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File ref: 15/3/6-15/Farm 714, 714/02

Enquiries:
A. de Jager

23 May 2024

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

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

Sir/ Madam

APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF THE FARM CONTERBERG, NO. 714, DIVISION MALMESBURY AND CONSOLIDATION WITH PORTION 2 OF THE FARM CONTERBERG, NO. 714, DIVISION MALMESBURY

Your application, with reference number MAL/13597/AC/IV, dated 17 April 2024, on behalf of Conterberg Investments (Pty) Ltd and the Johen Trust, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 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: Built Environment 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 newly created Portion A with Portion 2 of the farm Conterberg, no. 714, division Malmesbury, is approved in terms of Section 70 of the By-Law.

A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The Remainder of the farm Conterberg, no. 714, division Malmesbury (352,0704ha in extent), be subdivided into Portion A (150ha in extent) and the Remainder: (202,07ha in extent) in accordance with Subdivision Plan no. MAL/1359/IV, dated February 2024, as presented in the application;
- b) Portion 2 of the farm Conterberg, no. 714, division Malmesbury (104,94HA in extent) be consolidated with the newly created Portion A (150ha in extent) to create a new land portion of 254,94ha in extent, in accordance with Subdivision Plan no. MAL/1359/IV, dated February 2024, as presented in the application;

1. GENERAL

- a) The approval does not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) 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;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- 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 land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adjds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Conterberg Investments (Pty) Ltd, 16 Anchor Way, Blauwberg Sands, 7441
 michael@conterberg.co.za
 Johen Trust, 96 Keur Street, Vierlanden, Durbanville, 7550
 wjohnnyforbes@gmail.com

KEY:

Relevant boundary	
Proposed subdivision	

**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.

2024/05/23
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

**RE/714
±202.07ha**

**PORTION
2 OF FARM
714
(104.94HA)**

**Portion A
±150ha**

**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.

2024/05/23
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

TITLE SUBDIVISION PLAN REMAINDER OF FARM 714	
PHYSICAL ADDRESS #	
NOTE ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY C. K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022-4821845 Fax: 022-4871661 Email: zanella@rumboll.co.za	DATE February 2024
DATE February 2024	AUTHORITY SWARTLAND MUNICIPALITY
REF MAL/13597/IV	