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File ref: 15/3/6-15/Farm\_965, 841/12, 842/07  
15/3/12-15/Farm\_965, 841/12, 842/07

Enquiries: Mr HL Olivier

16 July 2021

David Hellig & Abrahamse  
P.O. Box 18  
PAARL  
7622

COPY

Per Registered Mail

Dear Sir/Madam

**PROPOSED SUBDIVISION AND CONSOLIDATION OF THE REMAINDER OF FARM JAKKALSFONTEIN NO 965, PORTION 12 OF THE FARM LAMMERSHOEK NO 841 AND PORTION 7 OF THE FARM 842, DIVISION MALMESBURY**

Your application, with reference M173/20, dated 21 May 2021, on behalf of the J.H. Smit Trust, The Sadie Family Wines Propriety Ltd and Granaatfontein Trust, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 the Remainder of farm Jakkalsfontein, no. 965, Division Malmesbury, is approved in terms of Section 70 of the By-Law;
- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 the Portion 12 of the farm Lammershoek no. 841, Division Malmesbury, is approved in terms of Section 70 of the By-Law;
- C. By virtue of the authority delegated to the Senior Manager: Built Environment 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 Portion 7 of the farm no. 841, Division Malmesbury, with the newly created Portion C and Portion D, is approved in terms of Section 70 of the By-Law;

The abovementioned approvals are subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The Remainder of farm Jakkalsfontein, no. 965 (203,3085ha in extent), be subdivided into Portion C ( $\pm 15,8509$ ha in extent) and the Remainder ( $\pm 187,4876$ ha in extent);
- b) Portion 12 of the farm no. 841 (124,1305ha in extent) be subdivided into Portion D ( $\pm 3,3838$ ha in extent) and the Remainder ( $\pm 120,7467$ ha in extent);
- c) Portion 7 of the farm no. 842 (17,1012ha in extent) be consolidated with the newly formed Portion C ( $\pm 15,8509$ ha in extent) and Portion D ( $\pm 3,3838$ ha in extent), to create a new land unit of  $\pm 36,3059$ ha in extent;
- d) The owner/developer submits the subdivision and consolidation plans to the Surveyor General for approval, including proof of the following:
  - i) The approval letter for the subdivision and consolidation, containing the conditions of approval;
  - ii) The approved subdivision and consolidation plans;

## 2. GENERAL

- (a) The approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval must be complied with within the 5 year period and failing to do so will result in this approval expiring.
- (b) The legal certificate that 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 does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

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*

*The J.H. Smit Trust, P.O. Box 291, MALMESBURY, 7299*

*Granaatfontein Trust, P/A HJ Stofberg P.O. Box 164, MALMESBURY, 7299*

*The Sadie Family Wines Pty Ltd P.O. Box 1019, MALMESBURY, 7299*

