITE DEVELOPMENT DRAFT 6C

ERVEN 12567, 13011 AND CONSOLIDATED ERF

PHASE AB - INTERNAL SUBDIVISION AND PHASING

PHASING MAP 3C

DARLING ROAD R315



LEGEND

PHASE 1 - approved

PHASE 2

Total area: ±125.1521ha

1262 Residential Zone 2 erven

Average erf size - ±150m²

730 Residential Zone 2 erven

Average erf size - ±105m²

546 Residential Zone 1 erven

Average erf size - ±250-500m²

7 General Residential Zone 3 erven

31 Residential Zone 4 erven

Service servitude

35 Open Space Zone 1 erven

7 Community Zone 2 (church) erven

8 Community Zone 1 (crèche + school) erven

1 Community Zone 3 (hospital) erf

12 Business Zone 2 erven

4 Authority Zone erven

7 Authority Zone erven - Minisubstations

Transport Zone 2 erven

PHASE 1

307 Serviced erven 150m²

76 Walkup erven 100m²

4 Affordable erven 250m²

PHASE 2

1262 Serviced erven 150m²

730 Walkup erven 105m²

546 Affordable erven 250-500m²

31 USP erven 100m²

PHASE 1

385 Housing scheme erven

4 Affordable erven

PHASE 2

1892 Housing scheme erven

546 Affordable erven

31 USP erven

TOTAL

2377 Housing scheme erven

550 Affordable erven

31 USP erven

NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:

C.K. RUMBOLD & VENOTE
STADSRUIMTEPLANNERS
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Tel: 022-4871881
E-pos: zandee@rumbold.co.za

DATE:

12 MAY 2022

SCALE:

1:3000 (A1)

REF:

DeHoop10756/DN_6C



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling voorgestel in hoofdstuk 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(RK 6226 van 25 Maart 2020), onderwerping aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 6226 of 25 March 2020) subject to
conditions.

2023/10/24
DATE

SWARTLAND MUNISIPALITEIT
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ERVEN 12567, 13011 AND CONSOLIDATED ERF
PHASE AB - INTERNAL SUBDIVISION AND PHASING

