



CONSECUTIVE CLEAN AUDITS



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Sibumba ikamva elingcono!*

File ref: 15/3/4-15/Farm 965, 845/05
15/3/6-15/Farm 965, 845/05
15/3/12-15/Farm 965, 845/05

Enquiries:
A. de Jager

20 April 2021

David Hellig & Abrahamse
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF THE REMAINDER OF THE FARM JAKKALSFONTEIN, NO. 965, CONSOLIDATION WITH AND DEPARTURE ON PORTION 5 OF THE FARM ORANGERIE ANNEX NO. 845, DIVISION MALMESBURY

Your application, with reference M169/18(A3), dated 13 January 2021, on behalf of the J.H. Smit Trust and Messrs Horseshoe Inv 0023 CC, 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 consolidation of Portion 5 of the farm Orangerie Annex, no. 845, Division Malmesbury, with the newly created Portion A and Portion B of the Remainder of farm Jakkalsfontein, no. 965, Division Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals **A.** and **B.** are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The Remainder of farm Jakkalsfontein, no. 965 (238,9032ha in extent), be subdivided into Portion A (24,64ha in extent), Portion B (10,97 in extent) and the Remainder (203,33ha in extent);
- b) Portion 5 of the farm Orangerie Annex, no. 845 (59,2070ha in extent) be consolidated with the newly formed Portion A (24,64ha in extent) and Portion B (10,97 in extent) of the Remainder of farm Jakkalsfontein, no. 965, to create a new land unit of 94,82ha in extent;
- c) 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;
- d) The use of the farm workers cottages be restricted to the sole use of bona fide farm employees and that no commercial guest accommodation may be provided in said cottages, without the relevant land use approvals;
- e) 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;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

Darling Tel: 022 492 2237

- 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 building line departure on Portion 5 of the farm Orangerie Annex, no. 845, 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 departure authorises the encroachment of the 30 metre building line by eleven employees' cottages and one ablution facility, between 9,89 metres (nearest) and 28,16 metres (farthest) from the property boundary, as presented in the application;

2. GENERAL

- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years and lapses thereafter.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

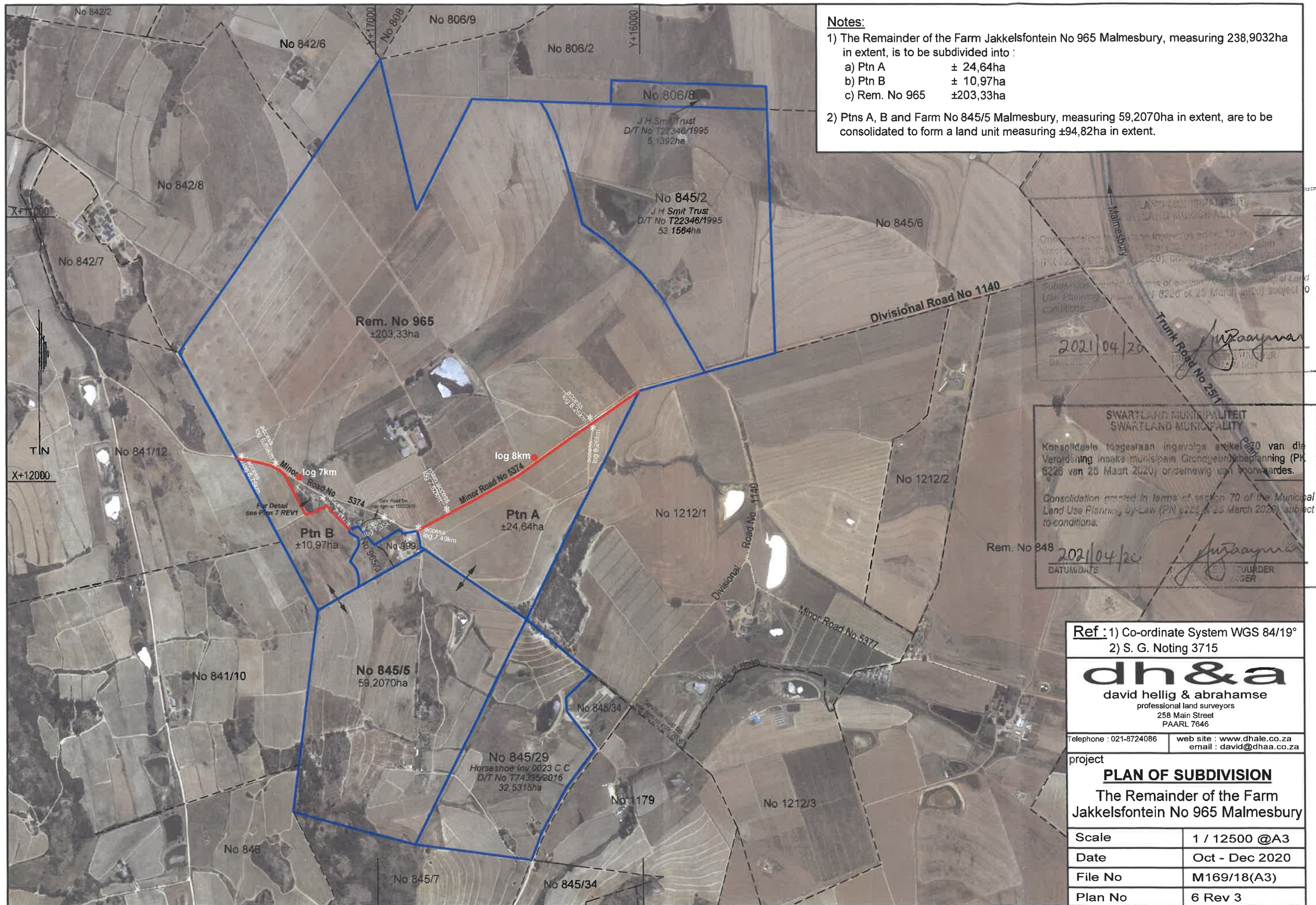
Adj/ds

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



2021/04/20

dir&a

david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7846

Telephone : 021-8724086	web site : www.dhale.co.za email : david@dhale.co.za
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project	INSET PLAN
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**The Remainder of the Farm
Jakkelsfontein
No 965 Malmesbury**

Scale	1 / 1500 @A4
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Date	Oct - Dec 2020
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File No	M169/18(A3)
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Plan No	7 REV1
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Ref: 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3715

Rem. No 965
±203,33ha

Ptn B
±10,97ha

Road No 537A

30m building

proposed subdivisional line

17.4

Diagram showing a proposed subdivision line with a distance of 12.58 and a distance of 16.91.

5m approved building line vide
Swartland Municipality Approval
Ref 15/33-15/Farm - 965
15/36-15/Farm - 965
dated 27-03-2019

No 965/3

propos

5m approved building line

Minor Road No 5374