



File ref: 15/3/4-15/Farm_818/07,09
15/3/6-15/Farm_818/07,09
15/3/12-15/Farm_818/07,09

Enquiries:
A. de Jager

13 February 2025

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To whom it may concern

PROPOSED SUBDIVISION AND CONSOLIDATION OF PORTION 9 AND PORTION 7 OF THE FARM OLYVENHOEK, NO. 818, DIVISION MALMESBURY

Your application, with reference number MAL/13957/AC/IV, dated 8 November 2024, on behalf of W. Dreyer, 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 7 and Portion 9 of the farm Olyvenhoek, no. 818, division Malmesbury, is approved in terms of Section 70 of the By-Law;
- 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 consolidation of portions of Portion 7, with portions of Portion 9 of the farm Olyvenhoek, no. 818, division Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals A. and B. be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Portion 9 of the farm Olyvenhoek, no. 818, division Malmesbury (358,8310ha in extent), be subdivided into Portion A (46,5ha in extent) and the Remainder: (312,3ha in extent) in accordance with Subdivision and Consolidation Plan no. MAL/13957/IV, dated August 2024, as presented in the application;
- Portion 7 of the farm Olyvenhoek, no. 818, division Malmesbury (236,3698ha in extent), be subdivided into Portion B (43,5ha in extent) and the Remainder: (192,9ha in extent) in accordance with Subdivision and Consolidation Plan no. MAL/13957/IV, dated August 2024, as presented in the application;
- The newly subdivided Portion A (46.5ha in extent) of Portion 9 of the farm Olyvenhoek, no. 818, be consolidated with the newly created Portion B (43.5ha in extent) of Portion 7 of the farm Olyvenhoek, no. 818, in order to create a new land unit of 90ha in extent, consistent with Subdivision and Consolidation Plan no. MAL/13957/IV, dated August 2024, as presented in the application;
- The newly subdivided Remainder (312,3ha in extent) of Portion 9 of the farm Olyvenhoek, no. 818, be consolidated with the newly created Remainder (195,9ha in extent) of Portion 7 of the farm Olyvenhoek, no. 818, in order to create a new land unit of 505,2ha in extent, consistent with Subdivision and Consolidation Plan no. MAL/13957/IV, dated August 2024, as presented in the application;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- iSwatland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- e) New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the subdivisions and consolidations;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision and consolidation plans;
- 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 permanent departure from development parameters on the newly consolidated remainders of Portion 7 and Portion 9 of the farm Olyvenhoek, no. 818, 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 new 30m building line to 20m, to accommodate the existing dwelling, in relation to the new property boundary;
- b) The approval authorises the departure from the new 30m building line to 9m, to accommodate the existing shed, in relation to the new property boundary;
- c) The departures are restricted to the portions of the existing buildings that encroach on the building lines;

2. 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) 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 subdivisions and consolidations 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
AdjDs

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Corporate Services
 Department: Civil Engineering Services
 Building Control Officer
 W. Dreyer, wdreyer@paarlonline.co.za

KEY:

Relevant boundary
Proposed subdivision
Proposed consolidation



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruiksbeplanning (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.

2025/02/13

DATE

A. Boayman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (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.

2025/02/13

DATE


A. Boayman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

**Remainder of Portion 9 of
Farm 818
(±312.3ha)**

**Portion A of Portion 9
of Farm 818
(±46.5ha)**

**Remainder of Portion
7 of Farm 818
(±192.9ha)**

**Portion B of Portion 7
of Farm 818
(±43.5ha)**

TITLE PROPOSED SUBDIVISION SKETCH Portion 7 & 9 of Farm Olyvenhoek No.818	
PHYSICAL ADDRESS: #	
NOTE ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINTER STREET, MAALLESBURG Tel: 022 - 482 1845 Fax: 022 - 487 1861 Email: planning@rumboll.co.za
DATE: AUGUST 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/13957/IV	