

File ref: 15/3/6-15/Farm_554/35
15/3/4-15/Farm_554/35
15/3/13-15/Farm_554/35

Enquiries:
Mr AJ Burger

19 April 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION, DEPARTURE FROM DEVELOPMENT PARAMETERS AND EXEMPTION ON PORTION 35 OF FARM JACOBUSKRAAL NO 554, DIVISION MALMESBURY

Your application, with reference YZE/11013/AC/IV, dated 25 November 2022, on behalf of WACS AT KOFFIEFONTEIN PTY LTD, 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 35 of farm Jacobuskraal no 554, 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) Portion 35 of farm Jacobuskraal no 554, Division Malmesbury (46,6319ha in extent), be subdivided into a Remainder (17,63ha in extent), Portion A (14,5ha in extent) and Portion B (14,5ha in extent);
- b) Building plans for all illegal building work be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- c) Clearance for the registration of the newly created portions not be provided until all illegal land uses on the property has ceased;
- d) 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) Water supplied to the subdivided portions from the bulk supply to Yzerfontein be only used for domestic purposes;
- b) The size of the water connections be limited to no larger than 25mm.;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R21 781,00 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);

5. GENERAL

- a) The conditions of approval from the Department of Transport and Public Works with reference 16/9/6/1-26/135 (Job 24975), dated 16 February 2023 be complied with;
- b) The conditions of approval for a Wayleave from Open Serve with reference WWIP_WYFN0291_23, dated 31 January 2023 be complied with;
- 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, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

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 departure of development parameters on the remainder of portion 35 of farm Jacobuskraal no 554, Division Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 30m building line (southern boundary on the remainder) to 10m.

C The registration of a right of way servitude over the remainder and portion A in favour of portion A and portion B respectively, 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.

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

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 WACS at Koffiefontein Pty Ltd, PO Box 822, Yzerfontein, 7351
 boerbilly76@gmail.com

1/554

6/554

TITLE:

SUBDIVISION OF PORTION 35 (PTN OF PTN3)
OF THE FARM JACOBUS KRAAL NO 554
MALMESBURY RD

NOTE:

ALL AREAS AND DISTANCES SUBJECT TO A SURVEY

PREPARED BY:



C.K. RUMBOLD & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
RAINIER STREET 16, MALMESBURY
Tel: 022 - 4821845
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e-mail: reception@rumbold.co.za

DATE:

November 2022

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MAL/11/13AC/M



36/554

RIGHT OF WAY SERVITUDE
±215m

RIGHT OF WAY SERVITUDE
±243m

REM OF 35/554

± 17.63 ha

PTN A OF 35/554

± 14.5 ha

PTN B OF 35/554

± 14.5 ha

RE/563

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart
2020)

Exempted in terms of section 34 of the Municipal Land Use
Planning By-Law (PN 8226 of 25 March 2020)

2023/04/19

DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

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

Concerned Property
Portion 35 (ptn of Ptn 3) of The Farm Jacobus Kraal no 554
(extent 48.8319 Ha)

Proposed Subdivision
Portion A, B and C of The Farm Jacobus Kraal no 554
(extent 48.8319 Ha)

Proposed Right of Way Servitude

30m building line

2023/04/19

DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER