

RIVER LEAF INVESTMENTS (PTY) LTD



Registration number 2022/692268/07
2721 Roubaix Estate, Cabriere Street, Franschhoek, 7690

26 February 2026

Swartland Municipality
1 Church Street
Malmesbury
7300

Dear Joggie

RE: Testimonial in from River Leaf Investments regarding support of Swartland Municipality's Development-Ready Model

River Leaf Investments is proud to provide this letter in support of Swartland Municipality and its Development-Ready Model, which has significantly contributed to the successful establishment and ongoing expansion of the Mount Royal Golf & Residential Estate in Malmesbury.

Mount Royal represents a long-term, mixed-use lifestyle and residential investment that required substantial confidence in municipal governance, infrastructure readiness, and approval efficiency. Large-scale developments of this nature are highly sensitive to regulatory delays, infrastructure uncertainty, and administrative inefficiencies.

Our experience with Swartland Municipality has been consistently professional, efficient, and solutions oriented. From the initial planning phases of the Mount Royal Golf Course and Estate, the Municipality demonstrated clear spatial alignment and forward-thinking infrastructure planning. Bulk services were strategically prioritised in identified growth areas, creating certainty for long-term phased development.

The following stood out during our planning phase:

- The efficient processing of land use applications and building plan approvals.
- Constructive and technically sound engagement from planning and engineering departments.
- Clear communication regarding infrastructure timelines and service availability.
- Coordinated internal municipal processes that avoided unnecessary delays.

The approval turnaround times were competitive and predictable, enabling us to maintain construction momentum and adhere to our investment schedules. This directly reduced holding costs, improved cash flow predictability, and enhanced overall project viability.

As we continue with further phases of development at Mount Royal, including additional residential components and associated amenities, the Development-Ready approach of Swartland Municipality continues to provide the confidence required for sustained capital investment.

The economic impact of this partnership is tangible. The development has:

- Generated significant construction employment.
- Stimulated demand for local suppliers and service providers.
- Attracted new residents and investors to the region.
- Strengthened Malmesbury's positioning as a high-quality residential and lifestyle destination within the Western Cape.

Director: HF Smith

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Swartland Municipality's proactive governance model demonstrates how local government can act as a strategic enabler of private investment rather than merely a regulatory authority. Their integrated planning, infrastructure foresight, and professional administration create an environment conducive to sustainable economic growth.

River Leaf Investments fully supports Swartland Municipality's nomination for recognition under the Western Cape Economy Innovation Awards and commends the Municipality for its role in facilitating impactful, long-term development in the region.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'FSM' with 'francois' written below it.

Francois Smith
Director