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SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul dromë kan uitleef!

File ref: 15/3/4-15/Farm_552/03
15/3/6-15/Farm_552/03
15/3/10-15/Farm_552/03

Enquiries:
A de Jager

21 August 2024

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL: SUBDIVISION, DEPARTURE, CONSENT USE AND EXEMPTION ON PORTION 3 OF FARM SLANGKOP NO 552, DIVISION MALMESBURY

Your application, with reference number MAL/12966/NJdK, dated 20 May 2024, on behalf of PHB Boerdery (Pty) Ltd., 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 amendment of conditions of approval regarding the subdivision, departure, consent use and exemption on portion 3 of farm Slangkop no 552, Division Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition A.1.a), contained in approval letter with reference 15/3/6-15/Farm_552/03, dated 28 March 2023, that reads:

"...A1.a) A lease agreement be registered over a portion (199ha in extent) of Portion 3 of the farm Slangkop, no 552 (482.0875ha in extent), consistent with Site Development Plan MAL/11292/NJdK, dated February 2023, as presented in the application..."

be amended to read as follows:

"...A lease agreement be registered over a portion (112,4ha in extent) of Portion 3 of the farm Slangkop, no 552 (482.0875ha in extent), consistent with Site Development Plan MAL/12966/NJdK, dated October 2023, as presented in the application..."

2. 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, as required by provincial, state, parastatal and other statutory bodies;
- b) The remaining conditions of approval contained in letter of approval 15/3/6-15/Farm_552/03, dated 12 October 2021 continue to be applicable;
- c) Please note that, in terms of section 33.(4) of the By-Law, the approval of the amended subdivision plan does not extend the validity period of approval 15/3/6-15/Farm_552/03, dated 12 October 2021;
- d) The original approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be complied with by 13 October 2026, without which the approval will lapse. Should all the

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299
Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299
Yzerfontein Tel: 022 451 2366

conditions of approval be met, the land use will be permanent and the approval period will not be applicable anymore.

- B. The registration of a lease area of 1,2ha in extent, in accordance with lease area plan MAL125966/NJdK, dated October 2023, on Portion 3 of Farm no. Slangkop no 552, Division Malmesbury, 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

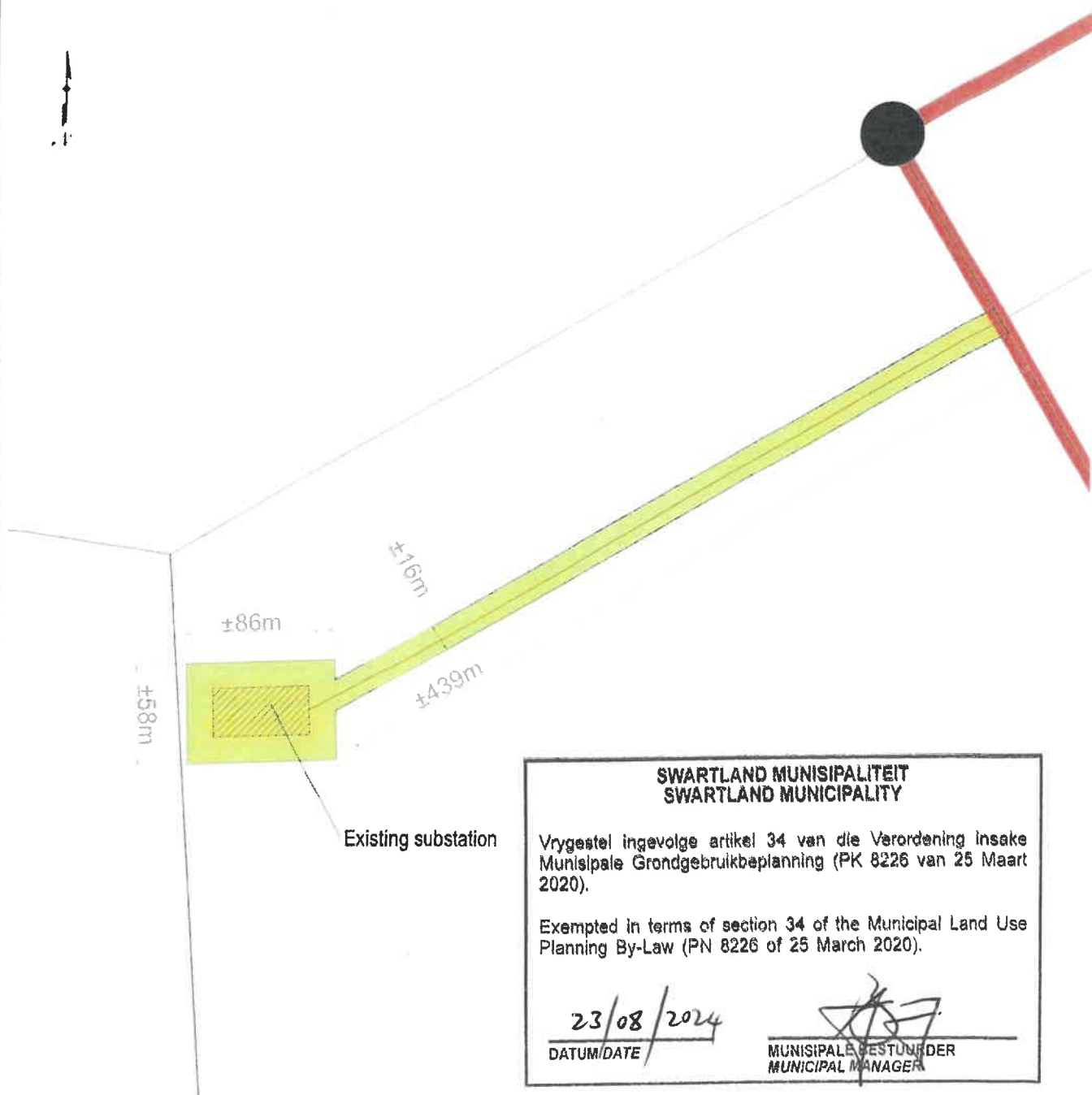


MUNICIPAL MANAGER
per Directorate Development Services

AdJ/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
PHB (Pty) Ltd., Postnet Suite 511, Private Bag X3, Bloubaerg, 7443
Jean-marc.carins@enertag.com

PROPOSED SERVITUDE AREA ON FARM PORTION 3 OF FARM 552, MALMESBURY RD



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).

23/08/2024
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Servitude area (1.2ha in extent)

DRAWING BY:

NJ de laack

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:



C.K. RUMBOLD & VERBONSTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RANIER STREET, MALMESBURY
Tel 022 - 4821845
Fax 022 - 4871661
Email planning2@rumbold.co.za

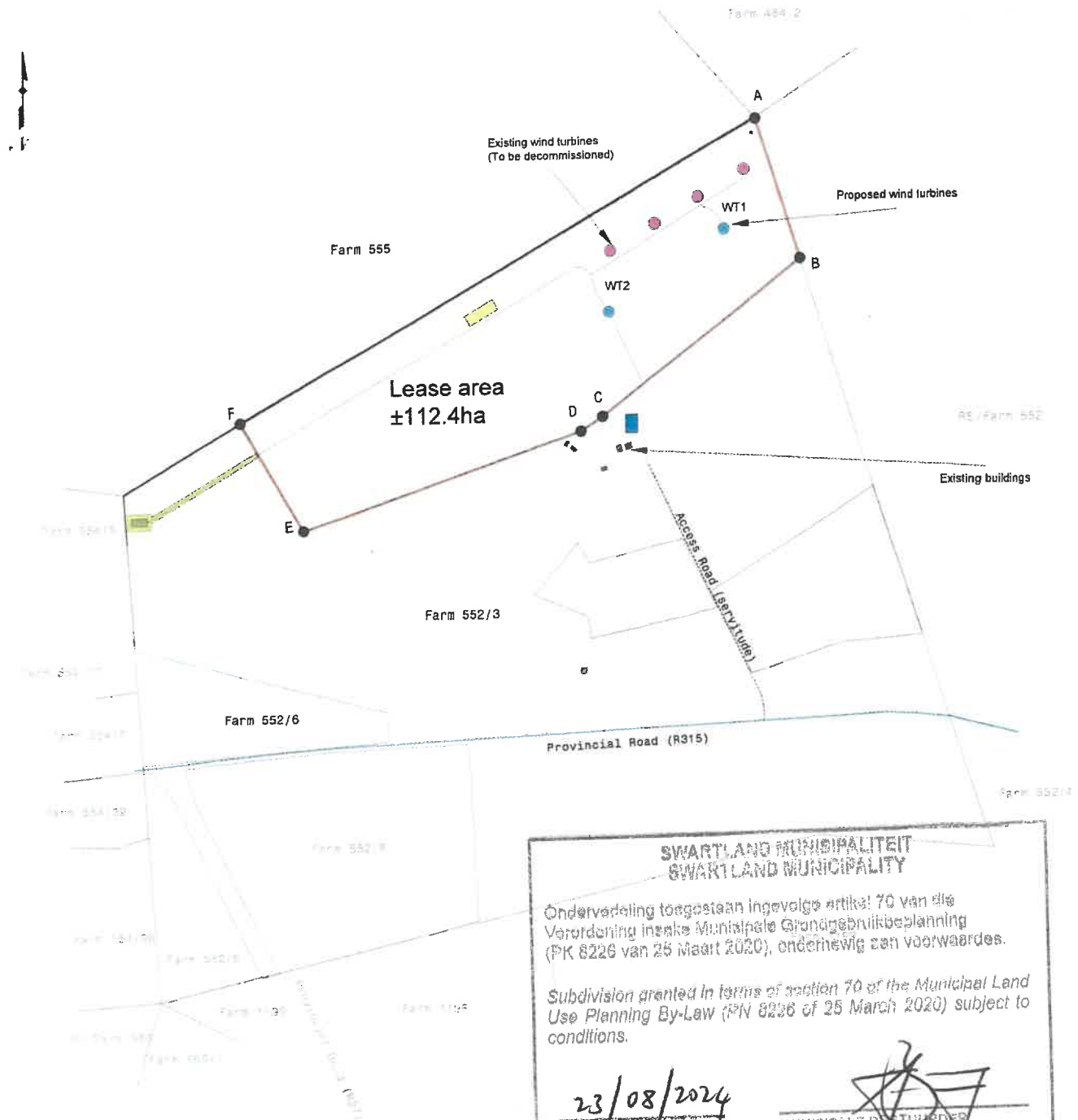
DATE:
November 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/12955/NLJK

SCALE 1:1.5

PROPOSED LEASE AREA ON FARM PORTION 3 OF FARM 552, MALMESBURY RD



SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening inzake 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.

23/08/2024
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

DRAWING BY:

NJ de Kock

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



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16 RAINIER STREET, MALMESBURY
Tel. 022 - 4821845
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Email: planning2@rumboll.co.za

DATE:

October 2023

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

MAU12966/NJK

SCALE: N.T.S

NOTES:

Figure A, B, C, D, E, F represents
±112.4ha of leaseable land

- Amendment of a long term lease
- Servitude area (1.2ha in extent)