



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sibumba ikamva elingcono!*

File ref: 15/3/6-15/Farm\_149

Navrae/Enquiries:  
Mr AJ Burger

24 May 2021

South Consulting  
PO Box 264  
PIKETBERG  
7320

Attention: Jan Truter

[jan@southcon.co.za](mailto:jan@southcon.co.za)

**By Registered Mail**

Sir / Madam

**PROPOSED SUBDIVISION OF REMAINDER FARM ZANDDRIFT NO 149, DIVISION MALMESBURY**

Your application with reference number Farm RE/149 MAL RD, dated 7 April 2021, on behalf of Bergrivier Boerdery Pty Ltd (2002/000374/07), regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for the subdivision of the remainder farm Zanddrift no 149, 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) Remainder farm Zanddrift no. 149, Division Malmesbury (352,8604ha in extent) be subdivided into a remainder (176,6772ha in extent) and portion A (176,1832ha in extent) as presented in the application.

In terms of section 76(2)(w) of the By-Law, the approval is only 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 the approval expiring.

Yours sincerely

**MUNICIPAL MANAGER**

per Department Development Services  
AJB/ds

*Copies: Land Surveyor General Private Bag X9028, CAPE TOWN, 8000  
Bergrivier Boerdery Pty Ltd, Posbus 51, Koringberg, 7312*

*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](mailto: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**

SUBDIVISION

6/138

1/138

RE/151

REMAINDER  
app. 176.01 ha

POR A  
app. 176.48 ha

SWARTLAND  
MUNICIPALITY  
WC015

SKETSKAART WAARNA VER  
SKETCHPLAN TO WHICH IS  
WYS WORD IN TOESTEMMING  
REFERRED IN CONSENT

55571

18/11/2020

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

2/149  
Onderverdeling toegestaan Ingevolge artikel 70 van die  
Verordening Inrester 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.

25/05/2021  
DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

- Legend**
- ☒ Local Municipality
  - ☒ Farm RE\_149 MAL RD
  - ☐ Subdivision
  - ☐ Landuse
  - ☐ Almonds
  - ☐ Grazing
  - ☐ Open
  - ☐ Vegetables

| Item        | Area (ha) |
|-------------|-----------|
| RE/149      | 352.5     |
| Grazing     | 75.53     |
| Grazing     | 24.14     |
| Open        | 51.39     |
| Irrigated   | 276.97    |
| Almonds     | 58.85     |
| Vegetables  | 218.12    |
| Grand Total | 352.5     |

| Item       | Area (ha) |
|------------|-----------|
| POR A      | 176.47    |
| Grazing    | 43.43     |
| Grazing    | 18.36     |
| Open       | 25.07     |
| Irrigated  | 133.04    |
| Almonds    | 29.17     |
| Vegetables | 103.87    |

|             |        |
|-------------|--------|
| REM         | 176.03 |
| Grazing     | 32.1   |
| Grazing     | 5.78   |
| Open        | 26.32  |
| Irrigated   | 143.93 |
| Almonds     | 29.68  |
| Vegetables  | 114.25 |
| Grand Total | 352.5  |

FARM RE/149 MAL RD - SUBDIVISION

LAT : 32°54'27.58"S  
LONG : 18°35'19.49"E

Koringsburg, Swartland Municipality  
(Walmesbury RD DW)

Date: AUGUST 2020  
Version: Ver 1.0

Client: BERGMAN BOEREN PTY LTD  
Ref no:



1:7500

Scale 1:7500  
Date of issue: 18/11/2020  
Drawing No: 55571  
Author: [Name]  
Checker: [Name]  
Approved: [Name]

| SYE<br>Meter                                                                                                                                                                                                                                                                                          |          | RIGTINGS-<br>HOEKE           |   | KOördINATE<br>Y Stelsel: WG 19° X |                        | L.G. No.                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------|---|-----------------------------------|------------------------|--------------------------------|
|                                                                                                                                                                                                                                                                                                       |          | Konstante:                   |   | ± 0.00                            | +3 600 000.00          | Goedgekeur                     |
| AB                                                                                                                                                                                                                                                                                                    | 2 166.02 | 300 41 51                    | A | +39 800.49                        | +42 049.67             |                                |
| BC                                                                                                                                                                                                                                                                                                    | 1 167.91 | 30 44 47                     | B | +37 937.98                        | +43 155.44             | nms.<br>LANDMETER-<br>GENERAAL |
| CD                                                                                                                                                                                                                                                                                                    | 94.72    | 78 23 50                     | C | +38 535.06                        | +44 159.18             |                                |
| DE                                                                                                                                                                                                                                                                                                    | 427.51   | 210 44 50                    | D | +38 627.84                        | +44 178.23             |                                |
| EF                                                                                                                                                                                                                                                                                                    | 1 639.11 | 120 42 33                    | E | +38 409.28                        | +43 810.82             |                                |
| FA                                                                                                                                                                                                                                                                                                    | 924.26   | 181 07 10                    | F | +39 818.55                        | +42 973.75             |                                |
| Aa                                                                                                                                                                                                                                                                                                    |          | 120 41 51                    |   |                                   |                        |                                |
| Fb                                                                                                                                                                                                                                                                                                    |          | 120 42 33                    |   |                                   |                        |                                |
|                                                                                                                                                                                                                                                                                                       |          | 9 Drievleien                 | △ | +36 783.15                        | +41 745.54             |                                |
|                                                                                                                                                                                                                                                                                                       |          | 208 Uitvlug                  | △ | +44 518.48                        | +40 557.02             |                                |
| Beskrywing van bakens                                                                                                                                                                                                                                                                                 |          |                              |   |                                   |                        |                                |
| A,B,D,F : Ysterstaander                                                                                                                                                                                                                                                                               |          |                              |   |                                   |                        |                                |
| C : 12mm ysterpen                                                                                                                                                                                                                                                                                     |          |                              |   |                                   |                        |                                |
| E : Spyker bo-op houtpaal                                                                                                                                                                                                                                                                             |          |                              |   |                                   |                        |                                |
| GED 7 van die plaas<br>ZANDDRIFT No. 138                                                                                                                                                                                                                                                              |          |                              |   |                                   |                        |                                |
| ADMIN. DISTRIK PIKETBERG                                                                                                                                                                                                                                                                              |          |                              |   |                                   |                        |                                |
| GED 5 van die plaas<br>ZANDDRIFT No. 138                                                                                                                                                                                                                                                              |          |                              |   |                                   |                        |                                |
| Serwituutnotas                                                                                                                                                                                                                                                                                        |          |                              |   |                                   |                        |                                |
| 1. Die lyn cdefg stel voor die westelike grens van 'n pyplynserwituut 5m wyd<br>Kaart No. 5273 / 2002;<br>A/S K611 / 2009                                                                                                                                                                             |          |                              |   |                                   |                        |                                |
| 2. Die lyn BC stel voor die oostelike grens van 'n Serwituut Reg van Weg 5m wyd                                                                                                                                                                                                                       |          |                              |   |                                   |                        |                                |
| GED 2 van die plaas<br>ZANDDRIFT No. 149                                                                                                                                                                                                                                                              |          |                              |   |                                   |                        |                                |
| GED 10 van die plaas<br>BERG RIVIER No. 151                                                                                                                                                                                                                                                           |          |                              |   |                                   |                        |                                |
| Skaal 1 : 30 000                                                                                                                                                                                                                                                                                      |          |                              |   |                                   |                        |                                |
| Die figuur a B C D E b Middel van Berg                                                                                                                                                                                                                                                                |          |                              |   |                                   |                        |                                |
| stel voor 176.1632 hektaar                                                                                                                                                                                                                                                                            |          |                              |   |                                   |                        |                                |
| GEDEELTE 3 van die plaas ZANDDRIFT No. 149                                                                                                                                                                                                                                                            |          |                              |   |                                   |                        |                                |
| geleë in die Munisipaliteit Swartland<br>Administratiewe Distrik Malmesbury<br>Provinsie Wes-Kaap                                                                                                                                                                                                     |          |                              |   |                                   |                        |                                |
| Opgemeet in Januarie - Maart 2017 en Maart 2021 deur my                                                                                                                                                                                                                                               |          |                              |   |                                   |                        |                                |
| <div>SWARTLAND MUNISIPALITEIT<br/>SWARTLAND MUNICIPALITY</div> <div>Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.</div> <div>25/05/2021</div> <div>MUNICIPAL MANAGER</div> <div>Professional Landmeter</div> |          |                              |   |                                   |                        |                                |
| Hierdie diagram is geheg aan                                                                                                                                                                                                                                                                          |          | Die oorspronklike diagram is |   |                                   | Lêer :                 |                                |
| No. :                                                                                                                                                                                                                                                                                                 |          | L.G. No. : 766 / 2017        |   |                                   | M.S. : SR 474 / 2017   |                                |
| ged.                                                                                                                                                                                                                                                                                                  |          | Transport : 2017 . . 52072   |   |                                   | Komp. : CH-8C ( 4518 ) |                                |
| t.g.v.                                                                                                                                                                                                                                                                                                |          | Registrateur van Aktes       |   |                                   | LPI C0460000           |                                |

| SYE<br>Meter |          | RIGTINGS-<br>HOEKE |   | KOÖRDINATE<br>Y Steisel: WG 19° X |               | L.G. No.<br><br>766/2017                                                                                                                                  |
|--------------|----------|--------------------|---|-----------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |          | Konstante:         |   | ± 0.00                            | +3 600 000.00 | Goedgekeur<br><br><br>nms.<br>LANDMETER-<br>GENERAAL<br><br>24.06.2017 |
| AB           | 2 334.00 | 257 49 24          | A | +39 818.55                        | +42 973.75    |                                                                                                                                                           |
| BC           | 1 952.13 | 30 44 47           | B | +37 537.06                        | +42 481.45    |                                                                                                                                                           |
| CD           | 94.72    | 78 23 50           | C | +38 535.06                        | +44 159.18    |                                                                                                                                                           |
| DE           | 427.51   | 210 44 50          | D | +38 627.84                        | +44 178.23    |                                                                                                                                                           |
| EA           | 1 639.11 | 120 42 33          | E | +38 409.28                        | +43 810.82    |                                                                                                                                                           |
| Aa           |          | 120 42 33          |   |                                   |               |                                                                                                                                                           |
| Bb           |          | 210 44 47          |   |                                   |               |                                                                                                                                                           |
|              |          | 9 Drievleien       | △ | +36 783.15                        | +41 745.54    |                                                                                                                                                           |
|              |          | 208 Uitvlug        | △ | +44 518.48                        | +40 557.02    |                                                                                                                                                           |

## Beskrywing van bakens

A,B,C,D,E : Ysterstaander

ADMIN. DISTRIK PIKETBERG

GED 6 van die plaas ZANDDRIFT No. 138

GED 7 van die plaas ZANDDRIFT No. 138

Middel van Bergrivier

GED 1 van die plaas  
ZANDDRIFT No. 138SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Ondervoddeling toegestaan ingevolge artikel 70 van die  
Verordening in sake Munisipale Grondgebruikbeplanning  
(PK 6226 van 25 Maart 2020) onderhewig aan voorwaardes.

Subdivision granted in terms of Section 70 of the Municipal Land  
Use Planning By-Law (PN 6226 of 25 March 2020) subject to  
conditions.

25/05/2021  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Skaal 1 : 30 000

Die figuur  
stel voor

a Middel van Bergrivier b C D E

352,8604 hektaar

grond, synde

## Restant van die plaas ZANDDRIFT No. 149

geleë in die Munisipaliteit Swartland

Administratiewe Distrik Malmesbury

Provinsie Wes-Kaap

Opgemeet in Julie 1999 - Maart 2000 en  
Januarie - Maart 2017 deur my

PLS 0455 C.J. Nortjé  
Professionele Landmeter

Hierdie diagram is geheg aan

No. : TS2012/2017

ged.

t.g.v.

Registrateur van Aktes

Die oorspronklike diagram wat

hiermee vervang word is

L.G. No. : 193/1831

Transport : Stel.Q.9-15

Lêer : MALM.149 v.1

M.S. : E2631/2000

SR 474/2017

Komp. : CH-8C ( 4518 )

LPI C0460000

Restant Plaas 149 Malmesbury