



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-15/Farm_758/103

Enquiries:
Mr HL Olivier

16 February 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

**PROPOSED SUBDIVISIONS OF PORTION 103 OF THE FARM GOEDE HOOP NO. 758,
MALMESBURY REGISTRATION DIVISION**

Your application, with reference RIV/10226/IV, dated 18 October 2022, on behalf of Mr A Stoch, 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 subdivision of portion 103 of the farm Goede Hoop no 758, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law.

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Portion 103 of farm no 758, Division Malmesbury (16,4475ha in extent), be subdivided into Portion A (± 5.45 ha in extent), Portion B (± 5.5 ha in extent), and a remainder (± 5.5 ha in extent);
- (b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- (a) The municipality not provide potable water to the subdivided properties;

3. SEWER

- (a) If required, sewer services be provided by means of a vacuum tanker only;

4. DEPARTMENT OF WATER AND SANITATION

- (a) The use of the newly created properties remain agriculture;
- (b) All the requirements of the National Water Act, 1998 (Act 36 of 1998) be adhered to at all times;
- (c) The Department of Water and Sanitation be consulted should any infrastructure and/or services such as potable water and sanitation be required.

5. 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) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years and failing to do so will cause the approval to lapse. However, should all the conditions of approval be met within the 5 year period, the consent use will be permanent and the approval period will not be applicable anymore.

Yours sincerely





MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Financial Services
 Building Control Officer
 A Stoch, 11 Burmeister Circle, MILNERTON, 7441
 Email: arnolds@globel.co.za

LEGEND:

-  Property boundaries
-  Proposed subdivision

ERF 7816

GREATER CHATSWORTH

10001

**PTN B OF
PTN 103 OF THE FARM
GOEDE HOOP NO. 758
±5.5Ha**

**REMAINDER OF
PTN 103 OF THE FARM
GOEDE HOOP NO. 758
±5.5Ha**

**PTN A OF PTN 103 OF
THE FARM GOEDE HOOP NO. 758**

Middle of Swart river

4635/1999002

13M WIDE ROAD SERVITUDE

THE FARM GOEDE HOOP NO. 758
SWARTLAND MUNICIPALITY

Onderskrifting toegestaan ingevolge artikel 70 van die
Wet op die Grondwet van die Republiek van Suid-Afrika
(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.

2023/02/16
DATUM/DATE

Signature
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

**PROPOSED SUBDIVISION: REMAINDER AND
PTN 103 OF THE FARM GOEDE HOOP NO. 758
MALMESBURY RD**

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

CREATED BY:

**C.K. RUMBOLL & PARTNERS
TOWN & REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
e-mail: anelisa@rumboll.co.za**



DATE:

OCTOBER 2022

SCALE:

N. T. S

REF:

MAL/10226/AC

