



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



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File ref: 15/3/4-8/Erf_9468
15/3/6-8/Erf_9468
15/3/13-8/Erf_9468

Enquiries:
A. de Jager

22 November 2022

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, EXEMPTION, SUBDIVISION, PERMANENT DEPARTURE AND PHASING ON ERF 9468, MALMESBURY

Your application dated 29 June 2022 with reference MAL/12143/ZN/MV, on behalf Proprop Trust, refers.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 16 November 2022 to approve the application for the amendment of the approved subdivision plan on portion of Erf 327, Malmesbury and a portion of the Remainder of the farm Tweefontein no. 969, Division Malmesbury in terms of section 70 of the By-Law. The subdivision plan for Phase 2A be amended as follows:
- (a) 11 x Residential Zone 1 erven;
 - (b) 1 x General Residential Zone 1 erf;
 - (c) 4 x Open space Zone 2 erven (private open space); and
 - (d) 4 x Transport Zone 2 erven (private roads)
- B. The application for the amendment of conditions with regard to the existing approval on portion of Erf 327, Malmesbury and a portion of the Remainder of the farm Tweefontein no. 969, Division Malmesbury be approved in terms of section 70 of the By-Law. The conditions 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. 969 (75,03ha in extent), division Malmesbury to subdivisional area in order to establish the following land uses:
- (a) Residential Zone 1 : 501 erven;
 - (b) General Residential Zone 1 (Group housing) : 4 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.** The application for subdivision of the group housing portion on Erf 6468, Malmesbury be approved in terms of section 70 of the By-Law, as follows:
- (a) 28 x portions between 350m² - 450m² in extent (General Residential Zone 1 : Group housing);
 - (b) 2 x portions between 195m² - 210m² in extent (Open Space Zone 2 : Private open space);
 - (c) 1 x portion of 2 490m² in extent (Transport Zone 2 : Private road);
- D.** Application for a departure of the development parameters in order to depart from the required 1400m² open space on the group housing portion of Erf 9468, Malmesbury to 406m² open space, be approved in terms of section 70 of the By-law;
- E.** The application for phasing of the subdivision plan on Erf 9468, Malmesbury be approved in terms of section 70 of the By-law, as follows:
- (a) Phase 2A.1: General Residential Zone 1 erf for further subdivision in 28 group housing erven; 2 open spaces and a road; 1 Open Space Zone erf (Private Open Space) and 1 Transport Zone 2 erf (road);
 - (b) Phase 2A.2: 4 Residential Zone 1 erven; 1 Open Space Zone 2 erf (private open space); 1 Transport Zone 2 erf (Road);
 - (c) Phase 2A.3: 7 Residential Zone 1 erven; 1 Open Space Zone 2 erf (private open space); 1 Transport Zone 2 erf (road);
 - (d) Phase 2A.4: 1 Open Space Zone 2 erf (private open space); 1 Transport Zone 2 erf (road) and a 2,5m wide pipe line servitude, subject to the condition that:
 - (i) Open Space Zone 2, Erf 16 (±1,415 ha in extent) be developed before clearance be given on Erven 5 to 12;
 - (ii) A detailed landscape plan be submitted to the Senior Manager: Built Environment for consideration and approval;
- F.** A 2.5m wide pipe line servitude over Erf 9468, Malmesbury, is exempted from approval in terms of section 34(1)(g)(i) of the Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020).
- G. GENERAL**
- (a) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. Failure to comply will result in the approval expiring;
 - (b) The approval does not exempt the owner/developer to comply with any other applicable legislation;
 - (c) Appeals against the Tribunal decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval

letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

H. The application be supported for the following reasons:

- (a) Erf 9468 does not have any physical restrictions which will impact negatively on the proposed development;
- (b) The development proposal remains to complement the character of the surrounding area;
- (c) The development proposal is in compliance with the spatial planning of Malmesbury;
- (d) The application is in compliance with the planning principles of LUPA and SPLUMA;
- (e) The group housing development complies with density of 25 units/ha as required by the Planning By-law;
- (f) The impact of the reduced provision of private open space inside the group housing development is deemed low in context with the fast private open spaces provided in the development as a whole. This principle has already been implemented in another group housing development inside the estate;
- (g) The erf sizes of the single residential erven are compliant with minimum erf sizes for similar erven in Malmesbury as well as inside the estate;
- (h) The existing Service Level Agreement remains unchanged and in force;
- (i) The additional 9 holes for the golf course remain to be developed before the commencement of phase 3;
- (j) The approval of DEADP for possible amendments to the "Record of Decision" is not required to inform decision making on this application;
- (k) The development as a whole is still in the "Development Period" which enables the owner/developer to make changes to the undeveloped phases of the development.

Yours sincerely

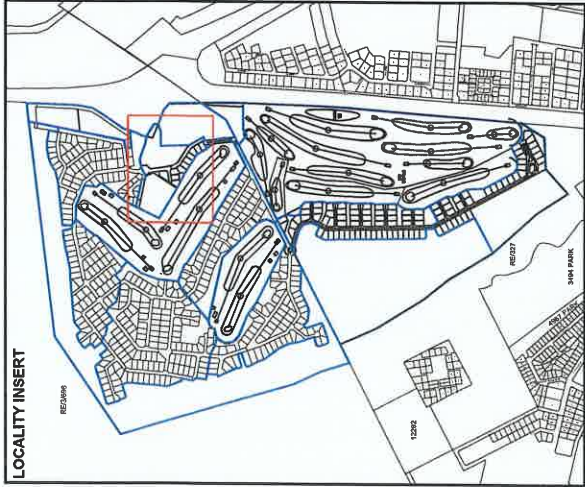
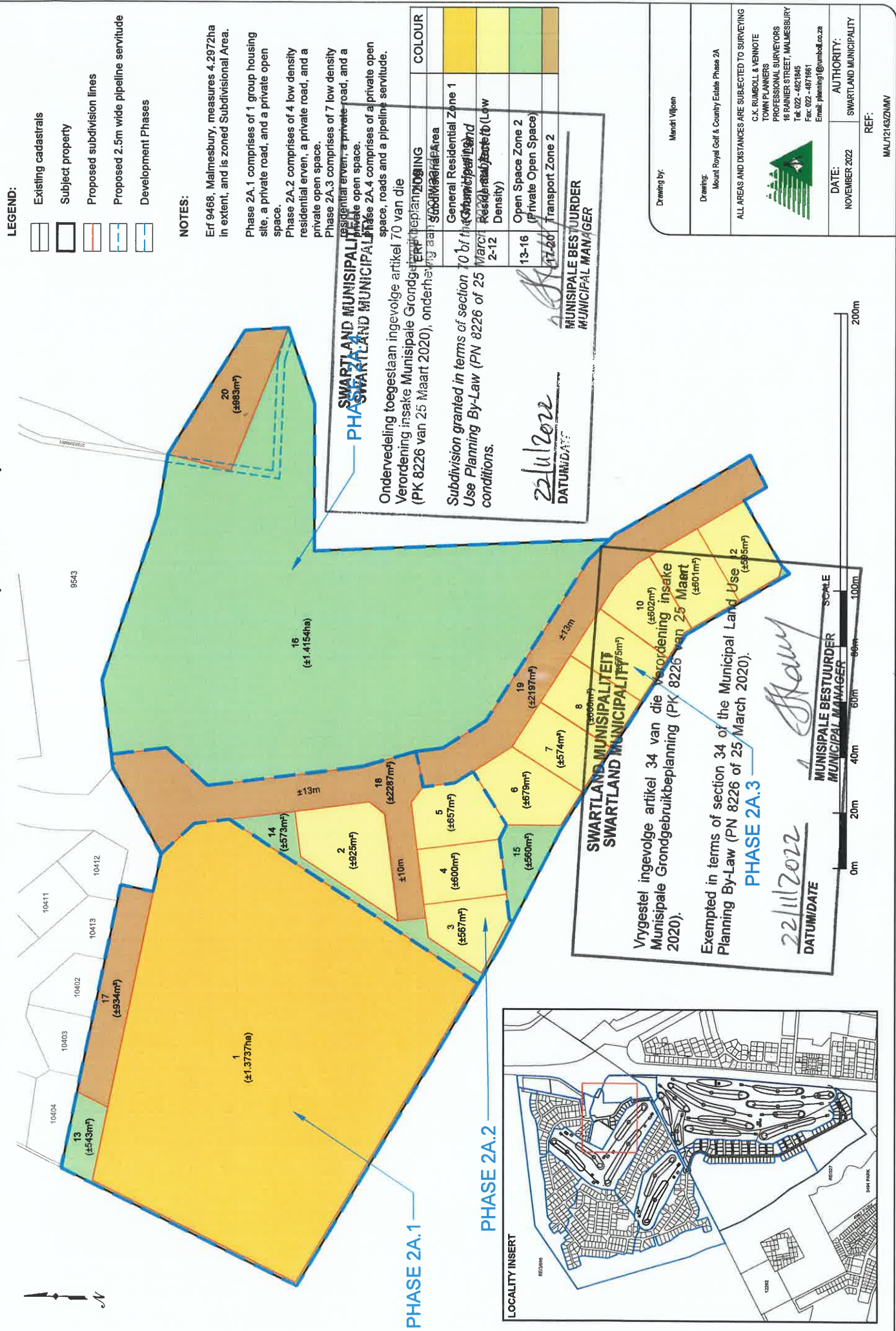


MUNICIPAL MANAGER
per Department Development Services

AdJ/ds

Copies: *Department Financial Services*
Department Civil Engineering Services
Building Control Officer
G Rehl, Proprietary Trust, e-mail – gerry@mountroyalestate.co.za

PHASING PLAN: ERF 9468, MALMESBURY (PHASE 2A)



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PN 8226 van 25 Maart 2020), onderhevig aan: **SWARTLAND MUNICIPALITY**

Subdivision granted in terms of section 70 of the Municipal Planning By-Law (PN 8226 of 25 March 2020), subject to: **SWARTLAND MUNICIPALITY**

22/11/2022
DATE

MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PN 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Planning By-Law (PN 8226 of 25 March 2020).

PHASE 2A.3

22/11/2022
DATE

MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing by: **Mandi Viljoen**

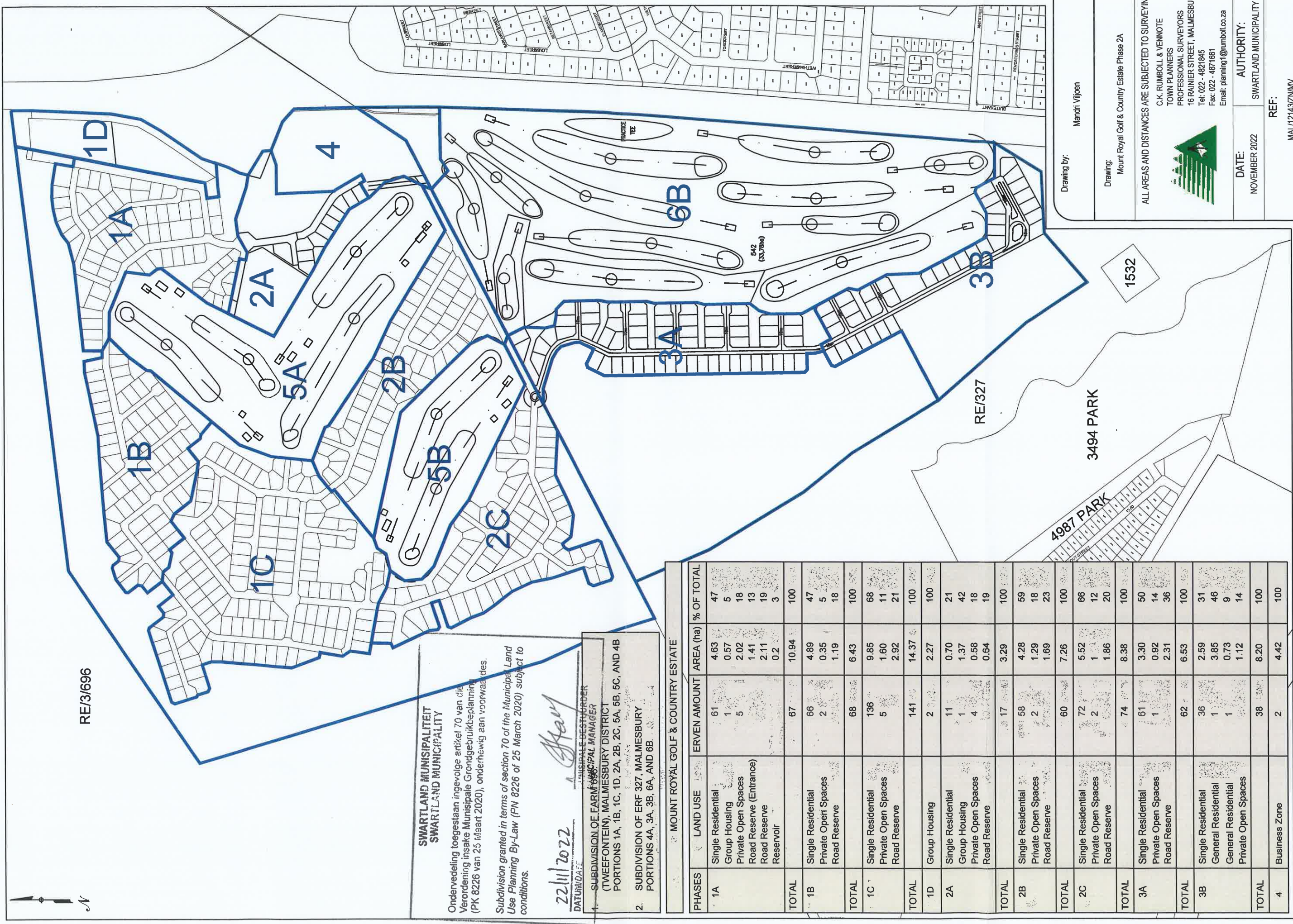
Drawing: **Mount Royal Golf & Country Estate Phase 2A**

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022-4821845 Fax: 022-4871661 Email: planning@rumbold.co.za

DATE: **NOVEMBER 2022** AUTHORITY: **SWARTLAND MUNICIPALITY**

REF: **MAU/12143ZNAV**

SUBDIVISION PLAN: MOUNT ROYAL GOLF & COUNTRY ESTATE



RE/3/696

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

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

22/11/2022

DATUM/DATE

1. SUBDIVISION OF FARM 6966 (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	Single Residential	61	4.63	47
	Group Housing	1	0.57	5
	Private Open Spaces	5	2.02	18
	Road Reserve (Entrance)		1.41	13
	Road Reserve		2.11	19
	Reservoir		0.2	3
TOTAL		67	10.94	100
1B	Single Residential	66	4.89	47
	Private Open Spaces	2	0.35	5
	Road Reserve		1.19	18
TOTAL		68	6.43	100
1C	Single Residential	136	9.85	68
	Private Open Spaces	5	1.60	11
	Road Reserve		2.92	21
TOTAL		141	14.37	100
1D	Group Housing	2	2.27	100
2A	Single Residential	11	0.70	21
	Group Housing	1	1.37	42
	Private Open Spaces	4	0.58	18
	Road Reserve		0.64	19
TOTAL		17	3.29	100
2B	Single Residential	58	4.28	59
	Private Open Spaces	2	1.29	18
	Road Reserve		1.69	23
TOTAL		60	7.26	100
2C	Single Residential	72	5.52	66
	Private Open Spaces	2	1	12
	Road Reserve		1.86	20
TOTAL		74	8.38	100
3A	Single Residential	61	3.30	50
	Private Open Spaces	1	0.92	14
	Road Reserve		2.31	36
TOTAL		62	6.53	100
3B	Single Residential	36	2.59	31
	General Residential	1	3.85	46
	General Residential	1	0.73	9
	Private Open Spaces		1.12	14
TOTAL		38	8.20	100
4	Business Zone	2	4.42	100

Drawing by: Mandri Viljoen

Drawing: Mount Royal Golf & Country Estate Phase 2A

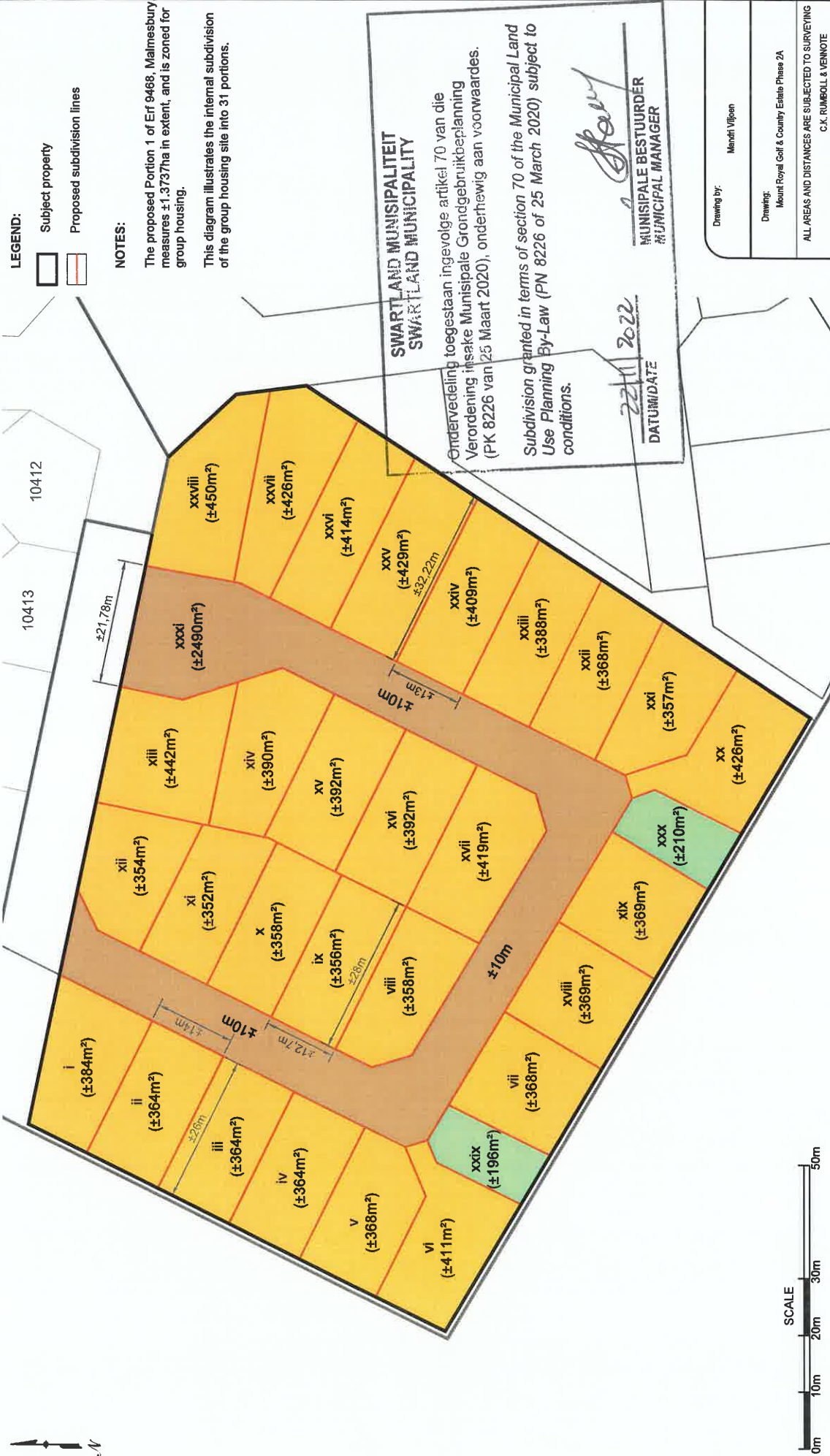
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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

DATE: NOVEMBER 2022
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/12/143/ZNMV

SUBDIVISION PLAN: PROPOSED PORTION 1 OF ERF 9468, MALMESBURY (GROUP HOUSING)



ERF	ZONING AND LAND USES	COLOUR
i - xxviii	General Residential Zone 1: Group Housing	
xxix - xxx	Group Housing	
xxxi	Open Space	
	Road	

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.

22/11/2022
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing by: Mandhi Viljoen	
Drawing: Mount Royal Golf & Country Estate Phase 2A	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING C.K. RUMKOLL & VENNOTTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Toll 022 - 4621845 Fax: 022 - 4671861 Email: planning@rumboll.co.za	
DATE: NOVEMBER 2022	AUTHORITY: SWARTLAND MUNICIPALITY
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