



File ref: 15/3/3-8/Erf_11241,11242,11245,12533,14183
15/3/4-8/Erf_11241,11242,11245,12533,14183
15/3/6-8/Erf_11241,11242,11245,12533,14183
15/3/10-8/Erf_11241,11242,11245,12533,14183
15/3/13-8/Erf_11241,11242,11245,12533,14183

Enquiries:
Mr AJ Burger

20 August 2025

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

By registered mail

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION, CONSENT USE, PHASING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERVEN 11241, 11242, 12533 & 14183, MALMESBURY

Your application, with reference MAL/13970/MC, dated 27 November 2024, on behalf of Malmesbury Property Developers 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 82145 of 25 March 2020), the application for rezoning of erf 11241 & erf 11242, Malmesbury, 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 82145 of 25 March 2020), the application for the rezoning of erf 14183, Malmesbury, 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 82145 of 25 March 2020), the application for the consolidation of erven 11241,11242, 12533 and erf 14183 to form the consolidated erf ("*Consolidation Plan – Erven 11241, 11242, 12533/RE and 14183/RE, Malmesbury*" with reference #13970/MC, dated May 2025), 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 82145 of 25 March 2020), the application for the subdivision of the consolidated erf (41,6398ha) into 20 portions, 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 82145 of 25 March 2020), the application for the subdivision of Portions A, B & D, 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!

- F. 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 82145 of 25 March 2020), the application for the phasing of the subdivision plan of the consolidated erf, is approved in terms of Section 70 of the By-Law. See *"Phasing Plan – Proposed Consolidated Property, Malmesbury", with reference #13970/MC, dated 31 July 2025.*
- G. 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 82145 of 25 March 2020), the application for consent uses on Portion D, is 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) Erf 11241 & erf 11242 be rezoned from General Residential zone 2 to Subdivisional area in order to make provision for the following land uses, namely: General Residential zone 2, Open Space zone 2 and Transport zone 2. ("Rezoning plan – Erven 11241 and 11242, Malmesbury", reference #13970/MC, dated 20 August 2025);
- (b) Erf 14183 be rezoned from General Residential zone 3 to Subdivisional area in order to make provision for the following land uses, namely: General Residential zone 2, Open Space zone 2 and Transport zone 2. ("Rezoning plan – Erf 14182/RE, Malmesbury", reference #13970/MC, dated 20 August 2025);
- (c) The subdivision of consolidated erf into 20 portions. See the subdivision plan ("Subdivision Plan – Proposed Consolidated Property, Malmesbury", with reference #13970/MC, dated May 2025);
- (d) The subdivision of portions A, B and D as follows:

Portion A into 15 portions. See subdivision plan ("Subdivision Plan – Portion A of Consolidated Property, Malmesbury (Phase: Klippenwag), reference #13970/MC, dated May 2025);

Portion B into 18 portions. See subdivision plan ("Subdivision Plan – Portion B of Consolidated Property, Malmesbury (Phase: Heuwelsig), reference #13970/MC, dated 31 July 2025);

Portion D into 2 portions. See subdivision plan ("Subdivision Plan – Portion D of Consolidated Property, Malmesbury (Phase: Lifestyle Centre), reference #13970/MC, dated May 2025);

- (e) The following consent uses are granted on Portion D, namely: place on entertainment (sport centre) and place of assembly (amphitheatre and public hall);
- (f) A landscaping plan be submitted to the Director Infrastructure and Civil Engineering Services for approval after which the landscaping plan be installed as phases are completed;

2. SEWERAGE

2.1 Internal network

- (a) The development be provided with a sewer network with separate bulk connections for each of the development phases. The sewer network be designed and constructed in such a way that it can accommodate future extensions to the north of the development. The sewer network be taken over by the Municipality and be protected in a servitude;
- (b) The sewer network can be installed as the phases of the development progress.
- (c) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the sewer network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;
- (d) The cost of the sewer network can be partially deducted from capital contributions for sewer distribution and where it will serve extensions external to the development, in the future;

2.2 Sewerage distribution for development phases

- (a) Each of the development phases A-I be provided with an internal sewerage distribution network with separate connections for each subdivided section. The internal sewerage distribution network is not taken over by the Municipality and be maintained and operated by the residents' association;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the sewer network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

2.3 External sewerage distribution network

- (a) A network analysis for external sewerage be undertaken for the development. The findings and recommendations of the analysis be taken up in the engineering services agreement;

3. WATER

3.1 Connection at the Glen Lilly Reservoirs

- (a) The proposed development connects to the Glen Lilly Reservoirs. For this Master Plan items SMW12.1 (315mm water pipe) and SMW12.2 (250mm water pipe) be installed. Each of the development phases be provided with a single bulk water connection from the water network. The water network is taken over by the Municipality and be protected in a servitude where applicable;
- (b) The connection with the Glen Lilly reservoirs be completed before any clearance will be given;
- (c) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design Master Plan items. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;
- (d) The cost of the water network can be partially deducted from capital contributions for bulk water distribution;

3.2 Water distribution for development phases

- (a) Each of the development phases A-I be provided with an internal water distribution network with separate connections for each subdivided section. The internal water distribution network is not taken over by the Municipality and must be maintained and operated by the residents' association;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the sewer network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

3.3 Existing bulk infrastructure

- (a) There are existing bulk water pipes from the Swartland System that cross the development on the north and east sides. The water pipes must be exposed, surveyed and protected in a 15m servitude (7.5m either side of the middle pipe);
- (b) A exemption agreement be drawn up and entered into in which the current and any future owner/s indemnify the Municipality and/or any agent appointed by the Municipality for the operation, maintenance and expansion of the water pipes from any damage that may be suffered in connection with the operation and maintenance of the pipe, including consequential damage from pipe breaks and leaks. In which case an exemption agreement is not enforceable, the existing pipes be replaced with new pipes of the same inner diameter and class;

4. STREETS

4.1 Extension of Klipfontein Drive

- (a) Klipfontein Drive be extended from Fontaine Village to the northern boundary of the development, be built to the same standard as the existing road and should be provided with pavements with permanent surfacing. Klipfontein Drive is taken over by the Municipality;
- (b) The road can be built as the phases of the development progress;

- (c) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension of Klipfontein Drive. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

4.2 Internal streets of the development phases

- (a) Each of the development phases A-I be provided with internal streets built to a permanent surface standard. The internal streets are not taken over by the Municipality and be maintained and operated by the residents' association;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the internal streets. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

4.3 External streets

- (a) The Voortrekker Road and Piketberg Road intersection be upgraded as recommended in the traffic impact study of ITS Consulting Engineers in their report no. 4636.1 of January 2025 and in accordance with the approval of the Provincial Department of Infrastructure. This condition be complied with before clearance will be given for any of the phases;
- (b) The upgrading of the Voortrekker Road and Piketberg Road intersection can be deducted from capital contributions for streets;

5. STORMWATER

5.1 Internal stormwater networks for the development phases

- (a) Each of the development phases A-I be provided with an internal stormwater network that connects to stormwater retention structures. The internal stormwater systems including connections to the retention structures are not taken over by the Municipality and be maintained and operated by the residents' association;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the internal storm water system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

5.2 Stormwater retention

- (a) The development be provided with retention structures including external drainage systems that are sufficient to limit the post-development runoff to the runoff of a 1:5 year storm prior to the development with safe escape routes for the 1:50 year storm. The recommendations regarding this from SKCM Consulting Engineers in their report W1908/3.7-02 of 30 September 2024 be implemented as the phases of the development progress;
- (b) The retention structures and related drainage systems are not taken over by the Municipality and must be maintained and operated by the residents' association. A maintenance and operation plan be drawn up and submitted to the Director: Civil Engineering Services for approval, after which an annual report be made on the implementation of the plan;
- (c) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the storm water system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

6. REFUSE

- (a) A normal household waste disposal service can be provided by the Municipality within each of the development phases. For this, the internal streets be designed and built to a standard that can accommodate the service truck. As an alternative, the development phases can be provided with a central collection point at the entrance from where the rubbish will be collected. The central collection points be freely accessible to service trucks;

7. ENGINEERING SERVICES CONTRACT

- (a) An engineering services agreement be concluded between the Municipality and owner/developer for the provision of bulk engineering services, connection to external engineering services, upgrading of external engineering services where applicable, accommodation of existing services and the distribution and payment of capital contributions.

8. ELECTRICAL ENGINEERING SERVICES

- (a) The electrical services report prepared by Charl Electrical Engineering CC be implemented;
- (b) The electrical network for the Klipfontein Country Estate Development will be designed and installed in accordance with the Phasing plan which will accommodate this report. The electrical infrastructure to be installed for each phase is as follows:
 - i. Phase 1A: Klippenwag
The electrical infrastructure that will be installed as part of Phase 1A is as follows:
 - (a) Construction of WINDMEUL S/S including MV switchgear.
 - (b) Installation of additional switchgear in KLIP S/S.
 - (c) Installation of primary MV supply cable from KLIPFONTEIN 132/11kV substation to newly constructed WINDMEUL S/S.
 - (d) Installation of Secondary MV supply cable to create new secondary MV ring between WINDMEUL S/S & KLIP S/S;
 - (e) Installation of 500kVA minisub (MS-1) for Klippenwag Development. This minisub will be the first of 5 minisubs to be installed on above-mentioned secondary MV ring.
 - (f) LV Bulk supply infrastructure for Klippenwag Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-1 to Bulk Metering Kiosk.
 - (g) Streetlighting for Public Roads.
 - ii. Phase 1B: Heuwelsig
 - (a) No additional MV works will be required for this Development.
 - (b) LV Bulk Infrastructure for Heuwelsig Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-1 to Bulk Metering Kiosk.
 - (c) Streetlighting for Public Roads.
 - iii. Phase 1C: Olienhoutdraai
 - (a) Installation of 800kVA minisub (MS-3) for Olienhoutdraai Development.
 - (b) Existing MV Ring will be cut and extended between MS-1 and WINDMEUL S/S to feed new minisub MS-3.
 - (c) LV Bulk Infrastructure for Olienhoutdraai Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-3 to Bulk Metering Kiosk.
 - (d) Streetlighting for Public Roads
 - iv. Phase 1D: Klipfontein Lifestyle Centre
 - (a) Installation of 500kVA minisub (MS-4) for Klipfontein Lifestyle Centre.
 - (b) Existing MV Ring will be cut and extended between MS-3 and WINDMEUL S/S to feed new minisub MS-4.
 - (c) LV Bulk Infrastructure for Klipfontein Lifestyle Centre:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-4 to Bulk Metering Kiosk.
 - v. Phase 1E: Doringdraai
 - (a) No additional MV works will be required for this Development.
 - (b) LV Bulk Infrastructure for Doringdraai Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-3 to Bulk Metering Kiosk.

- (c) Streetlighting for Public Roads.
- vi. Phase 1F: Windmeul
 - (a) Installation of 800kVA minisub (MS-5) for Windmeul Development.
 - (b) Existing MV Ring will be cut and extended between MS-4 and WINDMEUL S/S to feed new minisub MS-5.
 - (c) LV Bulk Infrastructure for Windmeul Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-5 to Bulk Metering Kiosk.
 - (d) Streetlighting for Public Roads
- vii. Phase 1G: Graanhoop
 - (a) No additional MV works will be required for this Development.
 - (b) LV Bulk Infrastructure for Graanhoop Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-5 to Bulk Metering Kiosk.
 - (c) Streetlighting for Public Roads.
- viii. Phase 1H: Klipkraal
 - (a) No additional MV works will be required for this Development.
 - (b) LV Bulk Infrastructure for Klipkraal Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-5 to Bulk Metering Kiosk.
 - (c) Streetlighting for Public Roads.
- ix. Phase 1J: Skemerberg
 - (a) Installation of 800kVA minisub (MS-2) for Skemerberg Development.
 - (b) Existing MV Ring will be cut and extended between MS-1 and MS-3 to feed new minisub MS-2.
 - (c) LV Bulk Infrastructure for Skemerberg Development:
 - i. Bulk Metering Kiosk.
 - ii. LV Supply Cables from MS-2 to Bulk Metering Kiosk;

H. 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 82145 of 25 March 2020), the application for the departure of development parameters on portion 5 of portion A of the consolidated erf, be approved in terms of Section 70 of the By-Law, as follows:

1. Departure from the 2m eastern boundary building line to 1,32m.

I. 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 82145 of 25 March 2020), the street names as mentioned below, be approved in terms of Section 70 of the By-Law:

- Sysie Street
- Elandsvy Street
- Gannabos Street.

See the "Street Name and Numbering Plan – Proposed Consolidated Property Malmesbury", reference #13970/MC, dated 31 July 2025.

J. The registration of a private right of way servitude (3310m² in extent) over the proposed portion 15 of portion B of the consolidated property, as indicated on the approved subdivision plan, is consistent with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is therefore exempted from approval from Swartland Municipality. (See

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

1. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
2. 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.
3. The letter from Eskom with reference 18214-25, dated 7 April 2025 be complied with;
4. The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the approval will be permanent and the approval period will no longer be applicable.

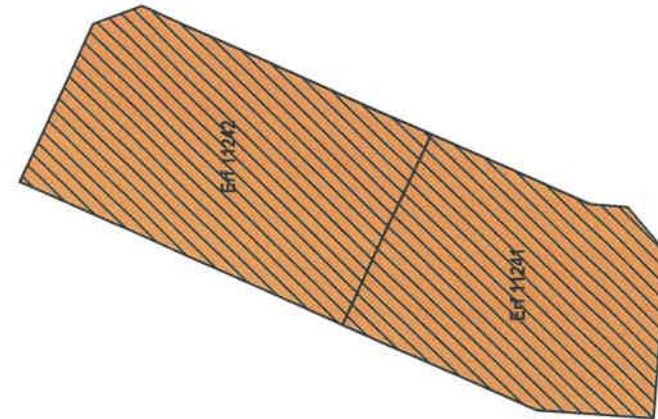

MUNICIPAL MANAGER
per Department Development Services
AdB/ds

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



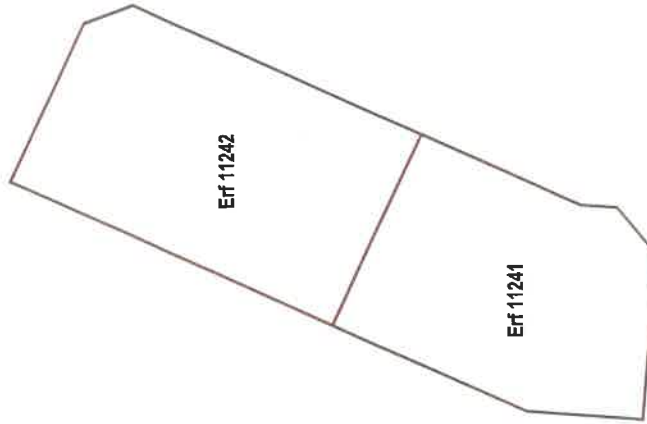
LEGEND:

-  Subject Properties
-  Subdivisional Area
-  General Residential Zone 2



EXISTING ZONING
SCALE: 1:500

1.



PROPOSED ZONING
SCALE: 1:500

2.

NOTES:

This diagram illustrates the rezoning of Erven 11241 and 11242 from General Residential Zone 2 to Subdivisional Area to accommodate the zoning classifications of General Residential Zone 2, Open Space Zone 2, Transport Zone 2, and Authority Zone.

This rezoning prepares the properties for consolidation.



**CK RUMBOLL &
PARTNERS**

16 Reimer Street Malmesbury
T: 022 482 1845
E: planning@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

**REZONING PLAN -
ERVEN 11241 AND 11242,
MALMESBURY**

PAPER SIZE: A4

REF: #13970/MC DATE: 20 AUGUST 2025





LEGEND:



Subject Property

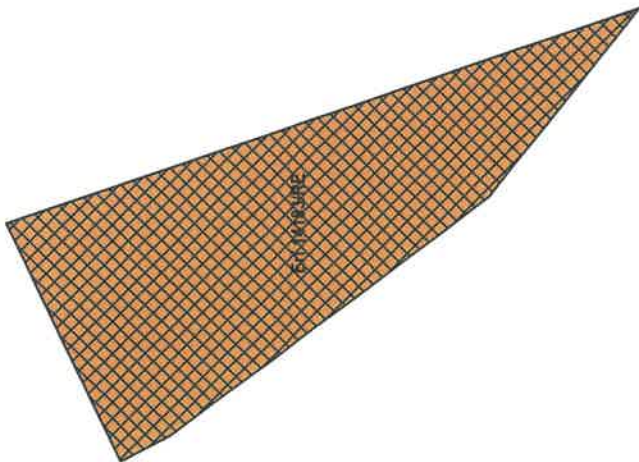


Subdivisional Area



General Residential Zone 3

ERF 14183/RE

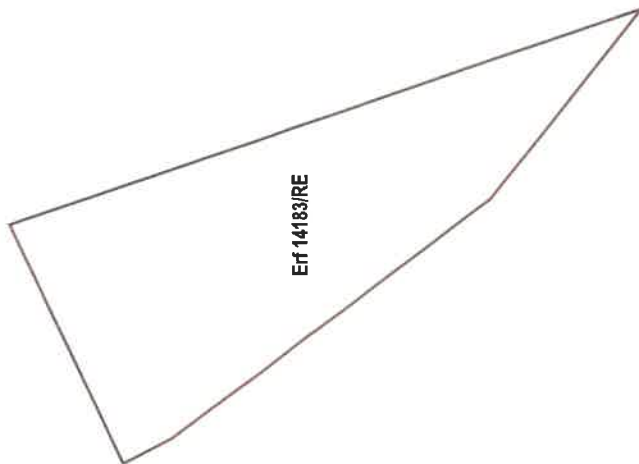


EXISTING ZONING

SCALE: 1:500

1.

ERF 14183/RE



PROPOSED ZONING

SCALE: 1:500

2.

NOTES:

This diagram illustrates the rezoning of Erf 14183/RE from General Residential Zone 3 to Subdivisional Area in to accommodate the zoning classifications of General Residential Zone 2, Open Space Zones 1 and 2, Transport Zone 2, and Authority Zone.

This rezoning prepares the subject property for consolidation.



**CK RUMBOLL &
PARTNERS**

16 Ralston Street Malmesbury

T: 022 462 1845

E: planning@rumboll.co.za

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**REZONING PLAN -
ERF 14183/RE, MALMESBURY**

PAPER SIZE: A4

REF: #13970/MC DATE: 20 AUGUST 2025



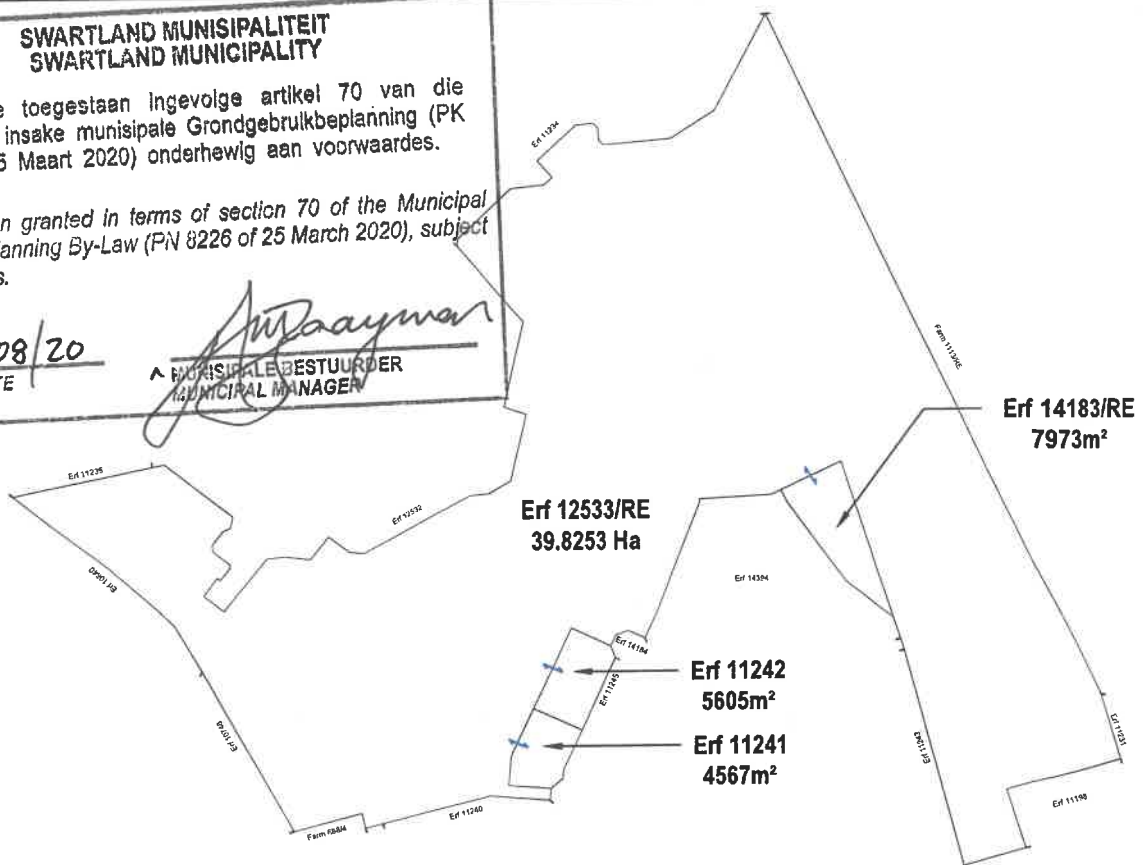
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan Ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

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

2025/08/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



BEFORE CONSOLIDATION

SCALE 1:125

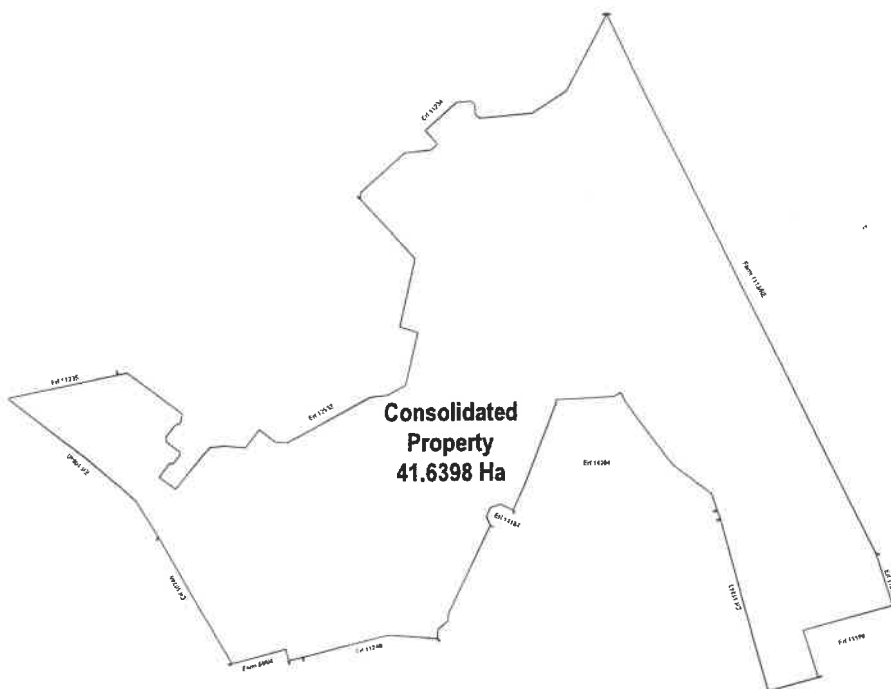
1.

LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Consolidation

NOTES:

This diagram illustrates the consolidation of Erven 11241, 11242, 12533/RE, and 14183/RE, Malmesbury.



AFTER CONSOLIDATION

SCALE 1:100

2.



CK RUMBOLL & PARTNERS

16 Reinier Street Malmesbury
T: 022 482 1845
E: planning1@rumboll.co.za

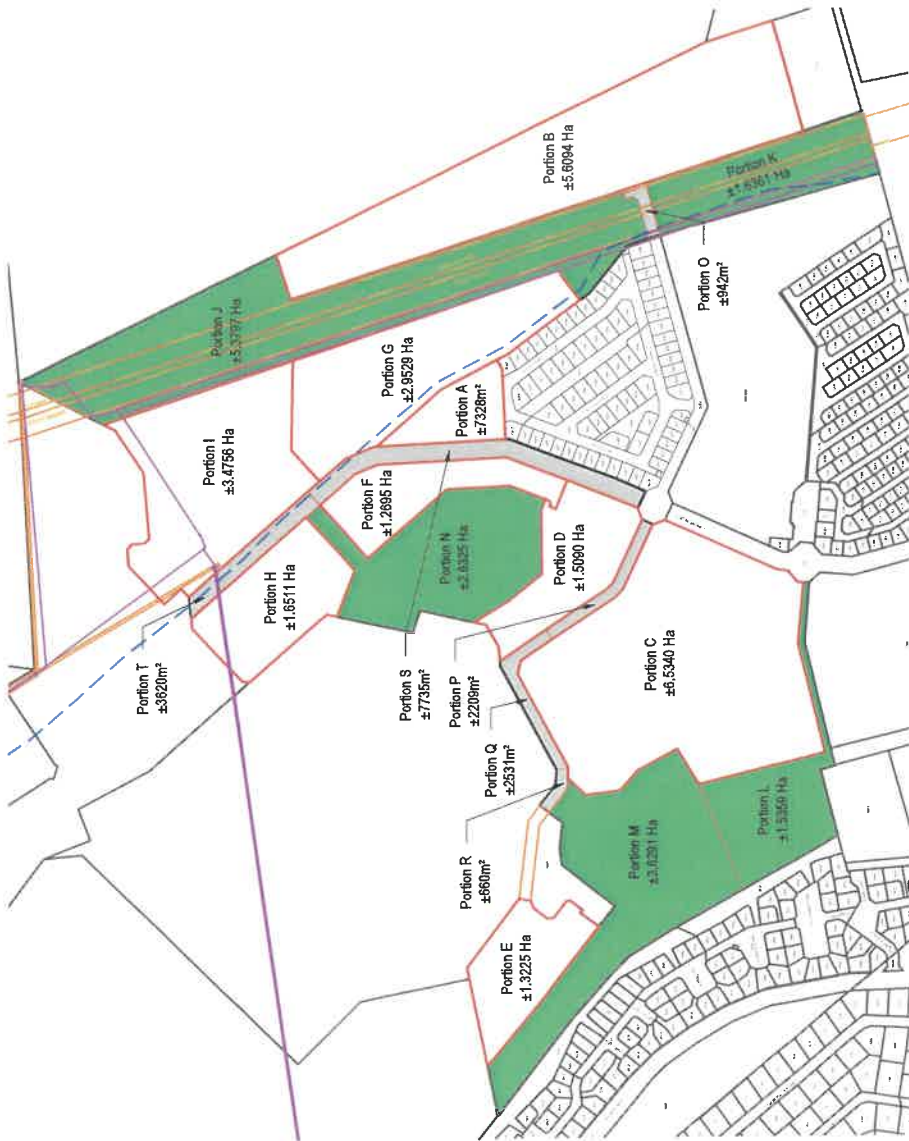
ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**CONSOLIDATION PLAN -
ERVEN 11241, 11242, 12533/RE, AND
14183/RE, MALMESBURY**

PAPER SIZE: A4

REF: #13970/MC

DATE: MAY 2025



PROPOSED SUBDIVISION: Proposed Consolidated Property
SCALE 1:125

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), ondertheging 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.

2025/08/20
DATUM/D: YR

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Subdivision Lines
- Existing Servitudes
- Existing Waterlines (Subject to survey)
- Visual Ridge Sight line

NOTES:

This diagram illustrates the subdivision of the proposed Consolidated Property, comprising of Even 11241, 11242, 12533/RE, and 14183/RE, measuring 41.6398 Ha in extent, into 20 portions.

ZONING SCHEDULE				
PORTION NO	PROPOSED ZONING	LAND USE	NO ERVEN	AREA
A	Subdivisional Area (General Residential Zone 1, Open Space Zone 2, Transport Zone 2, Authority Zone)	Group Housing, Private Open Space, Private Road, Authority Use	1	±7328m²
B	Subdivisional Area (Residential Zone 1, Transport Zone 2, Authority Zone)	Dwelling, Private Road, Authority Use	1	±5.6094 Ha
C, E-H	Subdivisional Area (General Residential Zone 2, Open Space Zone 2, Transport Zone 2, Authority Zone)	Town Housing, Private Open Space, Private Road, Authority Use	5	±13.7300 Ha
I	Subdivisional Area (General Residential Zone 2, Open Space Zones 1 and 2, Transport Zone 2)	Town Housing, Public and Private Open Space, Private Road	1	±3.4756 Ha
D	Subdivisional Area (Business Zone 2, Authority Zone)	Business Premises, Place of Entertainment, Place of Assembly	1	±1.5090 Ha
J-N	Open Space Zone 1	Public Open Space	5	±14.8133 Ha
O-T	Transport Zone 2	Public Road	6	±1.7697 Ha



CK RUMBOLL &
PARTNERS

16 Rennie Street Malmesbury
T: 022 492 1945
E: planning@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

SUBDIVISION PLAN -
PROPOSED CONSOLIDATED
PROPERTY, MALMESBURY

PAPER SIZE: A4

REF: #13970/MC DATE: MAY 2025

DATE: MAY 2025

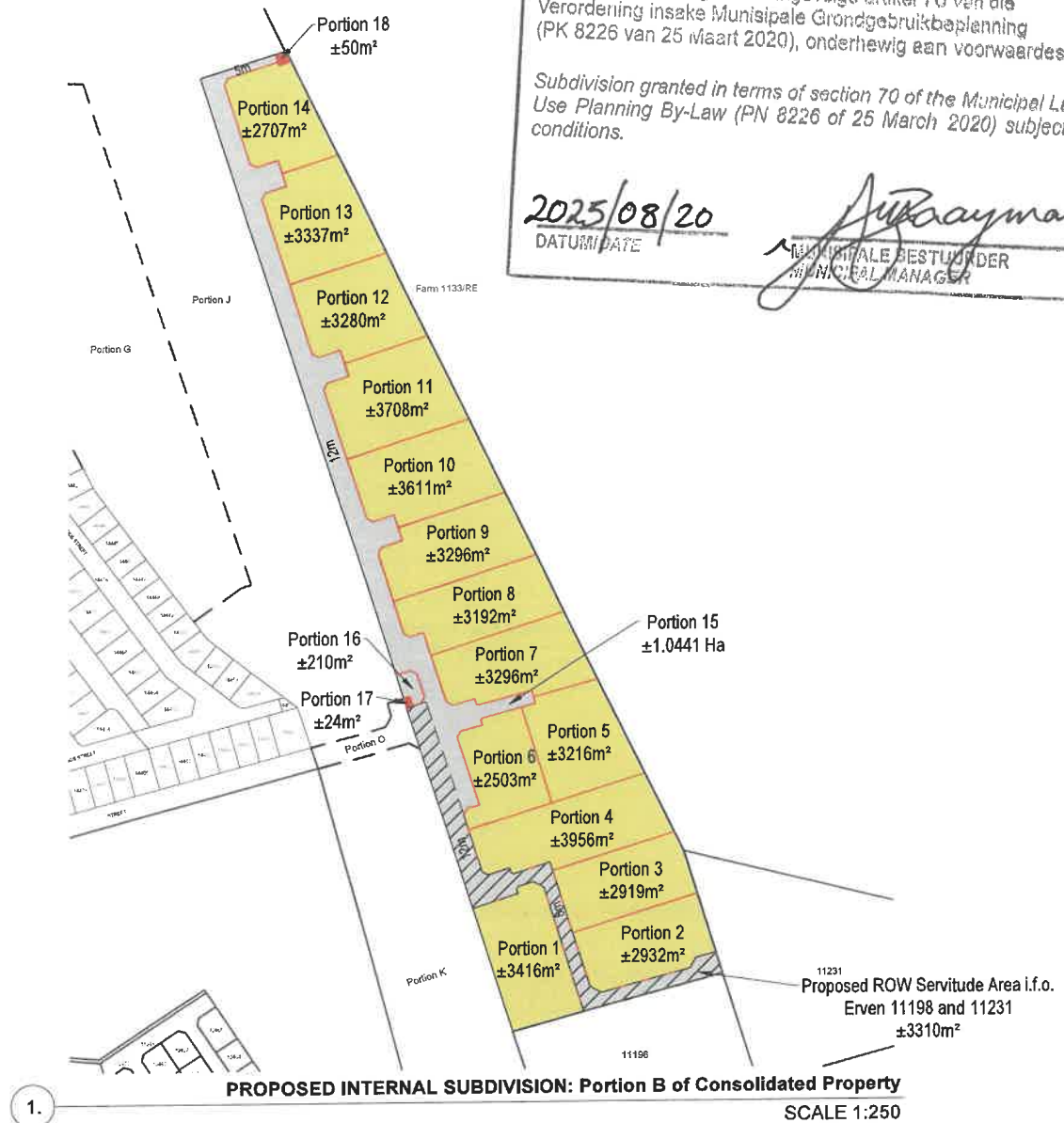
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

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.

2025/08/20
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Internal Subdivision Lines
- Proposed Subdivision Lines of surrounding properties
- Proposed ROW Servitude Area

NOTES:

This diagram illustrates the internal subdivision of proposed Portion B of proposed Consolidated Property, measuring ±5.6094 Ha in extent, into 18 portions.

A Right-of-Way (ROW) servitude area is also proposed in order to accommodate access to Erven 11198 and 11231.

ZONING SCHEDULE

PORTION NO	PROPOSED ZONING	LAND USE	NO ERVEN	AREA	COLOUR
1-14	Residential Zone 1	Dwelling	14	±4.5369 Ha	Yellow
15-16	Transport Zone 2	Private Roads	2	±1.0651 Ha	Grey
17-18	Authority Zone	Authority Use	2	±0.0074 Ha	Red



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16 Rainier Street Malmesbury
T: 022 482 1845
E: planning1@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**SUBDIVISION PLAN -
PORTION B OF CONSOLIDATED
PROPERTY, MALMESBURY
(Phase: Heuwelsig)**

PAPER SIZE: A4

REF: #13970/MC DATE: 31 JULY 2025

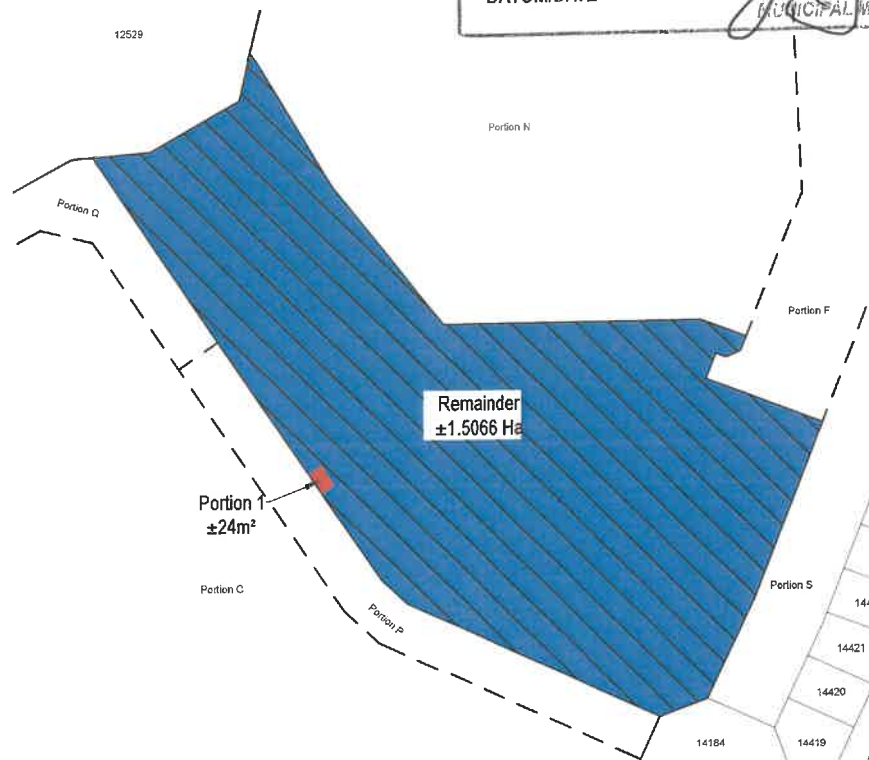
**SWARTLAND MUNISIPALITEIT
SWARTLANG MUNICIPALITY**

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.

2025/08/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



PROPOSED INTERNAL SUBDIVISION: Portion D of Consolidated Property

SCALE 1:500

1.

LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Internal Subdivision Lines
- Proposed Subdivision Lines of surrounding properties

NOTES:

This diagram illustrates the internal subdivision of proposed Portion D of proposed Consolidated Property, measuring ±1.5090 Ha in extent, into 1 portion and a Remainder.

ZONING SCHEDULE					
PORTION NO	PROPOSED ZONING	LAND USE	NO ERVEN	AREA	COLOUR
Remainder	Business Zone 2	Business Premises, Place of Entertainment, Place of Assembly	1	±1.5066 Ha	
A	Authority Zone	Authority Use	1	±24m²	



CK RUMBOLL & PARTNERS

16 Rainier Street Malmesbury
T: 022 482 1845
E: planning1@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**SUBDIVISION PLAN -
PORTION D OF CONSOLIDATED
PROPERTY, MALMESBURY
(Phase: Lifestyle Centre)**

PAPER SIZE: A4

REF: #13970/MC

DATE: MAY 2025

SMARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

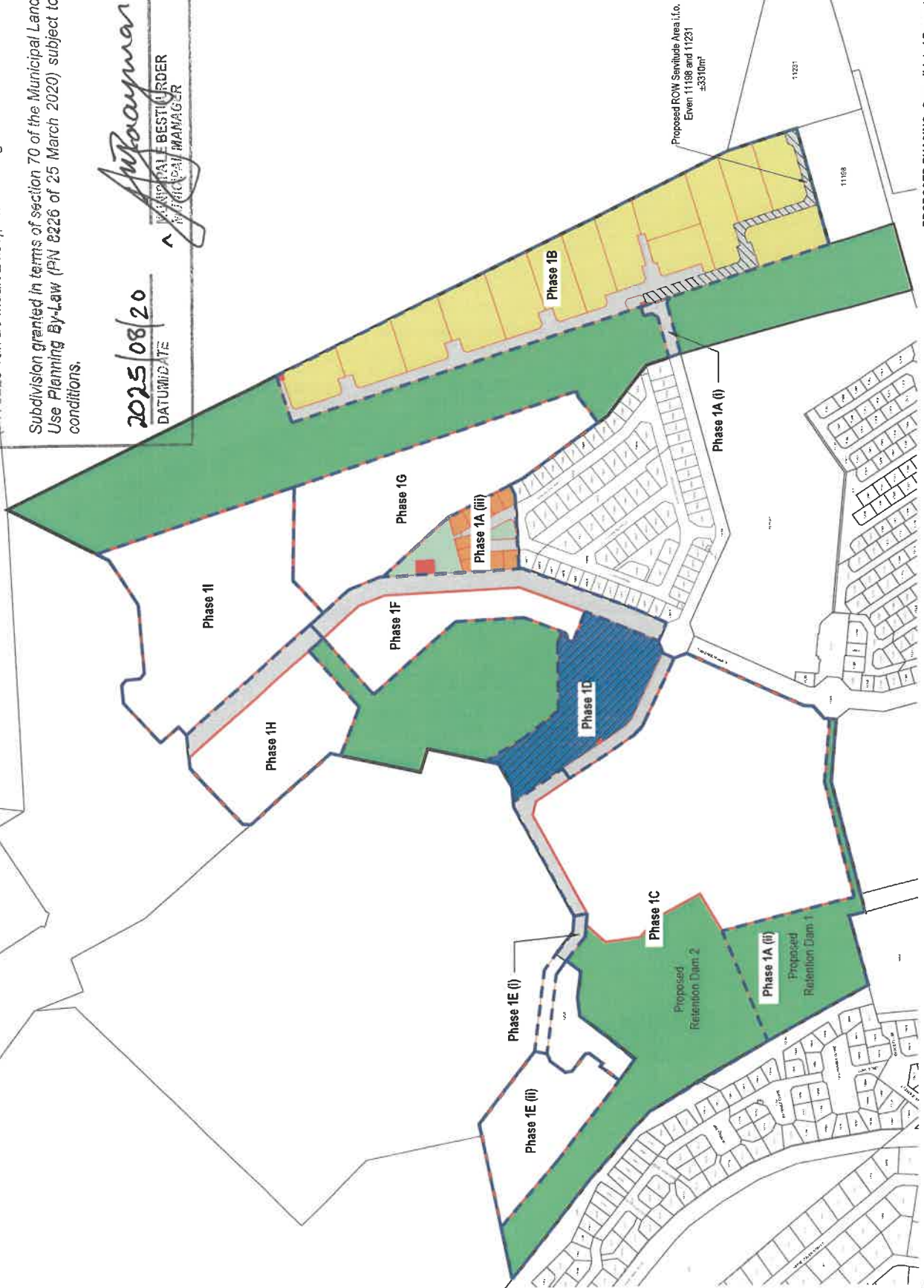
Ondervinding toegestaan Ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2025/08/20
DATE

MUNICIPAL BESTUUR
MUNICIPAL MANAGER

- LEGEND:**
- Cadastral Boundaries
 - Subject Property
 - Proposed Subdivision Lines
 - Proposed Development Phases
 - Proposed ROW Servitudes
 - Subdivisional Area
 - Residential Zone 1
 - General Residential Zone 1
 - Business Zone 2
 - Open Space Zone 1
 - Open Space Zone 2
 - Transport Zone 2
 - Authority Zone



**CK RUMBOLL &
PARTNERS**
14 Bolder Road Malmesbury
T: 0531 81 1418
E: rumboll@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

**PHASING PLAN -
PROPOSED CONSOLIDATED
PROPERTY, MALMESBURY**

PAPER SIZE: A3

REF: #1970MC DATE: 31 JULY 2025

PROPOSED PHASING: Consolidated Property
SCALE 1:250



SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderafdeling teregte aan ingevolge artikel 70 van die
Verordening inasake Munisipale Grondgebruiksbeplanning
(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.

2025/08/20
DATE

[Signature]
MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

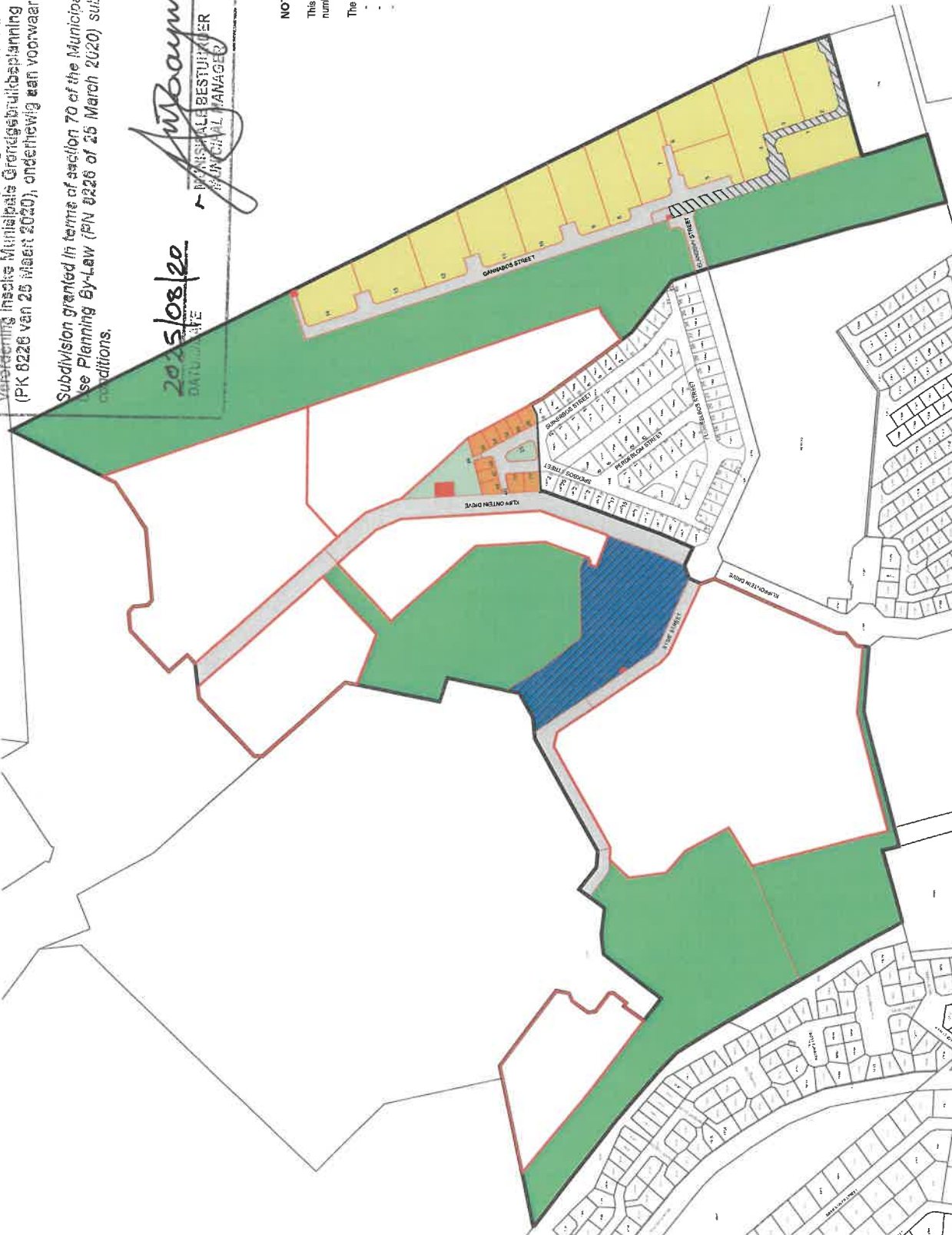
LEGEND:	
	Cadastral Boundaries
	Subject Property
	Proposed Subdivision Lines
	Proposed ROW Servitudes
	Subdivisional Area
	Residential Zone 1
	General Residential Zone 1
	Business Zone 2
	Open Space Zone 2
	Transport Zone 2
	Authority Zone

NOTES:

This diagram illustrates the proposed street names and
numbering of the proposed Consolidated Property.

The proposed street names are as follows:

- Syde Street;
- Elandsvy Street; and
- Gannabos Street



CK RUMBOLL &
PARTNERS

18 River Street Malmesbury
T: 053 431 510
E: info@ckrumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

STREET NAME AND NUMBERING PLAN -
PROPOSED CONSOLIDATED
PROPERTY, MALMESBURY

PAPER SIZE: A3

REF: #13970MC DATE: 31 JULY 2025

PROPOSED STREET NAMES: Consolidated Property
SCALE 1:250