



File ref: 15/3/6-15/Farm_840,841/12,842/3,1279
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Enquiries:
Mr AJ Burger

18 September 2024

David Hellig & Abrahamse
PO Box 18
PAARL
7646

By registered mail

Sir/ Madam

APPLICATION FOR THE SUBDIVISION AND CONSOLIDATION OF REMAINDER FARM 840, DIVISION MALMESBURY PORTION 12 OF FARM LAMMERSHOEK NO 841, DIVISION MALMESBURY PORTION 3 OF FARM NO 842, DIVISION MALMESBURY FARM ROTSVAS NO 1279, DIVISION MALMESBURY

Your application, with reference number M169/18(24), dated 22 April 2024, on behalf of Granaatfontein Trust and Sadie Family Wines 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 consolidation of remainder farm 840 (6,0385ha in extent), portion 3 of farm no 842 (2,6033ha in extent) and portion 12 of farm Lammershoek no 841, 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 the subdivision of the consolidated land unit (129,3885ha in extent), is approved in terms of Section 70 of the By-Law, as follows:
- 1. TOWN PLANNING AND BUILDING CONTROL**
- a) The consolidated land unit consisting of remainder farm 840 (6,0385ha in extent), portion 3 of farm no 842 (2,6033ha in extent) and portion 12 of farm Lammershoek no 841, Division Malmesbury be subdivided into a remainder (115,89ha in extent), portion A (7,5ha in extent) and portion B (6ha in extent);
- 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 consolidation of the newly created portion A (7,5ha in extent) with farm Rotsvas no 1279, Division Malmesbury, is approved in terms of Section 70 of the By-Law.

D. GENERAL

- a) The comments from the Department of Infrastructure with reference DOI/CFS/RN/LU/REZ/SUB-26/371 (Application 2024-04-0104), dated 23 May 2024, be implemented;
- b) The comments from the Western Cape Department of Agriculture with reference 20/9/2/2/5/339, dated 24 July 2024, be implemented;
- c) 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;
- d) 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;
- e) 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;
- f) 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
A/B/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Graanfontein Trust, Posbus 164, Malmesbury, 7299
Sadie Family Wines Pty Ltd, PO Box 1019, Malmesbury, 7299.
Email: accounts@thesadiefamily.com



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 75 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderwerpig aan voorwaardes.

Subdivision granted in terms of section 75 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2024/09/18
DATUM/DATE

[Signature]
MUNISIPALE BESKURDER
MUNICIPAL MANAGER

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 75 van die Verordening insake munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020) onderwerpig aan voorwaardes.

Consolidation granted in terms of section 75 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2024/09/18
DATUM/DATE

[Signature]
MUNISIPALE BESKURDER
MUNICIPAL MANAGER

Ref. 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3715

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project **CONSOLIDATION AND
SUBDIVISION PLAN**

- 1) The Remainder of the Farm No 840 Malmesbury
- 2) The Remainder of Portion 12 of the Farm Lammershoek No 841 Malmesbury
- 3) Portion 3 of the Farm No 842 Malmesbury
- 4) The Farm Rotsvas No 1279 Malmesbury

Scale	1 / 7500 @A3
Date	April 2024
File No	M169/18(24)
Plan No	9 Rev1

Notes:

- 1) The Farm No 840, Portion 12 of the Farm Lammershoek No 841 and Portion 3 of the Farm No 842 Malmesbury, respectively measuring 6,0385, 120,7467 and 2,6033 hectares in extent are to be consolidated to form a land unit measuring 129,3885 hectares in extent and re-subdivided into :
 - a) Ptn A ± 7,50 ha
 - b) Ptn B ± 6,00 ha
 - c) Rem. Conso ± 115,89 ha
- 2) Ptn A and the Farm Rotsvas No 1279 Malmesbury, measuring 36,3060 hectares in extent, are to be consolidated to form a land unit measuring ±43,81 hectares in extent.
- 3) A servitude road 6m wide labelled "a,b,c" is to be registered over the Remainder of Console Unit 1) in favour of Portion B