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

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

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

Enquiries:
Mr AJ Burger

20 October 2023

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED AMENDMENT OF AN APPROVED SUBDIVISION PLAN, AMENDMENT OF CONDITIONS OF APPROVAL, SUBDIVISION, DEPARTURE OF DEVELOPMENT PARAMETERS AND PHASING ON ERVEN 9469 & 9470, MALMESBURY

Your application with reference MAL/12980/MC, dated 26 July 2023, on behalf of Proprop Trust, refers.

- A 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 Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), the application for the amendment of a subdivision plan (General plans 4492/2007 and 4493/2007) on a portion of Erf 327, Malmesbury and a portion of farm Tweefontein 696/0, division Malmesbury, regarding to phases 2B and 2C, is hereby 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 Resolution 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, dated 25 March 2020), the application for the amendment of condition B(a) of an existing approval regarding the rezoning and subdivision of a portion of Erf 327, Malmesbury and a portion of farm Tweefontein 696/0, division Malmesbury, regarding to phases 2B and 2C, is hereby 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 Resolution 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, dated 25 March 2020), the application for the subdivision of the group housing premises on Erf 9469, Malmesbury, is hereby 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 Resolution 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, dated 25 March 2020), the application for the phasing of the subdivision of Erf 9469, Malmesbury, is hereby 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 Resolution 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, dated 25 March 2020), the application for the subdivision of the group housing premises on Erf 9470, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.

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

- F 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 Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), the application for the phasing of the subdivision of Erf 9470, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.
- G 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 Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), the application for the departure of development parameters on Erf 9470, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.

Decisions A to G are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The amendment of the subdivision plan as mentioned in Decision A reflects the following changes:

Phase 2B	Phase 2C
21 Residential zone 1 erven (low density)	55 Residential zone 1 erven (low density)
1 General Residential erf (grouphousing)	1 General Residential erf (grouphousing)
2 Open space zone 2 erven (private open space)	2 Open space zone 2 erven (private open space)
2 Transport zone 2 erven (private road)	5 Transport zone 2 erven (private roads)

- (b) Condition B(a), as stated in Decision B be amended as follows:

"...(a) That approval be granted in terms of the provision of section 16(1) of Ordinance 15 of 1985 for the rezoning of a portion of Erf 327, Malmesbury (33,82ha in extent) and a portion of the Remainder of Farm Tweefontein nr. 696 (75,03ha in extent), division Malmesbury to subdivisional area in order to establish the following land uses:

- (a) Residential Zone 1 : **475** erven;*
- (b) General Residential Zone 1 (Group housing) : 6 erven;*
- (c) General Residential Zone 3 (Flats) : 1 erf;*
- (d) Business Zone 1 : 2 erven*
- (e) Open Space Zone 2 : private open space*
- (f) Transport Zone 2 : private roads*

- (c) Erf 9469, Malmesbury be subdivided as follows:

- 63 grouphousing erven
- 21 residential zone 1 erven
- 5 private open space erven, and
- 8 private road erven,

as presented in the application (Subdivision plan: Erf 9469, Malmesbury (Phase 2B) Ref: MAL/12980/MC, dated July 2023);

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

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

as presented in the application (Phasing plan: Erf 9469, Malmesbury (Phase 2B) Ref: MAL/12980/MC, dated July 2023);

- (e) Erf 9470, Malmesbury be subdivided as follows:
- 26 Grouphousing erven,
 - 55 Residential zone 1 erven
 - 2 Private Open Space zone erven
 - 6 Private roads
- as presented in the application (Subdivision plan: Proposed portion 56 of erf 9470, Malmesbury (grouphousing) : Ref: MAL/12980/MC, dated July 2023);
- (f) The subdivision plan for erf 9470 (Erf 2C) be phased as follows:
- Phase 2C.1 - 9 Residential zone 1 erven
- 1 Transport zone 2 erf
 - Phase 2C.2 - 46 Residential zone 1 erven
- 2 Open space zone 2 erven
- 3 Transport zone 2 erven
 - Phase 2C.3 - 26 General Residential zone 1 erven
- 2 Transport zone 1 erf,
- as presented in the application (Phasing plan: Erf 9470, Malmesbury (Phase 2B) Ref: MAL/12980/MC, dated July 2023);
- (g) Departure from the required 1300m² communal open space to 0m² for the grouphousing scheme on erf 9470.

2. DEPARTMENT CIVIL ENGINEERING SERVICES

- (a) The existing engineering services contract be amended to accommodate the proposed amendments together with the relevant development charges.

3. DEPARTMENT ELECTRICAL ENGINEERING SERVICES

- (a) Each subdivided portion be provided with a separate connection for the cost of the owner/developer;
- (b) The relocation of any electrical cables over the subdivided portions be done for the cost of the owner/developer;
- (c) Any electrical inter-connections be isolated and removed;
- (d) No existing (low & medium) tension networks exists. The planning and design in order to create the tension networks, be for the cost of the owner/developer;
- (e) A professionally registered electrical consultant be appointed for the design of the medium, low voltage networks and street light design. The electrical design be presented to the Director: Electrical Engineering Services for approval before starting the tender process;
- (f) The appointed contractor work directly under the supervision of the electrical consultant;
- (g) Additional to the above mentioned, the owner/developer be responsible for the cost of the electrical connections to the subdivided portions;

5. GENERAL

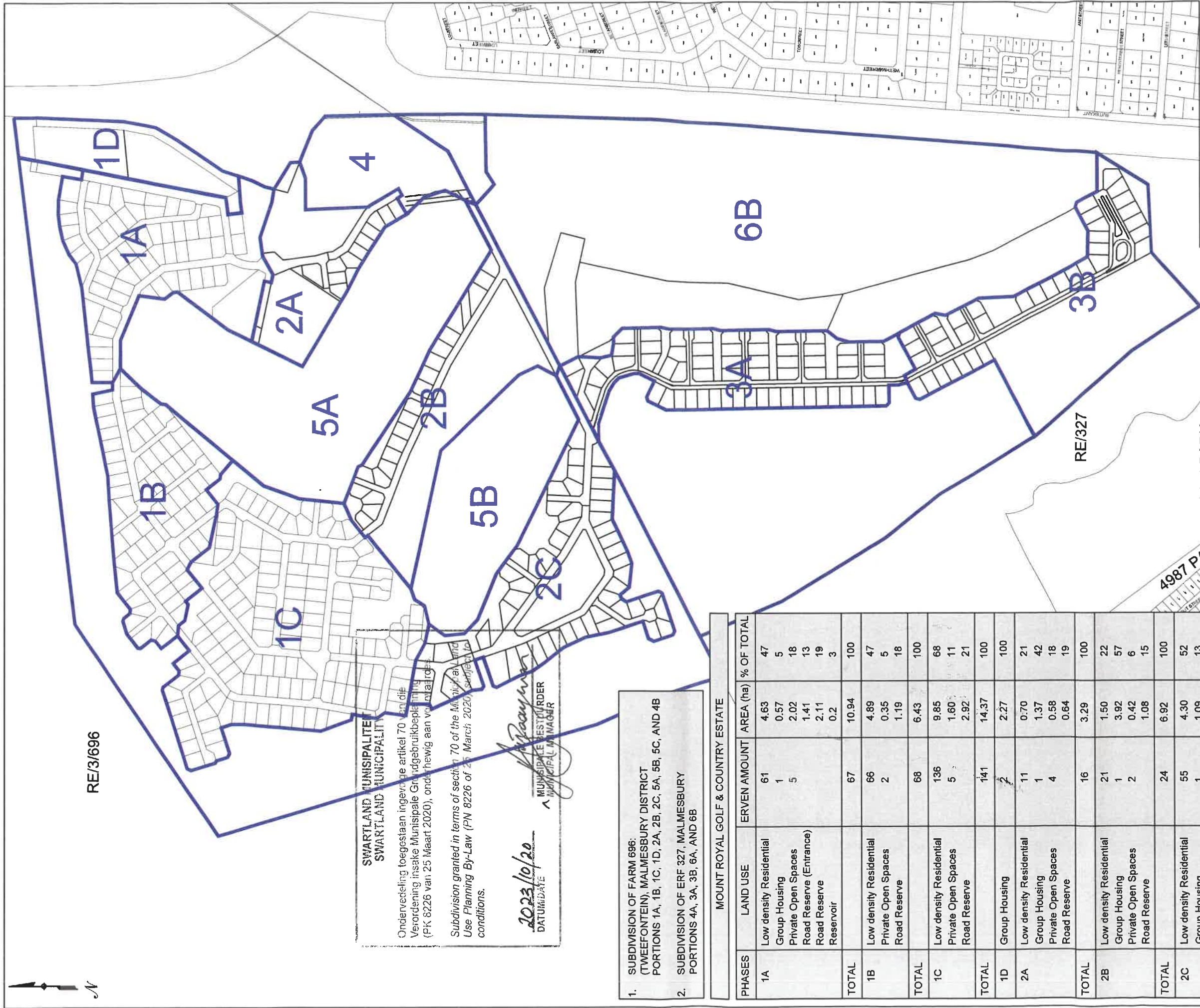
- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (c) All conditions of approval be implemented before the new land use come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
A/B/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department Financial Services
 Department Civil Engineering Services
 Department Electrical Engineering Services
 Building Control Officer
 Proprop Trust, Suite 4 Constantia House, Steenberg Office Park, Constantia, 7800

SUBDIVISION PLAN: MOUNT ROYAL GOLF & COUNTRY ESTATE



RE/3/696

SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

Ondervestiging toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderworpe aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal
Use Planning By-Law (PN 8226 of 25 March 2020), subject to
conditions.

2023/10/20
DATE

MUNICIPALITY
MUNICIPALITY

1. SUBDIVISION OF FARM 696:
(TWEETFONTEIN), MALMESBURY DISTRICT
PORTIONS 1A, 1B, 1C, 1D, 2A, 2B, 2C, 5A, 5B, 5C, AND 4B
2. SUBDIVISION OF ERF 327, MALMESBURY
PORTIONS 4A, 3A, 3B, 6A, AND 6B

MOUNT ROYAL GOLF & COUNTRY ESTATE				
PHASES	LAND USE	ERVEN AMOUNT	AREA (ha)	% OF TOTAL
1A	Low density Residential Group Housing Private Open Spaces Road Reserve (Entrance) Road Reserve Reservoir	61 1 5	4.63 0.57 2.02 1.41 2.11 0.2	47 5 18 13 19 3
TOTAL		67	10.94	100
1B	Low density Residential Private Open Spaces Road Reserve	66 2	4.89 0.35 1.19	47 5 18
TOTAL		68	6.43	100
1C	Low density Residential Private Open Spaces Road Reserve	136 5	9.85 1.60 2.92	68 11 21
TOTAL		141	14.37	100
1D	Group Housing	2	2.27	100
2A	Low density Residential Group Housing Private Open Spaces Road Reserve	11 1 4	0.70 1.37 0.58 0.64	21 42 18 19
TOTAL		16	3.29	100
2B	Low density Residential Group Housing Private Open Spaces Road Reserve	21 1 2	1.50 3.92 0.42 1.08	22 57 6 15
TOTAL		24	6.92	100
2C	Low density Residential Group Housing Private Open Spaces Road Reserve	55 1 2	4.30 1.09 1.22 1.69	52 13 15 20
TOTAL		58	8.30	100
3A	Low density Residential Private Open Spaces Road Reserve	61 1	3.30 0.92 2.31	50 14 36
TOTAL		62	6.53	100
3B	Low density Residential General Residential General Residential Private Open Spaces	36 1 1	2.59 3.85 0.73 1.12	31 46 9 14
TOTAL		38	8.20	100
4	Business Zone	2	4.42	100

Drawing: Mount Royal Golf & Country Estate

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning1@rumbold.co.za



DATE: July 2023
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/12980/MC

SUBDIVISION PLAN: ERF 9469, MALMESBURY (PHASE 2B)



LEGEND:

- Existing cadastrals
- Subject property
- Proposed subdivision lines
- Existing and Proposed Pipelines

NOTES:

Erf 9469, Malmesbury, measures 6.9290 Ha in extent, and is zoned Subdivisional Area.

Erf sizes of the low density residential erven range from ±561m² - ±991m².

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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.

2023/10/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

ERF 9469 ZONING SCHEDULE

ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
	Subdivisional Area				
1-21	Residential Zone 1	Low Density Residential	21	±1.5016 Ha	Yellow
22	General Residential Zone 1	Group Housing	1	±3.9231 Ha	Orange
23-24	Open Space Zone 2	Private Open Space	2	±0.4242 Ha	Green
25-26	Transport Zone 2	Private Road	2	±1.0787 Ha	Brown

Drawing:
Mount Royal Golf & Country Estate Phase 2B

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DATE:
July 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

SUBDIVISION PLAN: PROPOSED PORTION 22 OF ERF 9469, MALMESBURY (GROUP HOUSING)



LEGEND:

- Subject property
- Proposed subdivision lines
- Existing and Proposed Pipelines

NOTES:

The proposed Portion 22 of Erf 9469, Malmesbury, measures ±3.9231 Ha in extent, and is zoned General Residential Zone 1.

This diagram illustrates the internal subdivision of the group housing site into 42 portions.

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Ondervinding toegestaan ingevolge artikel 70 van die Verordening inake Munisipale 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.

2023/10/20
DATUM/DIE

AMUNISIPALE BESTUURDER
MUNICIPAL MANAGER

GROUP HOUSING SCHEME ZONING SCHEDULE

ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
1-63	General Residential Zone 1	Group Housing	63	±2.5832 Ha	
64-66	Open Space Zone 2	Private Open Space	3	±0.8768 Ha	
67-72	Transport Zone 2	Private Road	6	±0.4631 Ha	

Drawing:
Mount Royal Golf & Country Estate Phase 2B

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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DATE:
July 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:

MAL/12980/MC

PHASING PLAN: ERF 9469, MALMESBURY (PHASE 2B)



- LEGEND:
- Existing cadastrals
 - Subject property
 - Proposed subdivision lines
 - Group Housing Scheme
 - Development Phases
 - Existing and Proposed Pipelines

- NOTES:
- Erf 9469, Malmesbury, measures 6.9290 Ha in extent, and is zoned Subdivisional Area.
- Phase 2B.1 comprises of 12 low density residential erven, 22 medium density residential erven, 6 private roads, and 2 private open spaces.
 - Phase 2B.2 comprises of 9 low density residential erven, 41 medium density residential erven, 2 private roads, and 3 private open spaces.

ERF 9469 ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
	Subdivisional Area				
1-21	Residential Zone 1	Low Density Residential	21	±1.5016 Ha	
22	General Residential Zone 1	Group Housing	1	±3.9231 Ha	
23-24	Open Space Zone 2	Private Open Space	2	±0.4242 Ha	
25-26	Transport Zone 2	Private Road	2	±1.0787 Ha	

GROUP HOUSING SCHEME ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
1-63	General Residential Zone 1	Group Housing	63	±2.5832 Ha	
64-66	Open Space Zone 2	Private Open Space	3	±0.8768 Ha	
67-72	Transport Zone 2	Private Road	6	±0.4631 Ha	

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Gronogebruikbeplanning (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.

2023/10/20
DATUM: 2023/10/20

MINISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing:
Mount Royal Golf & Country Estate Phase 2B

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

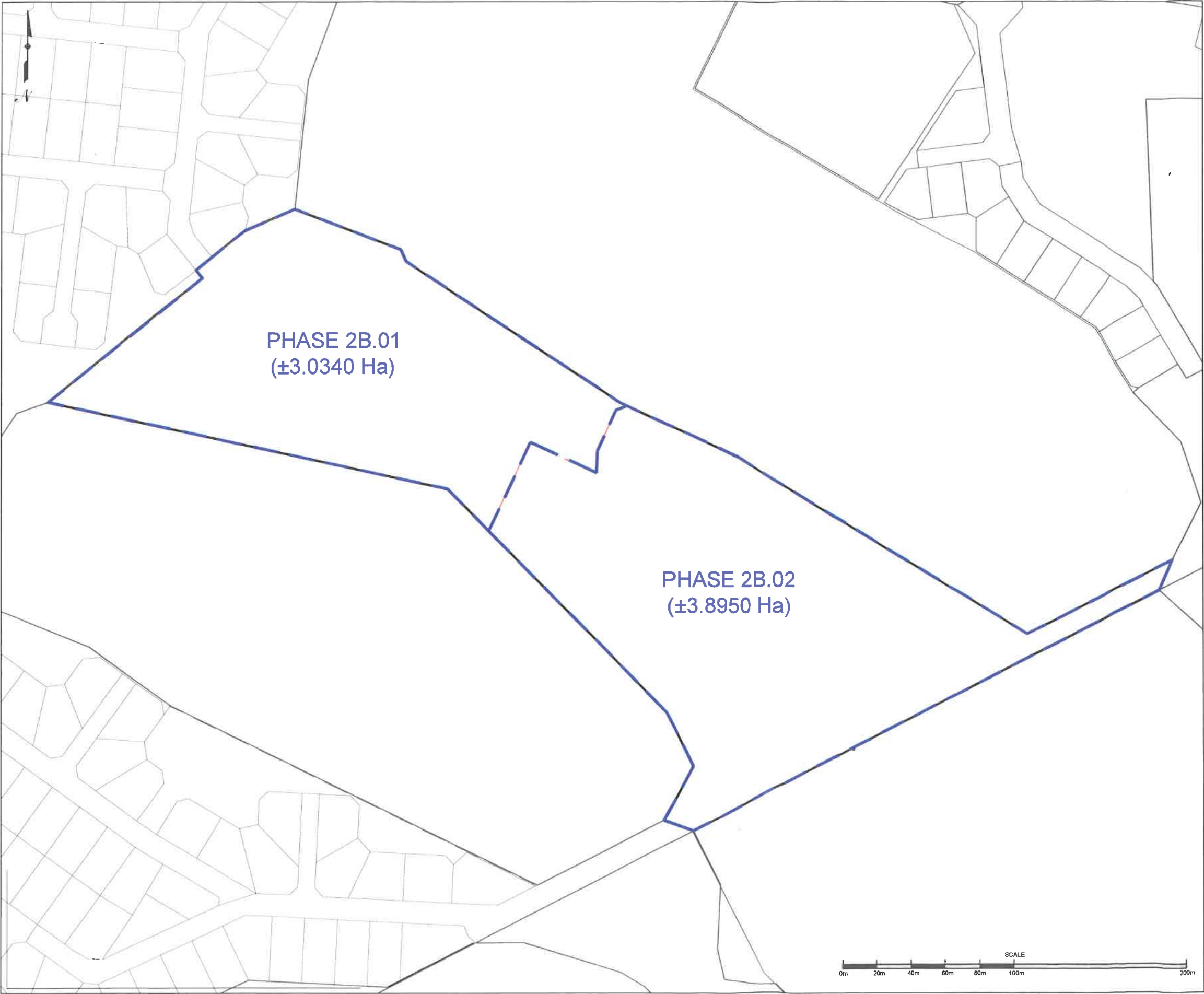
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AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

PHASING PLAN: ERF 9469, MALMESBURY (PHASE 2B)



LEGEND:

- Existing cadastrals
- Subject property
- Proposed subdivision lines
- Development Phases

NOTES:

Erf 9469, Malmesbury, measures 6.9290 Ha in extent, and is zoned Subdivisional Area.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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.

2023/10/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing:
Mount Royal Golf & Country Estate Phase 2B

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October 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

SUBDIVISION PLAN: ERF 9470, MALMESBURY (PHASE 2C)



ERF 9469 ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
Subdivisional Area					
1-55	Residential Zone 1	Low Density Residential	55	±4.3039 Ha	
56	General Residential Zone 1	Group Housing	1	±1.0930 Ha	
57-58	Open Space Zone 2	Private Open Space	2	±1.2152 Ha	
59-63	Transport Zone 2	Private Road	5	±1.6909 Ha	

- LEGEND:
- Existing cadastrals
 - Subject property
 - Proposed subdivision lines
 - Existing and Proposed Pipelines

NOTES:

Erf 9470, Malmesbury, measures 8.3029 Ha in extent, and is zoned Subdivisional Area.

Erf sizes of the low density residential erven range from ±628m² - ±1102m².

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening omtrent Munisipale 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.

2023/10/20
DATUM: 10/10/2023

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing:
Mount Royal Golf & Country Estate Phase 2C

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

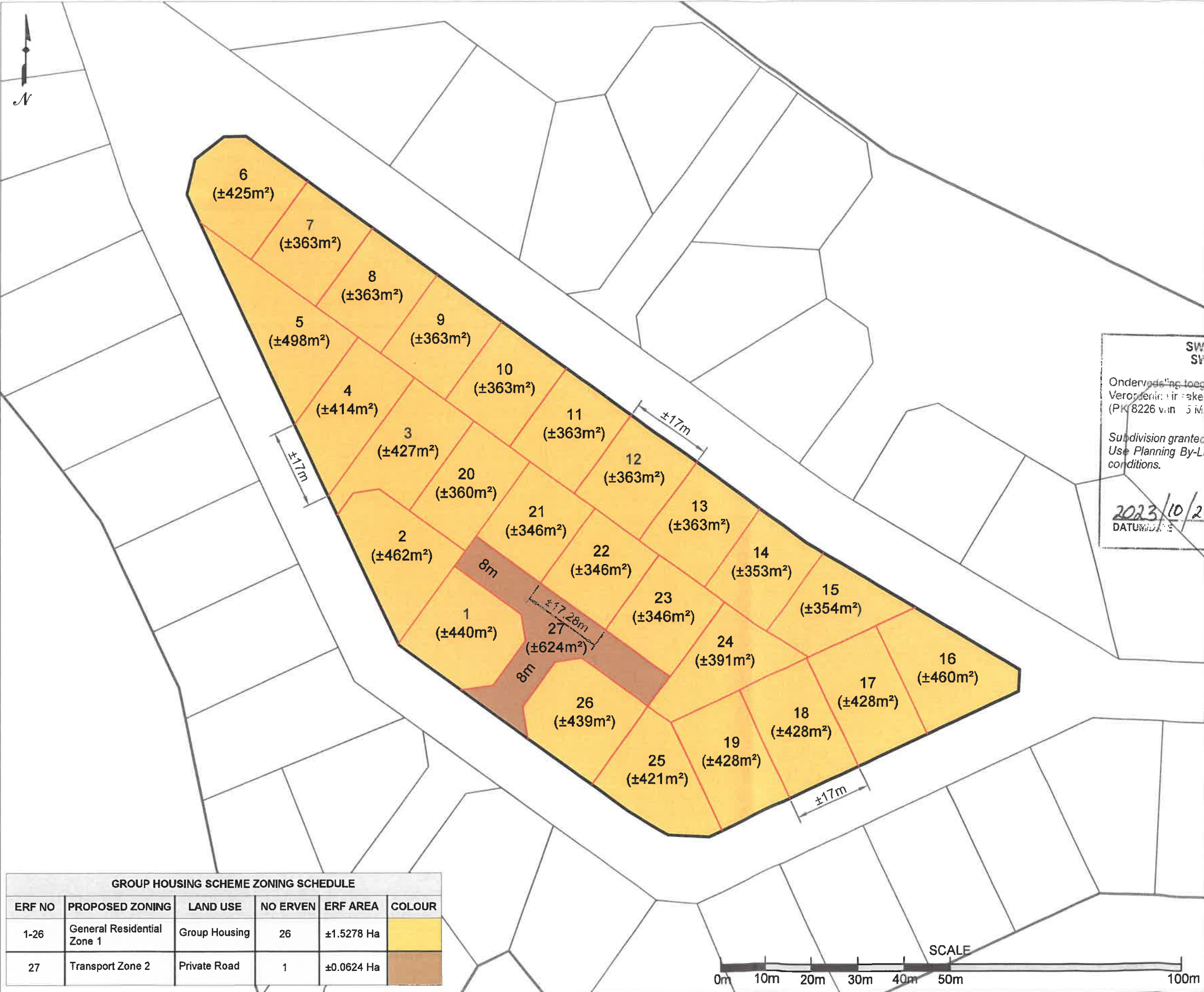
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DATE:
July 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

SUBDIVISION PLAN: PROPOSED PORTION 56 OF ERF 9470, MALMESBURY (GROUP HOUSING)



- LEGEND:
- Subject property
 - Proposed subdivision lines

NOTES:

The proposed Portion 56 of Erf 9470, Malmesbury, measures ±1.0930 Ha in extent, and is zoned General Residential Zone 1.

This diagram illustrates the internal subdivision of the group housing site into 27 portions.

Erf sizes range from 346m² - 498m².

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening vir sake Munisipale Grondgebruikbeplanning (PK 8226 van 5 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.

2023/10/20
DATUM

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

GROUP HOUSING SCHEME ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
1-26	General Residential Zone 1	Group Housing	26	±1.5278 Ha	
27	Transport Zone 2	Private Road	1	±0.0624 Ha	

Drawing:
Mount Royal Golf & Country Estate Phase 2C

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

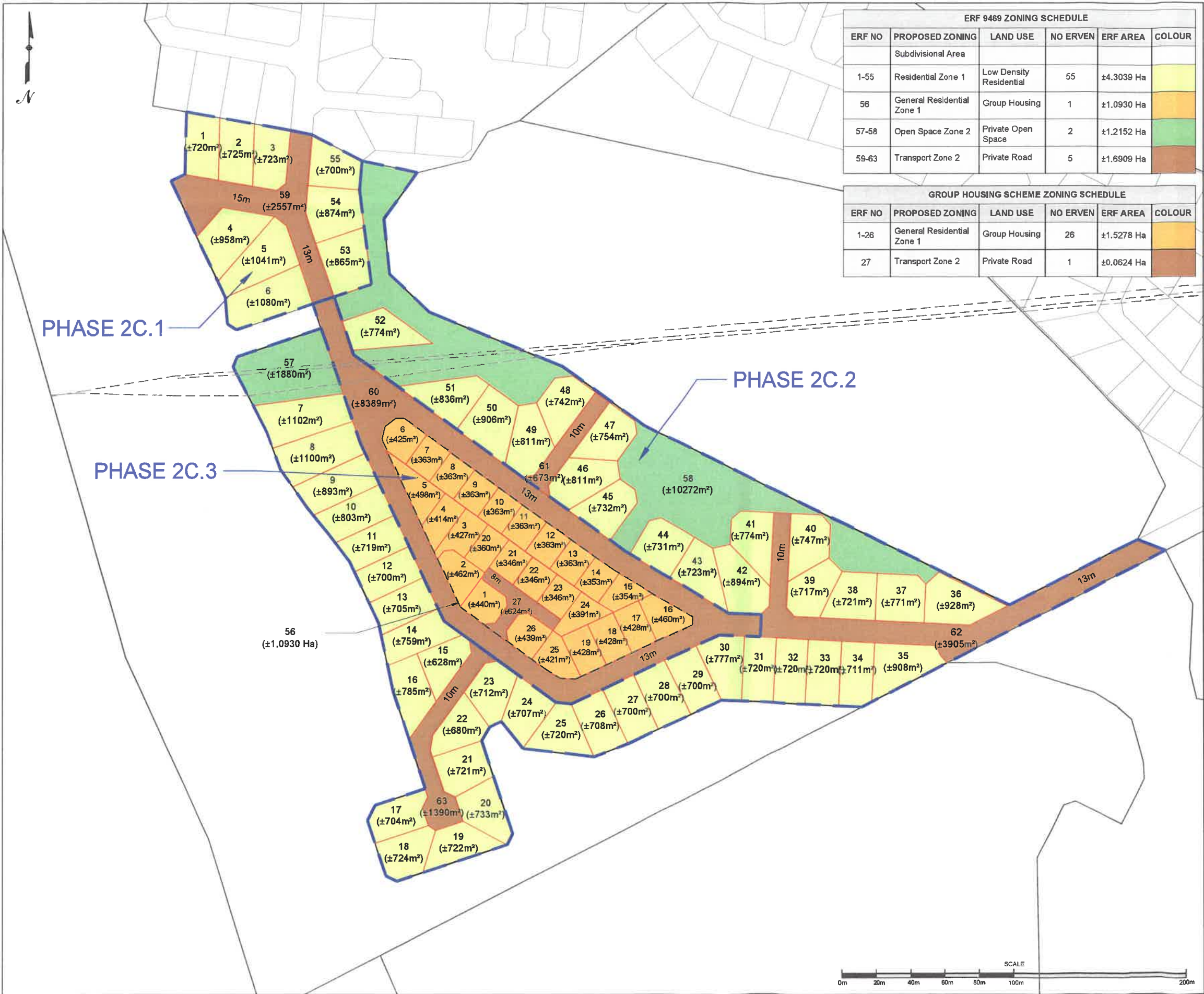
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SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

PHASING PLAN: ERF 9470, MALMESBURY (PHASE 2C)



ERF 9469 ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
Subdivisional Area					
1-55	Residential Zone 1	Low Density Residential	55	±4.3039 Ha	
56	General Residential Zone 1	Group Housing	1	±1.0930 Ha	
57-58	Open Space Zone 2	Private Open Space	2	±1.2152 Ha	
59-63	Transport Zone 2	Private Road	5	±1.6909 Ha	

GROUP HOUSING SCHEME ZONING SCHEDULE					
ERF NO	PROPOSED ZONING	LAND USE	NO ERVEN	ERF AREA	COLOUR
1-26	General Residential Zone 1	Group Housing	26	±1.5278 Ha	
27	Transport Zone 2	Private Road	1	±0.0624 Ha	

- LEGEND:
- Existing cadastrals
 - Subject property
 - Proposed subdivision lines
 - Group Housing Scheme
 - Development Phases
 - Existing and Proposed Pipelines

- NOTES:
- Erf 9470, Malmesbury, measures 8.3029 Ha in extent, and is zoned Subdivisional Area.
- Phase 2C.1 comprises of 9 low density residential erven and a private road.
 - Phase 2C.2 comprises of 46 low density residential erven, 3 private roads, and 2 private open spaces.
 - Phase 2C.3 comprises of 26 medium density residential erven and 2 private roads.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (RK 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.

2023/10/20
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MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing:
Mount Royal Golf & Country Estate Phase 2C

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



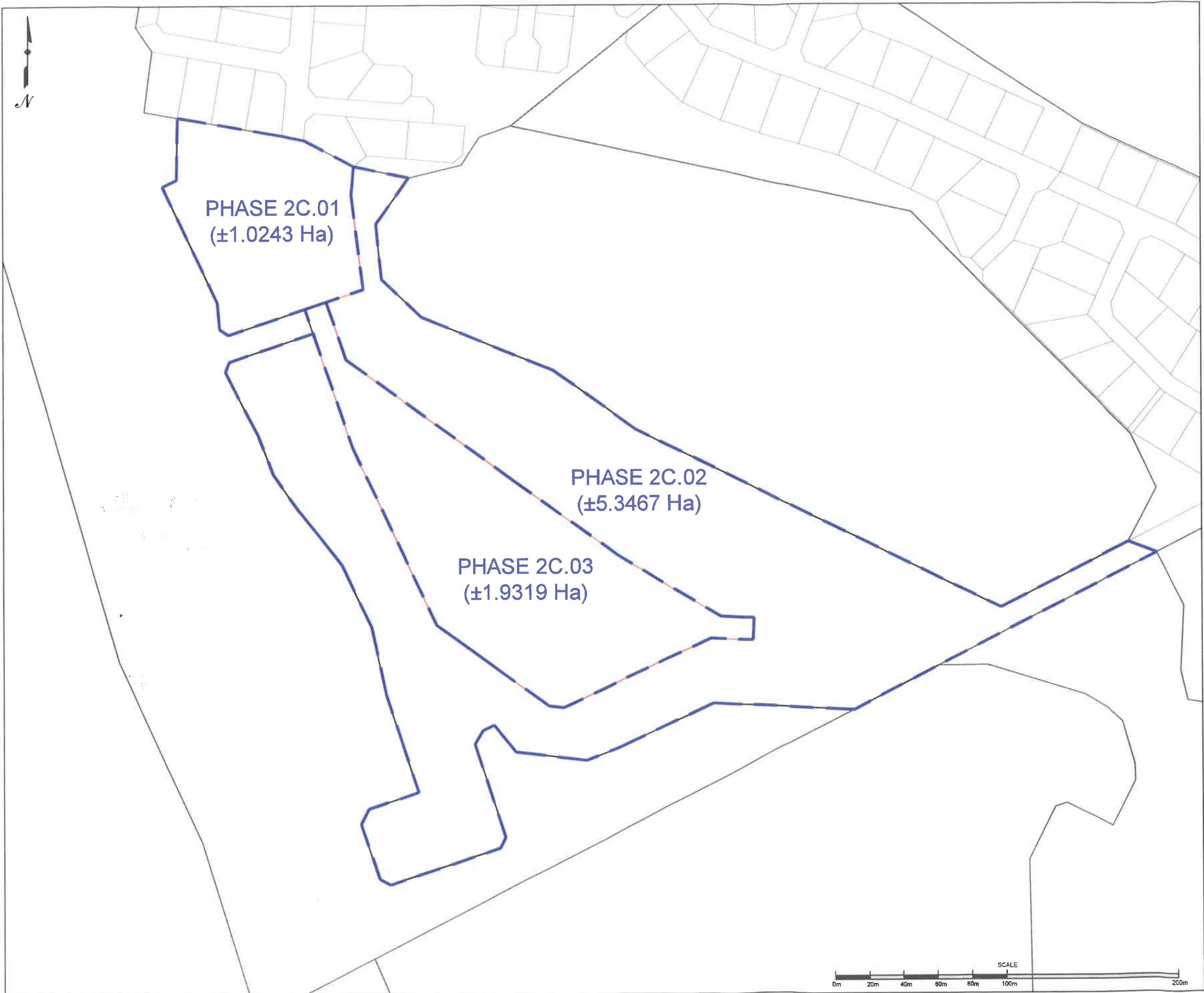
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AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12980/MC

PHASING PLAN: ERF 9470, MALMESBURY (PHASE 2C)



LEGEND:

- Existing cadastrals
- Subject property
- Proposed subdivision lines
- Development Phases

NOTES:

Erf 9470, Malmesbury, measures 8.3029 Ha in extent, and is zoned Subdivisional Area.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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.

2023/10/20
DATUM:

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing:
Mount Royal Golf & Country Estate Phase 2C

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:
October 2023

AUTHORITY:
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REF:

MAL/12980/MC