



File ref: 15/3/4-15/Farm 1101, 1102
15/3/6-15/Farm 1101, 1102
15/3/12-15/Farm 1101, 1102

Enquiries:
A. de Jager

4 October 2024

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

via e-mail: planning5@rumboll.co.za

To whom it may concern

APPLICATION FOR THE SUBDIVISION OF THE FARM ROOIDRAAI, NO. 1101, DIVISION MALMESBURY AND CONSOLIDATION WITH THE FARM ROOIDRAAI, NO. 1102 AS WELL AS DEPARTURE AND EXEMPTION ON FARM 1102, DIVISION MALMESBURY

Your application, with reference number MAL/13422/MH, dated 30 July 2024, on behalf of Blue Bantry Investments 235 (Pty.) Ltd and the Rooi Draai 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 farm Rooidraai, no. 1101, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The farm Rooidraai, no. 1101, Division Malmesbury (347,2343 ha in extent), be subdivided into Portion A (1,6 ha in extent) and the Remainder: (345,6343 ha in extent) in accordance with Subdivision and Consolidation Plan no. MAL/13422/MH, dated June 2024, as presented in the application;

- 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 consolidation of Portion A of the farm Rooidraai, no. 1101, with the farm Rooidraai, no. 1102, Division Malmesbury, is approved, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The newly subdivided Portion A (1,6 ha in extent) of the farm Rooidraai, no. 1101, be consolidated with the farm Rooidraai, no. 1102 (352,4958 ha in extent), in order to create a new land unit of 354,0958 ha in extent, consistent with Subdivision and Consolidation Plan no. MAL/13422/MH, dated June 2024, as presented in the application;
- b) A general plan or diagram 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 plan;

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!

- 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 departure of development parameters on the farm Rooidraai, no. 1101, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the departure from the 30m building lines by the existing labourers' cottages, in accordance with Subdivision and Consolidation Plan no. MAL/13422/MH, dated June 2024, as presented in the application;
- D. The registration of a right-of-way servitude over a portion of the farm Rooidraai no. 1101, Division Malmesbury, in favour of the consolidated farm Rooidraai, no 1102, Division Malmesbury, as illustrated on the Subdivision and Consolidation Plan no. MAL/13422/MH, dated June 2024, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

E. 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;
- 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.

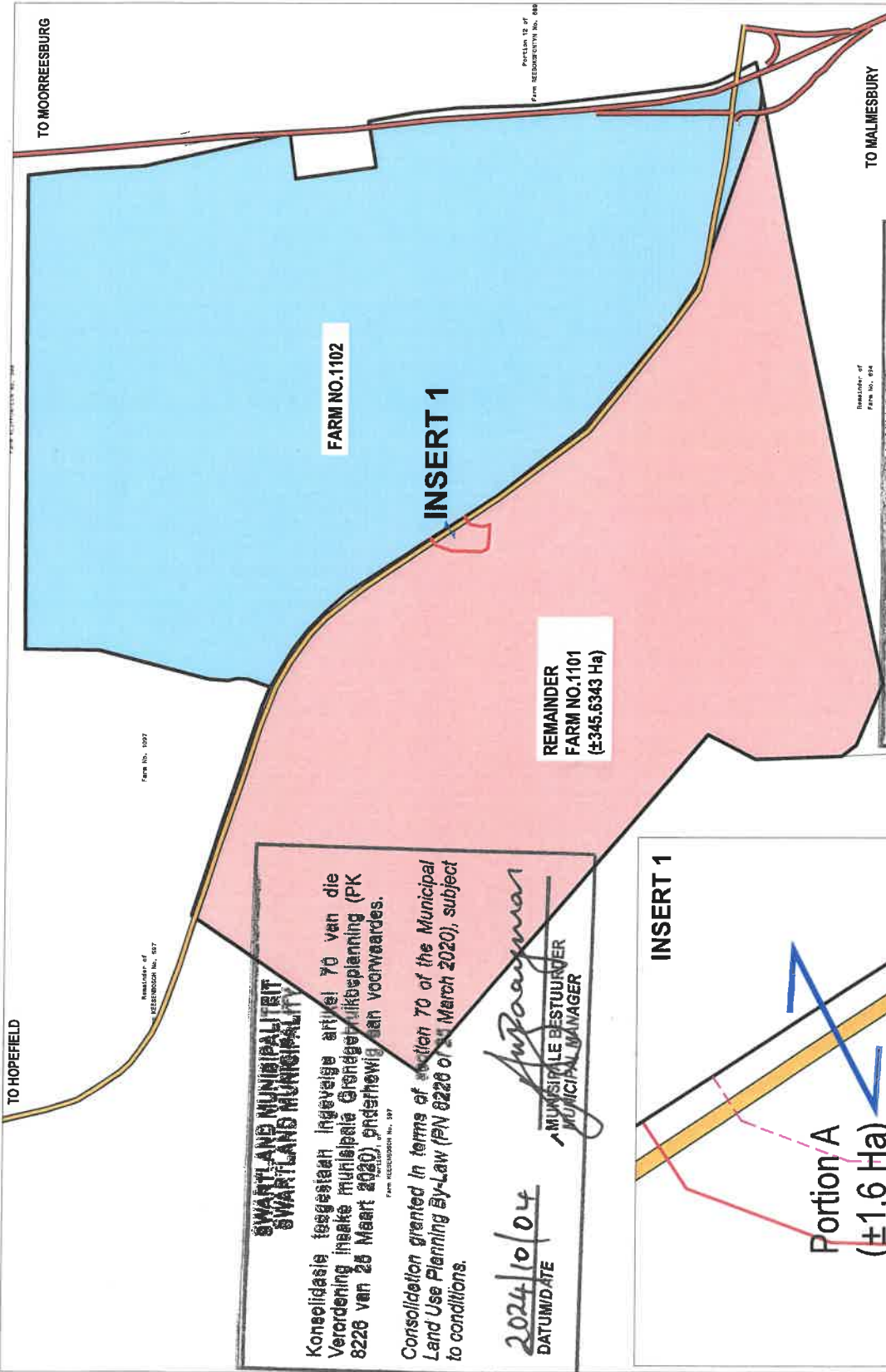
Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Ad./ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Civil Engineering Services
 Building Control Officer
 Blue Bantry Investments 235 (Pty.) Ltd., P.O. Box 8, Durbanville, 7550
 andre@phesantekraal.co.za
 Rooi Draai Trust, P.J. Carinus, P.O. Box 120, Malmesbury, 7299
 rooidraai@cornergate.com



SUBDIVISION AND CONSOLIDATION PLAN
FARMS 1101 & 1102, DIVISION
MALMESBURY

LEGEND:

- Subject properties
- Proposed subdivision
- Proposed consolidation
- 30m building line
- Proposed right of way servitude
- National Road 702
- Trunk Road 2101
- Existing workers houses



All areas and distances subject to final survey



CK RUMBOLL & PARTNERS
14 Rumboll Street, Malmesbury
T: 053 882 1843 E: info@ckrumboll.co.za

REF: MAL/13422/MH

DATE: JUNE 2024

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grensovernameplan (PK 8226 van 26 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 26 March 2020), subject to conditions.

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

2024/10/04
DATUM/DATE

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grensovernameplan (PK 8226 van 26 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 26 March 2020) subject to conditions.

2024/10/04
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

