



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
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

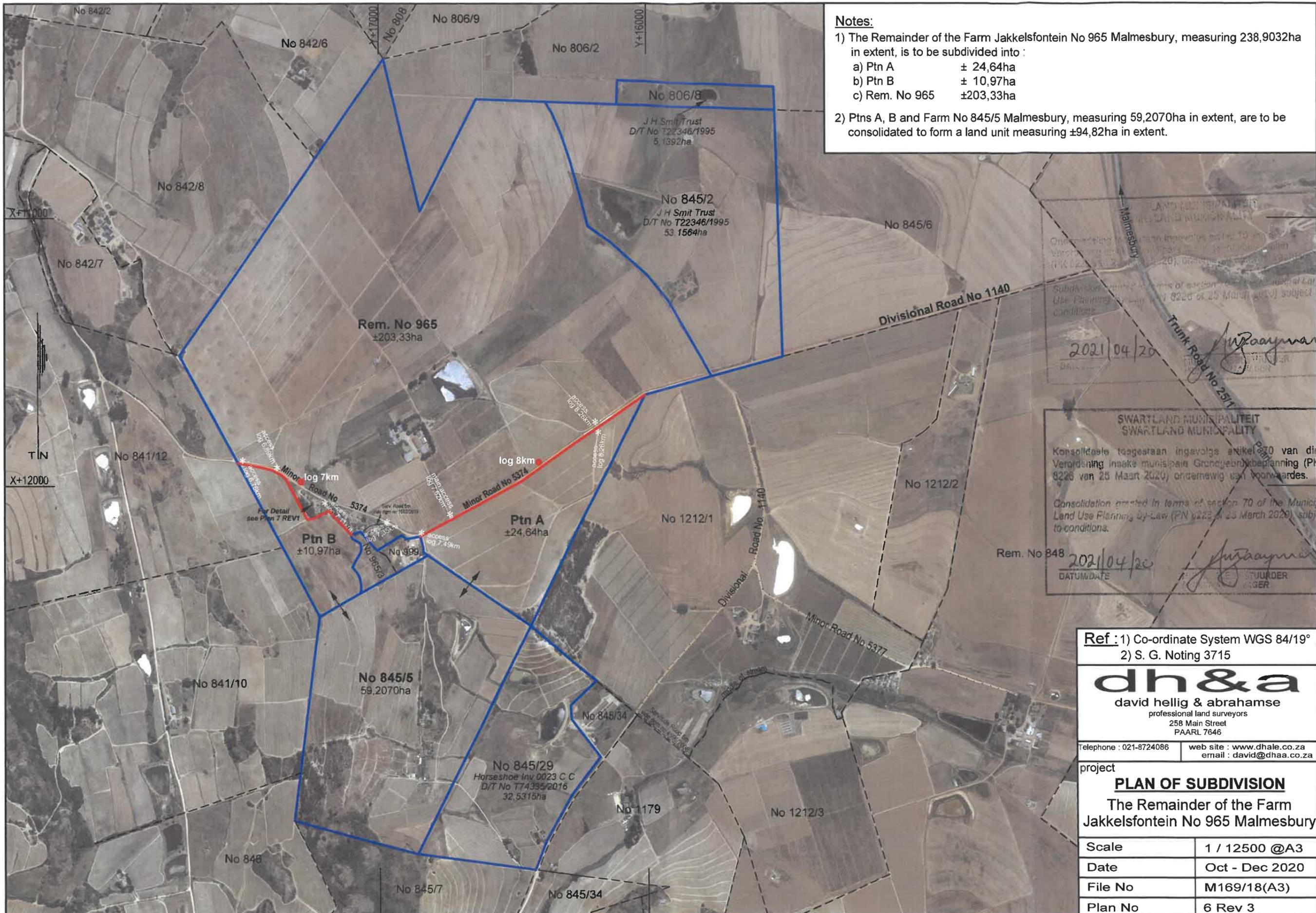
Adj/ds

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*



**Notes:**

1) The Remainder of the Farm Jakkelsfontein No 965 Malmesbury, measuring 238,9032ha in extent, is to be subdivided into :

- a) Ptn A ± 24,64ha
- b) Ptn B ± 10,97ha
- c) Rem. No 965 ±203,33ha

2) Ptns A, B and Farm No 845/5 Malmesbury, measuring 59,2070ha in extent, are to be consolidated to form a land unit measuring ±94,82ha in extent.

LANDMUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondersteuning van die landbouers en ander 10 mm 2010  
 Verordening in terme van die Munisipale Landgebruikswet (No 15 van 2012) onderwerp aan die volgende  
 Subdivisie van die land in terme van die Munisipale Landgebruikswet (No 15 van 2012) onderwerp aan die volgende  
 Use Planning by-Law (PN 0226 of 25 March 2020) subject to conditions

2021/04/20

J. van der Merwe  
 STUURDER

SWARTLAND MUNISIPALITEIT  
 SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening in terme van die Munisipale Landgebruikswet (PN 0226 van 25 Maart 2020) onderwerp aan die volgende voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning by-Law (PN 0226 of 25 March 2020) subject to conditions.

Rem. No 848

2021/04/20

DATUM/DATE

J. van der Merwe  
 STUURDER

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

**dh&a**  
 david hellig & abrahamse  
 professional land surveyors  
 258 Main Street  
 PAARL 7646

Telephone : 021-8724086 web site : www.dhale.co.za  
 email : david@dhaa.co.za

project  
**PLAN OF SUBDIVISION**  
 The Remainder of the Farm  
 Jakkelsfontein No 965 Malmesbury

Scale	1 / 12500 @A3
Date	Oct - Dec 2020
File No	M169/18(A3)
Plan No	6 Rev 3

**dh&a**

david heilig & abrahamse  
professional land surveyors  
259, Main Street  
PAARL, 7646

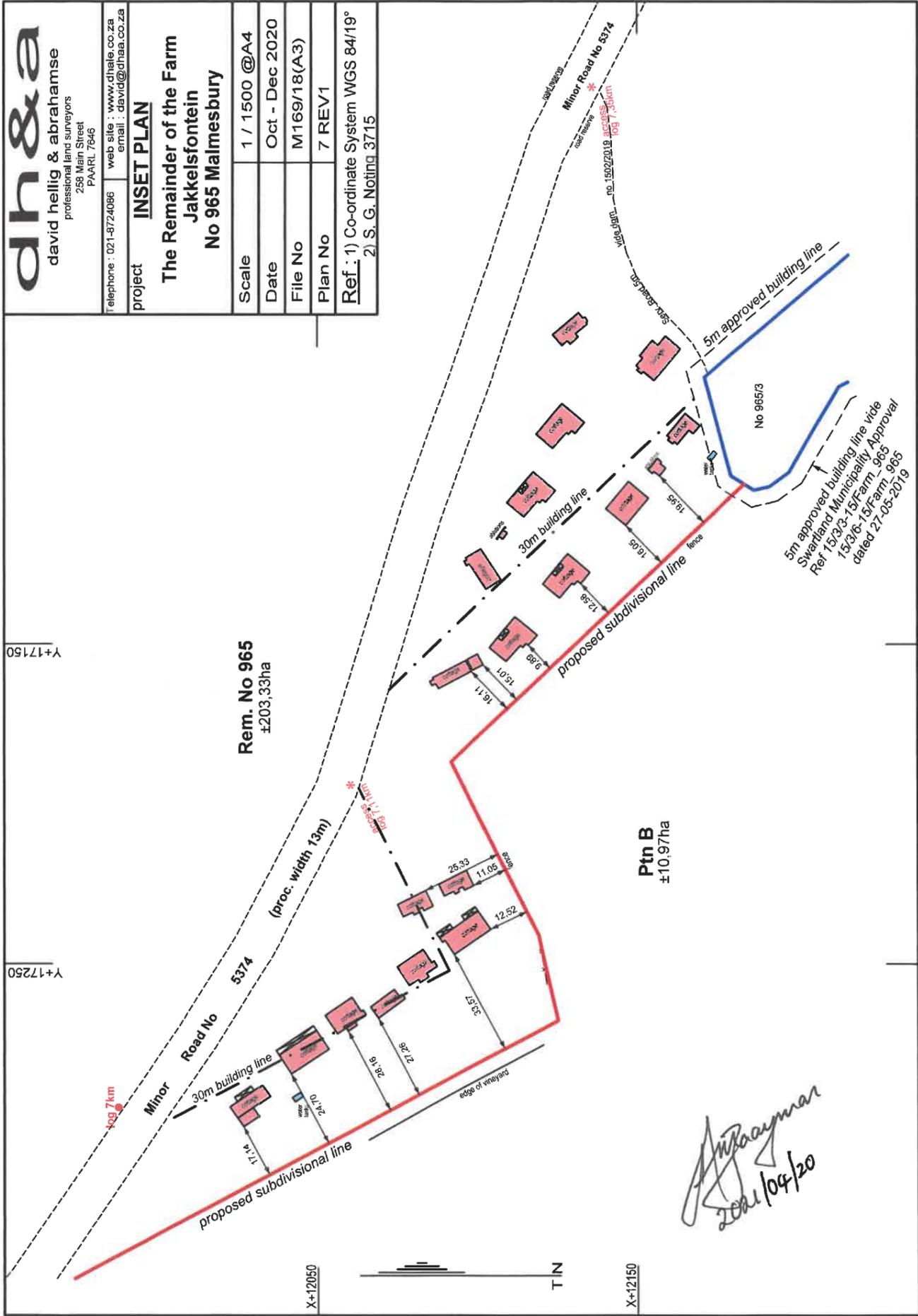
telephone : 021-8724086  
web site : www.dh&a.co.za  
email : david@dh&a.co.za

**INSET PLAN**

**Project**  
The Remainder of the Farm  
Jakkelsfontein  
No 965 Malmesbury

Scale	1 / 1500 @A4
Date	Oct - Dec 2020
File No	M169/18(A3)
Plan No	7 REV1

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



No 965/3  
5m approved building line vide  
Swarthland Municipality Approval  
Ref 15/2/20-15/Farm-965  
dated 27-05-2019

*A. Abrahamse*  
2021/04/20