



File ref: 15/3/6-15/Farm_714/10,1286
15/3/12-15/Farm_714/10,1286

Enquiries:
Mr AJ Burger

13 October 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Email: planning8@rumboll.co.za

By registered mail

To whom it may concern

PROPOSED SUBDIVISION AND CONSOLIDATION : PORTION 10 OF FARM CONTERBERG NO 714 & FARM NO 1286, DIVISION MALMESBURY

Your application, with reference number MAL/13597/AC/IV, dated 30 September 2026, on behalf of Johen Trust, 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 8226 of 25 March 2020), the application for subdivision of portion 10 of farm Conterberg no 714, Division 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 8226 of 25 March 2020), the application for subdivision of farm no 1286, Division 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 8226 of 25 March 2020), the application for the consolidation of the subdivided portions, is approved in terms of Section 70 of the By-Law.

A, B & C are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Farm 1286, Division Malmesbury (662,5226ha in extent) be subdivided into a remainder (431,55ha) and portion A (230,97ha in extent);
- b) Portion 10 of farm Conterberg no 714, Division Malmesbury (257,3556ha in extent) be subdivided into a remainder (253,9256ha) and portion A (3,43ha in extent);
- c) Portion A of farm 1286 be consolidated with the remainder of farm 714/10 resulting in a new property 484,9ha in extent;
- d) Portion A of farm 714/10 be consolidated with the remainder of farm 1286 resulting in a new property 434,9826ha in extent;
- e) New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the subdivision;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plans;

- 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!

D. GENERAL

1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
2. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.
3. 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 on the appeal.
4. All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to 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.
5. Appeals against the 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 R5 200,00 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: sgdatawc@dlrrd.gov.za
michael@contreberg.co.za

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 (PN 8226 of 25 March 2020), subject
to conditions.

2026/10/13

DATE/DATE

MUNICIPAL MANAGER

(Portion A
of Farm
1286
±230.97ha)

FARM 1286
(Remaining extent ±431.55ha) (Former
Papenkulis Fontein)

**PORTION 10 OF
FARM NO. 714**
(±253.93ha)

(Portion A of
Portion 10 of
Farm 714
±3.43ha)

KEY:	Relevant Farms	Proposed subdivision	Consolidation
CONSOLIDATED PORTIONS	EXTENT		
Portion 10 of Farm No. 714	±253.93ha		
Portion A of Farm 1286	±230.97ha		
TOTAL	±484.9ha		
Remaining Extent of Farm 1286	±431.55ha		
Portion A Portion 10 of Farm 714	±3.43ha		
TOTAL	±435ha		

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervesteling 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.

2026/10/13

DATE/DATE

MUNICIPAL MANAGER

TITLE	SUBDIVISION & CONSOLIDATION 10714 & 1286, Malmesbury RD
PHYSICAL ADDRESS:	
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:	C.J. RABOOL & VONOT CIVIL ENGINEERS 10 PARKER STREET, MALMESBURY Tel: 022 - 421845 Fax: 022 - 421841 Email: johannes@rabool.co.za
DATE:	JULY 2025
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	MAU/1557/N

