



File ref: 15/3/10-15/Farm_384
15/3/6-15/Farm_384

Enquiries:
Mr AJ Burger

27 November 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail
anelia@rumboll.co.za

Dear Sir/Madam

PROPOSED CONSENT USE AND REGISTRATION OF A SERVITUDE ON THE REMAINDER OF FARM THEEFTONTEIN NO 384 AND REMAINDER OF FARM UILENKRAAL NO 441, DIVISION MALMESBURY

Your application with reference MAL/13935/AC/IV, dated 24 April 2025, on behalf of Uilenkraal Pty Ltd & Coenie Uilenkraal Trust, regarding the subject 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 a consent use on farms Theefontein no 384/0 and Uilenkraal no 441/0, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The following consent uses are authorised, namely:

- i. Remainder farm Theefontein no 384, Division Malmesbury – Intensive stock farming – 10 chicken breeding sheds – 8370m² in extent;
- ii. Remainder farm Uilenkraal no 441, Division Malmesbury – renewable energy structure – biogas plant – 2600m² in extent, as presented in the application;

- (b) The renewable energy structure (biogas plant) on remainder farm Uilenkraal no 441, Division Malmesbury provides electricity to the chicken breeding sheds (via a 90mm HDPE pipe) on remainder farm Theefontein no 384, Division Malmesbury;
- (c) Chicken breeding sheds on farm 384 be supplied with water from existing boreholes on the farm;
- (d) The feedstock of the biodigester comes from the excrement of the existing cattle farm on farm 441 and the proposed chicken breeding sheds on farm 384;
- (e) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;

2. WATER

- (a) No municipal drinking water can be provided;
- (b) The water use be registered at the Department of Water & Sanitation;

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3. SEWERAGE

- (a) No sewerage services can be provided;

4. REFUSE REMOVAL

- (a) No refuse removal service can be provided.

- 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 the registration of a private 6m right of way servitude over remainder of Farm Uilenkraal no.441 in favour of remainder of Farm Theefontein no.384, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law.

C. GENERAL

1. The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
2. All conditions of approval from the letter from the Department of Environmental Affairs and Development Planning with reference 16/3/3/1/F5/5/2060/24, dated 22 April 2025, be 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 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 000,00 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: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 admin@uilenkraal.co.za

TITLE: PROPOSED DEVELOPMENT REMAINDER OF FARM NO. 384 & 441	
PHYSICAL ADDRESS: #	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY: C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 FRANKLIN STREET, WILMERSBURG TEL: 022-4621145 CELL: 082-4621145 Email: ck@rumbold.co.za	
DATE: JANUARY 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: DARI/3935IV	

