



File ref: 15/3/6-15/Farm_1034/03
15/3/10-15/Farm_1034/03

Enquiries:
Mr AJ Burger

20 September 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSENT USE ON PORTION 3 OF FARM TWISTFONTYN NO 1034, DIVISION MALMESBURY

Your application, with reference MAL/13622/RP, dated 11 March 2024, on behalf of RC Macnair, 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 the subdivision of portion 3 of farm Twistfontyn no 1034, 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) Farm Twistfontyn 1034/3 (5,1509ha in extent) be subdivided into Portion A (2ha in extent) and the Remainder (3,1509ha in extent), 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:
 - (i). The municipality's decision to approve the subdivision;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved subdivision plan;

- 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 a consent use on the remainder of portion 3 of farm Twistfontyn no 1034, 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 consent use authorises an additional dwelling unit, as presented in the application;
- (b) Any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) No municipal water services can be provided;

3. SEWERAGE

- (b) Sewerage services can only be provided for household sewerage by means of a vacuum truck.

C GENERAL

- (a) The letter of the Department of Water & Sanitation with reference 16/2/7/G21D/A8, dated 27 May 2024 be complied with;
- (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;
- (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 for or against 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
AJS/bs

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
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 Building Control Officer
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