



File ref: 15/3/6-15/Farm 1173, 886/02
15/3/12-15/Farm 1173, 886/02

Enquiries:
A. de Jager

7 July 2025

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

via e-mail: anelia@rumboll.co.za

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSOLIDATION OF THE FARM GLEN LOSSIE, NO. 1173 AND PORTION 2 OF THE FARM KALBAS KRAAL, NO. 886, DIVISION MALMESBURY

Your application, with reference number MAL/13680/AC/IV, dated 20 January 2024, on behalf of the Welgegund Familietrust, 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 subdivision of the farm Glen Lossie, no. 1173, 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 consolidation of a portion of the farm Glen Lossie, no. 1173, with Portion 2 of the farm Kalbas Kraal, no. 886, Division Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals A. and B. be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The Remainder of the farm Glen Lossie, no. 1173, Division Malmesbury (723,5305ha in extent), be subdivided into Portion A (337,46ha in extent) and the Remainder (386,07ha in extent) in accordance with Subdivision and Consolidation Plan no. KAL/13680/IV, dated July 2024, as presented in the application;
- b) The newly subdivided Portion A (337,46ha in extent) of the farm Glen Lossie, no. 1173, be consolidated with Portion 2 of the farm Kalbas Kraal, no. 886, Division Malmesbury (90,7039ha in extent), in order to create a new land unit of 428,16ha in extent, consistent with Subdivision and Consolidation Plan no. KAL/13680/IV, dated July 2024, as presented in the application;
- c) New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
- The municipality's decision to approve the subdivision and consolidation;
 - The conditions of approval imposed in terms of section 76 of the By-Law; and
 - The approved subdivision and consolidation plans;

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2. GENERAL

- a) The approval does not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- b) The legal certificate which authorises transfer of the subdivided portion in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- c) 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;
- d) 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 subdivision and consolidation become permanent and the approval period will no longer be applicable.

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely


^ **MUNICIPAL MANAGER**
per Department Development Services
Adjds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Civil Engineering Services
 Welgegund Familietrust, welgegundboerdery@gmail.com

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2025/07/07
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

KEY:

Relevant boundary
Proposed subdivision
Proposed Consolidation



**Portion A of Farm 1173
(±337.46ha)**

**Portion 2
of
Farm
886
(90.7039ha)**

**Remainder of Farm 1173
(±386.07ha)**

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (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.

2025/07/07
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

TITLE:
SUBDIVISION & CONSOLIDATION PLAN
PORTION 2 OF FARM 886, KALBASKRAAL

PHYSICAL ADDRESS:

NOTE

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



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DATE:
JULY 2024

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
KAL/13680/IV

