



File ref: 15/3/6-15/Farm 964, 793/02
15/3/12-15/Farm 964, 793/02

Enquiries:
A. de Jager

15 April 2026

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

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

Dear Sir/Madam

PROPOSED SUBDIVISION OF THE REMAINDER OF THE FARM GRENSPLAAS, NO. 964 AND CONSOLIDATION WITH PORTION 2 OF THE FARM DIEPEGAT, NO. 793, DIVISION MALMESBURY

Your application, with reference number MAL/14769/AC/IV, dated 6 February 2026, on behalf of the J H Serdyn Grensplaas 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 the Remainder of the farm Grensplaas, no. 964, 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 consolidation of portion A of the farm Grensplaas, no. 964, with Portion 2 of the farm Diepegat, no. 793, 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

- a) The Remainder of the farm Grensplaas, no. 964, division Malmesbury (375.0746ha in extent), be subdivided into Portion A (284.1ha in extent) and the Remainder (91ha in extent) in accordance with Subdivision and Consolidation Plan no. MAL/14769/IV, dated September 2025, as presented in the application;
- b) The newly subdivided Portion A (284.1ha in extent) of the farm Grensplaas, no. 964, be consolidated with Portion 2 of the farm Diepegat, no. 793, division Malmesbury (154.9552ha in extent), in order to create a new land unit of 439.03ha in extent, in accordance with Subdivision and Consolidation Plan no. MAL/14769/IV, dated September 2025, as presented in the application;
- c) 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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2. GENERAL

- 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) Cognisance be taken of the letter from the Western Cape Department of Agriculture: Land Use Management, regarding water allocation to the Remainder of the farm Grensplaas, no. 964, reference number 20/9/2/2/5/185, dated 27 January 2026;
- c) 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;
- d) 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;
- e) 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.

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

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Address

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Corporate Services
 Department: Civil Engineering Services
 J H Serdyn Gensplaas Trust, P.O. Box 555, Wellington, 7654
 a.serdyn@absamail.co.za
 Porseleinberg Trust, P.O. Box 380, Wellington, 7654

KEY:

- Relevant farms —
- Subdivision —
- Consolidation —

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.

2026/04/15
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Portion 2 of Farm Diepegat no. 793 (154.9552ha)

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.

2026/04/15
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Remainder of Farm Grensplaas no. 964 (±91ha)

Portion A of Farm Grensplaas no. 964 (±284.1ha)

TITLE: SUBDIVISION & CONSOLIDATION REF/ FARM 964 & FARM 2793, MALMESBURY	PHYSICAL ADDRESS: #
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: C.A. RUMBOLD & VNNOTE TOWN PLANNERS 18 BANGOR DRIVE 14 SANDHURST, MALMESBURY Tel: 022 - 461 945 Fax: 022 - 461 941 Email: clarrumb@vnbml.co.za	
DATE: SEPTEMBER 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAU/1769/IV	