



File ref: 15/3/6-15/Erf 745, 642/08
15/3/12-15/ Erf 745, 642/08

Enquiries:
A. de Jager

21 November 2025

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

via e-mail: planning1@rumboll.co.za

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 745, RIEBEEK WEST AND CONSOLIDATION WITH PORTION 8 OF THE FARM ALLESVERLOREN, NO. 642, DIVISION MALMESBURY

Your application, with reference number RW/14605/MV, dated 3 September 2025, on behalf of the D F Malan Beleggings 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 the subdivision of Erf 745, Riebeeek West, 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 consolidation of a portion of Erf 745, Riebeeek West, with Portion 8 of the farm Allesverloren, no. 642, division Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals A. and B. be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 745, Riebeeek West (11,4596ha in extent), be subdivided into Portion A (3,2907ha in extent) and the Remainder (8,1689ha in extent) in accordance with Subdivision Plan #14605/MC, dated June 2025, as presented in the application;
- The newly subdivided Portion A (3,2907ha in extent) of Erf 745, be consolidated with Portion 8 of the farm Allesverloren, no. 642, division Malmesbury (181,2810ha in extent), in order to create a new land unit of 184,5717ha in extent, consistent with Consolidation Plan #14605/MC, dated June 2025, as presented in the application;
- New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - The municipality's decision to approve the subdivision and consolidation;
 - The conditions of approval imposed in terms of section 76 of the By-Law; and
 - The approved subdivision and consolidation plans;

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• Swartland forward thinking 2040 - where people can live their dreams!
• ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- a) The approval does not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- b) The legal certificate which authorises transfer of the subdivided portion in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- c) 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;
- d) All conditions of approval be implemented 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 subdivision and consolidation become permanent and the approval period will no longer be applicable.

Yours sincerely

Copies: Land Surveyor General Private Bag X9028, Cape Town, 8000
 Department: Corporate Services
 Department: Civil Engineering Services
 Building Control Officer
 D F Malan Beleggings Trust, P.O. Box 23, Riebeeck West, 7306
 e-mail: info@allesverloren.co.za

LEGEND:



Cadastral Boundaries



Subject Property

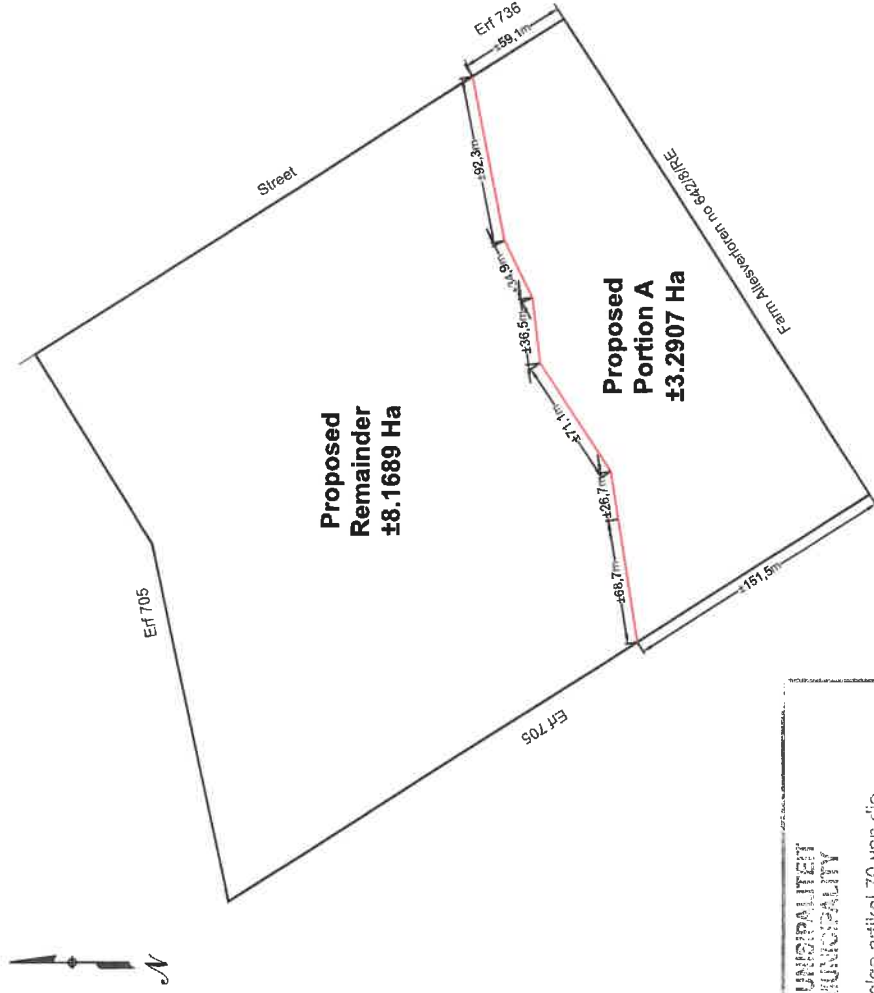


Proposed Subdivision Lines

NOTES:

This diagram illustrates the subdivision of Erf 745, Riebeeck-Wes, measuring 11,4596 Ha in extent, into a Portion A and a Remainder.

The property is zoned as Agricultural Zone 1.



**CK RUMBOLL &
PARTNERS**

16 Rabhor Street Melbourn
T: 022 482 1845
E: planning@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

**SUBDIVISION PLAN -
ERF 745, RIEBEEK-WES**

PAPER SIZE: A4

REF: #14605/MC

DATE: JUNE 2025

PROPOSED SUBDIVISION
SCALE 1:250

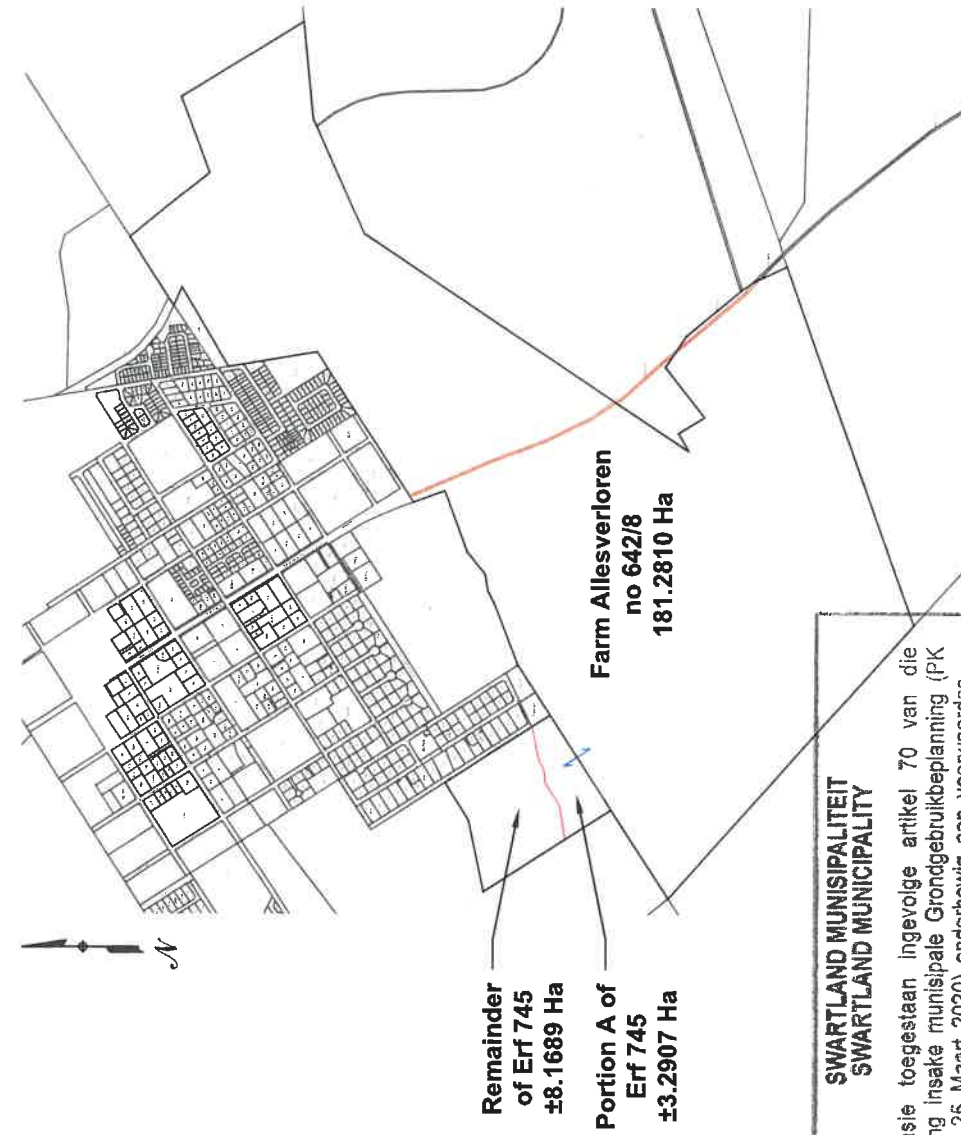
SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening innsake Munisipale Grondgebruikbepaling
(PK 8226 van 25 Maart 2020), ongewaag 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.

2025/11/21
DATUM/DATE

Aufayman
MINISIPALE BEWIND
MUNICIPAL MANAGER



LEGEND:

- Cadastral Boundaries
- Subject Properties
- Proposed Subdivision Lines
- Proposed Consolidation

NOTES:

This diagram illustrates the consolidation of Portion A of Erf 745, Riebeeck-Wes, and the Remainder of Portion 8 of Farm Allesverloren no 642, Malmesbury RD.

The consolidated property will be zoned as Agricultural Zone 1.

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

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

1.

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

2025/11/21
DATE

[Signature]
MUNICIPAL MANAGER



**CK RUMBOLL &
PARTNERS**
16 Rialler Street Malmesbury
T: 022 482 1845
E: planning@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

**CONSOLIDATION PLAN -
ERF 745, RIEBEEK-WES, AND FARM
ALLESVERLOREN NO 642/8/RE,
MALMESBURY RD**

PAPER SIZE: A4