

**LAND USE PLANNING ASSESSMENT REPORT FOR LANGEBERG MUNICIPAL PLANNING TRIBUNAL**  
(In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

**REM OF DE HOEK 213 AND PORTION 1 OF FARM 204 SWELLENDAM: SUBDIVISION AND CONSOLIDATION**

*Date of meeting: 4 May 2022*

Reference number	15/4/14/2	Application submission date	24 May 2021	Date report finalised	14 April 2022
------------------	-----------	-----------------------------	-------------	-----------------------	---------------

**PART A: AUTHOR DETAILS**

First name(s) & Surname	Tracy Brunings
Job title	Assistant Town and Regional Planner
SACPLAN registration number	Pr. Pln A/951/1997

**PART B: PROPERTY DETAILS**

Property description (in accordance with Title Deed)	Rem of de Hoek 213, Swellendam (138,5367ha.); and Ptn 1 of Farm 204, Swellendam (113,0622ha.).				
Physical address	±16km southeast of Bonnievale, off DR 1325.	Town	Rural – Drew		
Current zoning	Agricultural Zone I	Extent (m <sup>2</sup> /ha)	As above.	Are there existing buildings on the property?	<b>Y</b> N
Applicable zoning scheme	Langeberg Integrated Zoning Scheme, 2018				
Current land use	Agriculture, natural veld and main dwelling	Title Deed number & date	Rem of de Hoek 213, Swellendam: T22843/10 Ptn 1 of Farm 204, Swellendam: T64110/2015		
Any restrictive title conditions applicable	<b>Y</b> N	If Yes, list condition number(s)	Servitude rights of way.		
Any third party conditions applicable?	<b>Y</b> N	If Yes, specify	Transnet servitude for railway line.		
Any unauthorised land use/building work	<b>Y</b> N	If Yes, explain	Two cottages for guest accommodation – located along the Breede river banks. Previous unauthorised Functions Venue in main dwelling on Rem/213 - discontinued		

**PART C: APPLICATION DESCRIPTION**

Application has been lodged in terms of Section 15(2) of the Langeberg Land Use Planning Bylaw, PN 264/2015, for the following:

- Subdivision of Rem of de Hoek 213, Swellendam into portion A (57,5ha) and Rem/213 (±81,04ha.), and
- Consolidation of portion A (57,5ha.) with Portion 1 of Farm 204 (113,0622ha.) to create a new farm of 170,56ha.
- (Rem/213 to remain as ±81,04ha.)

**PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION**

A copy of the applicant's motivation report is attached at [Annexure A](#). The locality plan and subdivision and consolidation plan are attached at [Annexure B](#).

Subdivision and consolidation is proposed so as to realign the boundaries between 2 farms to create 2 new farms. The applicant motivates that the subdivision and consolidation will result in more sustainable agricultural entities as the owner of 204/1 wishes to expand his agricultural operations and the owner of De Hoek 213 does not require a portion of his farm for agricultural purposes.

Existing services are available and the owners are responsible, at their own cost, to improve existing services where necessary. A right of way from DR 1325 provides access to both Rem/de Hoek 213 and Portion 1 of Farm 204, Swellendam.



## PART E: SUMMARY OF PUBLIC PARTICIPATION

Public participation required in terms of Sections 45- 49 of the By-law?

Y

N

Where participation is required,  
state method of advertising

Press

Notices

Ward Councillor

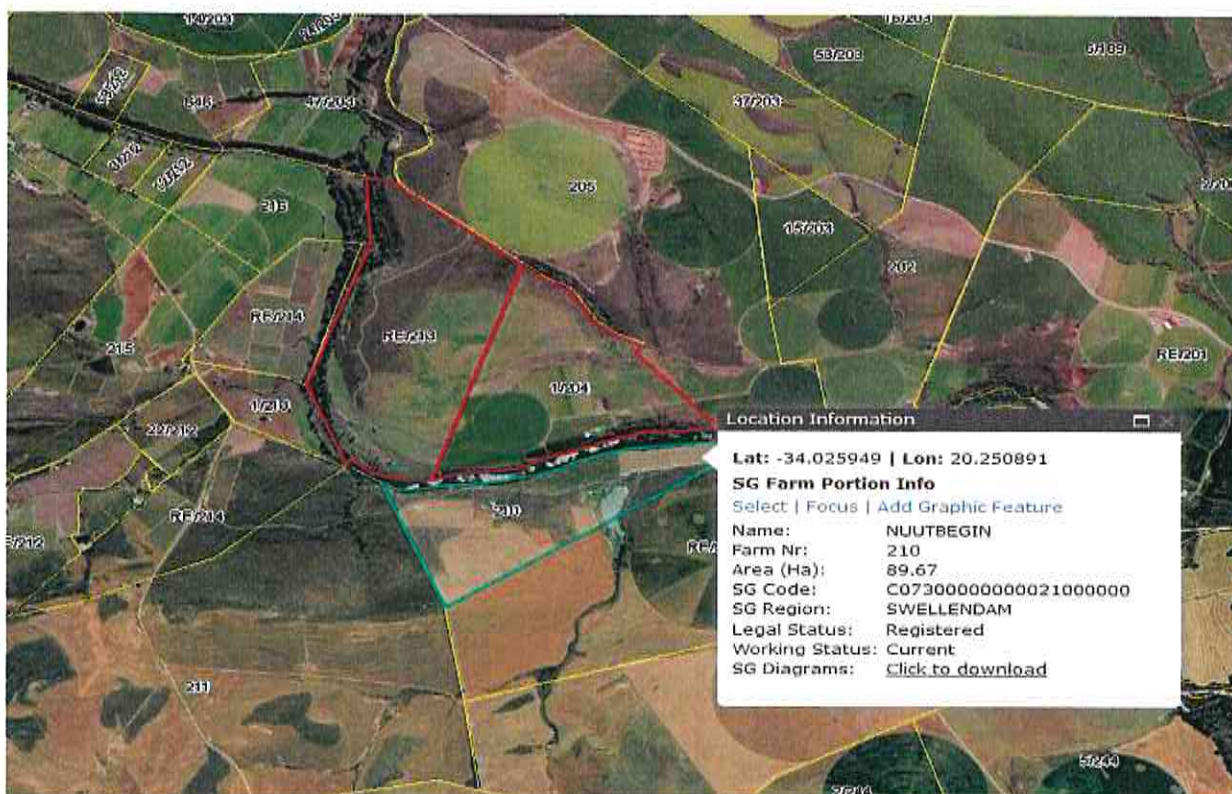
Other

## PART F: OBJECTION RECEIVED DURING PUBLIC PARTICIPATION AND APPLICANT'S RESPONSE

The application was advertised in the normal manner on 10 August 2021 and letters were sent to the surrounding property owners.

One objection was received from a neighbor, Mr B Scholtz. A copy of the objection is attached at [Annexure C](#) and summarized below:

Mr Scholtz is the owner of the farm Nuutbegin 210, which is located south of the application site on the opposite side of the Breede River. The location of the objector's property relative to the application site is indicated below:



The objector's concern relates to the non-viability of the proposed Rem/213 for agricultural purposes and the resultant pressure to use this land for non-agricultural purposes. Previous unauthorized, non-agricultural use of Rem/213 for a Functions Venue, and the related noise impacts which arose, gives the objector reason for concern with regard to potential future noise. The shape of the land along the Breede river, "funnels the sound directly to our houses". The objector is concerned that the future small size of the resultant Rem/213 will be used as justification for an application to change the use of the farm. This will adversely impact on the objector's right to use his agricultural property in peace and quiet.

The applicant responded to the objector's concerns as follows (refer to [Annexure D](#)): The proposed subdivision and consolidation will increase the agricultural viability of Ptn 1 of Farm 204, Swellendam and Rem/213 will continue to be used for agricultural purposes. The building previously used for functions, will be used as the main dwelling on the farm and its unauthorised use as a Functions Venue has ceased. The owners are not applying for rezoning and the properties will be used for agricultural purposes. Noise complaints need to be addressed through a different forum and the owner is willing to take necessary action should problems arise.



**PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (Annexure E)**

Name	Date received	Summary of comments	Recommendation:		
			Support	Object	Comment
Manager: Electrical Engineering Services	27.09.21	The owner is responsible for any costs associated with any changes to or upgrading of existing connections. No structures may be located closer than 3m to any overhead electrical infrastructure.			Comment
CWDM	11.08.21	Service delivery is the responsibility of the owner. No services are supplied by CWDM.			Comment
Department of Transport	21.07.21	No objection, subject to all portions having free and unfettered access to a public road.			Comment
Cape Nature	09.12.21	The sites include both CBAs and ESAs. The natural vegetation is currently listed as "Critically Endangered", and "Endangered" in the proposed updated list. The proposed subdivision and consolidation would result in Rem/213 comprising CBA and endangered renosterveld. Cape Nature would not support any disturbance of this natural vegetation, and therefore this would not constitute a viable agricultural unit. Cape Nature would only support the application if Rem/213 could be rezoned to protect the remaining natural vegetation.		Object	
DEA&DP: Land Management	31.08.21	Although the resultant farm sizes are still large, the proposed subdivision and consolidation creates a Rem with no arable land, comprising only CBA: Terrestrial. In terms of the WC Rural Land Use Guidelines, only low-impact, biodiversity-sensitive land uses are appropriate within CBA: Terrestrial, which sterilizes the proposed Rem of Farm 213 for future agricultural use. In consideration of the above, DEA&DP is hesitant to recommend the subdivision for approval. (The applicant's response is in Section H below).		Object	
Provincial Department of Agriculture (Elsenburg)	22.11.21	After subdivision both portions should adhere to the minimum norms of the Western Cape Department of Agriculture. In this proposal, the Remainder of Farm 213 does not meet the above requirements.		Object	
National Department of Agriculture	11.11.21	Consent No. 56116 granted in terms of Act 70/70	Support		
Breede Gouritz Catchment Management Agency for DWAF	05.10.21 06.04.22	Information on the source of water for irrigation on 204/1 (including ptn A) is needed before BGCMA can support the application. If the source of water is the local Water Users Association a letter of support with all the allocated water details should be provided.  Acknowledge receipt of water use certificate for 204/1. Support the application, however the applicant should obtain support from the local Water Users' Association.			Comment
Eskom	07.09.21	No objection. The application is not affected by Eskom services.			Comment
Ward Councilor	06.09.2021	No objection.			Comment



## PART H: APPLICANT'S RESPONSE TO DEPARTMENTAL COMMENT

As noted in Section G above, DEA&DP states that the proposed subdivision and consolidation creates a Remainder with no arable land, comprising only CBA: Terrestrial which ultimately sterilizes the proposed Rem of Farm 213 for future agricultural use. Cape Nature and the Western Cape Department of Agriculture raise the same concern.

The applicant responds to this concern as follows (and refer to [Annexure D](#)): The proposed subdivision and consolidation will create one sustainable agricultural entity, and the Remainder can be protected and not disturbed by any agricultural activities.

## PART I: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

### Criteria for Assessing the Land Use Application:

In terms of Section 65 of the Langeberg Land Use Planning Bylaw, PN 264/2015, of 30 July 2015 a land use application is required to be assessed in terms of the following:

- Desirability of the proposed use (with reference to Province's "[Relevant Considerations Guideline](#)").
- Compliance with relevant plans (IDP, SDF, PSDF): The proposal must be consistent with the [forward planning vision](#) for the application area. Only in exceptional circumstances should deviation from these policies and/or plans be considered.
- Compliance with relevant [policies and principles](#).
- Compliance with [the principles referred to in Chapter VI of the Land Use Planning Act, 2014 \(Act 3 of 2014\)](#): In terms of section 49 of LUPA consideration must be given to applicable spatial development frameworks and structure plans, and the desirability of the proposal must be determined. In addition, the proposal must be consistent with the land use planning principles referred to section 59 (spatial justice, spatial sustainability, efficiency and good administration).
- Compliance with [the Spatial Planning and Land Use Management Act, 2013 \(Act 16 of 2013\)](#): The proposal must be consistent with the principles of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. Public interest, constitutional transformation imperatives, facts and circumstances of the application, rights and obligations of those affected, impact on engineering services/social infrastructure/open space requirements, *inter alia*, must be taken into account.

### Assessment:

Given the above assessment criteria, the key issues for consideration in this application include: compliance with the relevant policies and principles; impact on the natural environment; impact on agricultural land use; and impact on the objectors' properties and their existing rights.

The applicable Zoning Scheme is the Langeberg Integrated Zoning Scheme (LIZS), 2018 and the farms are zoned Agricultural Zone I. The extent and land use of the existing farms is as follows:

EXISTING FARM	EXTENT (ha.)	LAND USE
Rem of de Hoek 213, Swellendam	138,5367ha.	Main dwelling, 2 cottages, 29,3ha. lucerne and 30ha. pastures.
Ptn 1 of Farm 204, Swellendam.	113,0622ha.	Main dwelling, farm manager's house, Shed, 14,23ha.maize, and 65ha. pastures.
Total	251,5989ha.	

The extent of the proposed farms and associated land use is as follows:

PROPOSED FARM	EXTENT (ha.)	LAND USE
Rem of de Hoek 213	±81,04ha	Main dwelling, 2 cottages, and 4ha. lucerne.
portion A/213 (57,5ha.) and Portion 1/204.	170,56ha.	Main dwelling, farm manager's house, Shed, 14,23ha. maize, 26,3ha. lucerne and 95ha. pastures.
Total	251,6ha.	



### Compliance with the relevant policies and principles:

In terms of the Langeberg Spatial Development Framework, 2015, the Spatial Planning Categories overlaying these two farms are identified as Core (CBA corridor adjoining the Breede river) and "Transformed" land i.e. existing agricultural land. Table 5.3.2 of the LSDF identifies the need to protect river and ecological corridors and wetlands with possible uses being guided in term of the WC Land use Planning Guidelines for rural areas.

In terms of the Rural Guidelines (2019), the guidelines for the Core areas comprising CBAs (p17-19) state that:

- Essentially core areas are "no-go" areas from a development perspective.
- Conservation management activities ... should be encouraged.
- Subject to stringent controls, very low impact biodiversity compatible land uses may be accommodated, with appropriate management guidelines e.g. title deed restrictions, management plans, rezoning to conservation zone.

Further, land uses that should not be located in core areas include:

- extensive or intensive grazing.
- conversion of natural habitat for intensive agriculture.

It is therefore not possible for the proposed Rem/213 to be a viable agricultural entity, and the two existing unauthorized guest cottages have not been addressed nor has the future use of Rem/213 been determined or motivated. Given the above, the application is not consistent with the Rural Guidelines, 2019.

The proposed subdivision and consolidation is also inconsistent with the Rural Guidelines (2019), with reference to the guidelines for the Agricultural SPC (p27), which state that:

- Fragmentation of farm cadastral units should be prevented, and
- Consolidation of cadastral units should be promoted, especially where farms have conservation worthy natural remnants.

In terms of the above guidelines, rather than realigning the farm boundaries, both these farms should ideally be consolidated into one cadastral entity, with an indication of the future proposed conservation management proposals for the CBA.

In Chapter 5 "Sustainable farming", Section 5.2 (p32-33) outlines the "Norms for the Subdivision of Agricultural Land". Minimum subdivision sizes range from 30ha. for irrigable land for table grapes to 12 000ha. for extensive livestock. Proposed Rem/213, although 81ha., has only 4ha. of lucerne and has no registered water allocation. Proposed Rem/213 will therefore have very limited agricultural potential and the subdivision and consolidation is not compliant with the norms specified in the Rural Guidelines, 2019.

### Impact on the natural environment:

In terms of the WC BSP 2017, almost all the land identified as proposed Rem 213 comprises Critical Biodiversity Area (CBA): In terms of the WC BSP, 2017, CBAs "require safeguarding to ensure the continued existence and functioning of species and ecosystems, including the delivery of ecosystem services across terrestrial and freshwater realms". These spatial priorities must be used to inform sustainable development, and are therefore a relevant consideration in any land use application.

Further, the Vegetation Map (SANBI, 2018), indicates that a large portion of proposed Rem 213 comprises Cape Lowland Alluvial vegetation and Eastern Rûens Shale Renosterveld which are currently identified as a Critically Endangered vegetation types.

Given the above, Cape Nature notes that they would not support any disturbance of this natural vegetation, and therefore proposed Rem/213 would not constitute a viable agricultural unit. Cape Nature would only support the application if Rem/213 could be rezoned to protect the remaining natural vegetation.

An information request to the applicant dated 31 May 2021 requested, *inter alia*, additional information on the proposed future use of proposed Rem/213. No further information was provided in response to the information request. The information provided by the applicant in response to the neighbour's objection and Cape Nature's comments is contradictory (refer to Annexure D), namely:

- In response to the neighbouring objector: "Rem/213 will still be used for agricultural purposes".
- In response to Cape Nature: "The CBA: Terrestrial portion of the Remainder can be protected and not be disturbed by any agricultural activities".



From an environmental point of view, the subdivision is not desirable: The applicant has not addressed the existing unauthorised guest cottages or determined the future use and conservation of this portion in order to motivate the desirability of the proposed new Rem/213.

#### **Impact on agricultural land use:**

The National Department of Agriculture approved the application in terms of Act 70/1970, notwithstanding that they had refused a very similar subdivision application relating to these 2 properties in 2007, at which time they stated that: "The proposed subdivision is not acceptable as it will lead to fragmentation of agricultural land."

The Provincial Department of Agriculture does not support the subdivision application in terms of their subdivision policy and minimum size norms for agricultural properties. The proposed Rem/213 would not constitute an agriculturally viable entity.

It would be undesirable to approve a subdivision application which would create a farm that could not be used for agricultural purposes in the future, without considering alternative uses of this land, and the means to achieve this, and therefore the most desirable boundary alignment.

Information on the water source and allocation to each farm was requested on 31 May 2021 in an information request. In response, the following note was added to the subdivision plan: "There is no registered water allocation for Rem/213. There is registered water allocation for 204/1". No registration certificates or further information was provided at that stage. The Breede Gouritz Catchment Management Agency requested further information on the source of water for irrigation on 204/1 (including ptn A/213/R). Further, BGCMA note that if the source of water is the local Water Users Association a letter of support with all the allocated water details should be provided. Proof of water registration was supplied on 4 April 2022, whereafter BGCMA supported the application but again requested support from the local Water Users' Association. No further information has been forthcoming from the applicant in this regard. It has therefore not been shown conclusively that there is sufficient registered water allocation (608 065m<sup>3</sup>) for the agricultural use of the proposed consolidated farm comprising 204/1 and portion A/R/213 (170,56ha. in total; and 135,53ha. of cultivated land). No motivation is provided with regard to water requirements for the pastures, and any rotational practices.

#### **Impact on the objectors' properties and their existing rights:**

The proposed realigned boundary will not in itself adversely impact on the neighbours. However, the lack of clarity of the future use of proposed Rem/213 does give rise to concern relating to the potential future impacts. The proposed use of the Rem/213 has not been clarified and no information has been provided with regard to the two existing cottages. It is therefore not possible to determine desirability in terms of assessing potential future impacts and determining, in accordance with the Rural Guideline, 2019 "if existing and potential farming activities will be compromised and/or if the resultant subdivisions will infringe on the authenticity of the rural landscape" (p36).

#### **Other relevant considerations:**

The properties are located off Divisional Road 1325 (Swellendam Rd) and gain access via a 10m wide right-of-way servitude over Bruintjies Rivier A No. 205, which right-of-way crosses the railway line. Portion 1 of Bruintjies Rivier 204 also has a right-of-way over Rem of De Hoek 213. Access to the existing and proposed subdivisions would remain unchanged, and no new roads would be constructed. The Department of Transport supports the application subject to the Municipality ensuring that "all portions have free and unfettered access to a public road". The existing rights-of-way would ensure that the proposed new subdivisions would continue to have free and unfettered access to DR1325.

The application involves the realignment of boundaries between two farms to create two new farms. As such, no additional cadastral entities would be created as a result of the proposed subdivision and consolidation and no levies would be payable. There will be no additional demand on municipal engineering services. There are no conditions of title that preclude the proposed subdivision and consolidation.

#### **Conclusion:**

Given the above, the application is not consistent with the LSDF, 2015 or the LUPA and SPLUMA principles of spatial sustainability and resilience. The application cannot be recommended for approval.



**PART J: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS**

Not applicable.

**PART K: RECOMMENDATION**

That, in terms of section 60 of the Langeberg Municipal Land Use Planning Bylaw PN 264/2015, the Langeberg Municipal Planning Tribunal refuses the subdivision of Rem of de Hoek 213, Swellendam into portion A (57,5ha) and Rem/213 (±81,04ha.), and consolidation of portion A (57,5ha.) with Portion 1 of Farm 204 (113,0622ha.), as depicted on the plans marked DE HOEK 213 & 204/1 SWE- LBM-OP, for the following reasons:

1. The proposed Remainder of Farm 213 does not comply with the minimum subdivision norms of the Western Cape Department of Agriculture and the Western Cape Land Use Planning Guidelines: Rural Areas, 2019.
2. The proposed subdivision and consolidation are not desirable as the proposed Remainder of Farm 213 will comprise only Critical Biodiversity Area (CBA) and endangered renosterveld, with no viable land for agriculture, which is the primary use permitted in the Agricultural Zone I.
3. The existing unauthorised cottages on proposed Rem/213 have not been addressed and the future use of proposed Rem/213 has not been determined or motivated, in order to establish the desirability or otherwise of proposed Rem/213.

**PART L: ANNEXURES**

Annexure A Application  
Annexure B Plans: Locality Plan, and Subdivision & Consolidation Plan  
Annexure C Objection from neighbour  
Annexure D Applicant's response to neighbour and DEA&DP  
Annexure E Comments from Departments: Dept of Transport, CWDM, Cape Nature, DEA&DP: Development Management, Western Cape Department of Agriculture, National Dept Agriculture, and BGCMA.

**PART M: SIGNATURES FOR DECISIONS BY TRIBUNAL**

Author name: Tracy Brunings, Assistant Town and Regional Planner

Date: 14 April 2022

Registered planner name : Tracy Brunings

SACPLAN registration number: Pr. Pln A/951/1997

Date: 14 April 2022

APPROVED

APPROVED CONDITIONALLY

APPROVED IN PART

REFUSED

**LANGEBERG MUNICIPAL PLANNING TRIBUNAL**

Date:

**PART N: SIGNATURES FOR AUTHORISATION**

Authorised for submission to Tribunal

.....  
JV BRAND  
MANAGER: TOWN PLANNING / BESTUURDER : STADSBEPLANNING

.....  
DATUM

.....  
M JOHNSON  
DIRECTOR: ENGINEERING SERVICES / DIREKTEUR: INGENIEURS DIENSTE

.....  
DATUM



AANSOEK VIR ONDERVERDELING EN KONSOLIDASIE:

RESTANT VAN DIE PLAAS DE HOEK Nr. 213

MOTIVERINGSVERSLAG

SWELLENDAM MUNISIPALITEIT: Aansoek vir Onderverdeling en Konsolidie  
terme van Artikel 15(2)(d) en (e) van die Langeberg Munisipaliteit: Verordening  
op Grondgebruiksbeplanning, 2015.

---



Vorberei deur:



BEKKER & HOUTERMAN LANDMETERS / LAND SURVEYORS

Deeltitels, Kadastrale-, Topografiese-, Ingenieurs en Fotogrammetriese Opmetings



# ANNEXURE B

Legend  
Farm Portions

DE HOEK 213  
& 204/1 SWE  
- LBM - LP

To Swellendam

Scale: 1:18 056  
Date created: June 17, 2021

Cooperated with Cape of Good Hope





Tracy Brunings

---

**From:** bernard scholtz <bernscholtz@gmail.com>  
**Sent:** Tuesday, 07 September 2021 18:36  
**To:** Tracy Brunings  
**Subject:** Subdivision of Farm De Hoek

When the farm was split into Portion 213 and Portion 204 the purchaser of Portion 213 never intended to use it for agricultural purposes as per the zoning.

The huge building erected was applied for as a shed/garage for vehicles. It is clearly not for this purpose having multiple fireplaces, a kitchen etc.

Without changing zoning this venue was marketed as a wedding/entertainment/conference center. This was illegal and stopped by the municipality. The municipality is aware of all of the above

We live on the farm ( Nuutbegin 210) across the river and the tenant of the one house and we were subjected to the loud partying. The shape of the land funnels the sound directly to our houses.

If 213 is now split the portion remaining (not incorporated into 204) will not be viable for agricultural purposes and I foresee an application to change the zoning from agricultural. With only that portion they will use the small size as justification for the application.

Before these portions were split the property was agriculturally viable. Trying to cut off the small portion is purely to try and recoup some of the money spent on the at present illegal venue.

Once this portion is separated it is only a matter of time before the change of zoning occurs.

I have a right to purchase property in an agricultural area specifically for peace and quiet.

On these grounds, I strongly oppose the subdivision.

Regards

Bernard Scholtz



# BEKKER & HOUTERMAN

## LANDMETERS / LAND SURVEYORS

Deeltitels, Kadastrale-, Topografiese-, Ingenieurs en Fotogrammetriese Opmetings  
Sectional Titles, Cadastral, Topographical, Engineering and Photogrammetric Surveys



TEL. 028 – 514 2615  
FAKS. 028 – 514 1873  
SEL. 082 564 4815  
E-mail: [pieter@houterman.co.za](mailto:pieter@houterman.co.za)

Bakerstraat 13A  
Swellendam  
6740

Posbus / P.O. Box 132  
Swellendam  
6740

**ATTENTION: TRACY BRUNINGS  
LANGE BERG MUNICIPALITY  
3 PIET RETIEF STREET, MONTAGU 6720**

**REFERENCE: FARM DE HOEK NR 213 – COMMENTS AND OBJECTIONS**

**1. E-MAIL BERNARD SCHOLTZ ([bernscholtz@gmail.com](mailto:bernscholtz@gmail.com)), 07/09/2021**

The subdivision of the RE/213 and consolidation of Portion A with Portion 1 of Farm 204 will increase the agricultural viability of Farm 1/204. RE/213 will still be used for agricultural purposes.

The huge building mentioned complies with the definition of a dwelling; fire places and a kitchen are allowed. The objector indicates that the illegal activities, wedding/entertainment/conference center, have been stopped by the municipality. No further action is required.

Noise pollution must be proven and needs to be addressed through a different forum. The owners are willing to discuss the matter with the objector and take any necessary action against tenants if it can be proven.

The owners are not applying for re-zoning of the property and the properties will be utilised for the existing agricultural purposes.

**2. REQUEST FOR COMMENT: KOBUS MUNRO 31/08/2021**

It is indicated that the Remainder of Farm No. 213 is already not viable for sustainable agricultural purposes. The proposed consolidation of Portion A and Portion 1 of Farm no. 204 will increase the agricultural activities and potential. The CBA: Terrestrial portion of the Remainder can be protected and not be disturbed by any agricultural activities.

The proposed sub-division and consolidation will create 1 sustainable agricultural entity and protect the Remainder.

**P.T. HOUTERMAN**  
Prof. Land Surveyor  
Reg. Nr. PLS 0914

**Datum: 22 September 2021**



**TRANSPORT & PUBLIC WORKS: ROADS**  
Chief Directorate: Road Planning  
Email: [grace.swanepoel@westerncape.gov.za](mailto:grace.swanepoel@westerncape.gov.za)  
Tel: +27 21 483 4669  
Room 335, 9 Dorp Street, Cape Town, 8001  
PO Box 2603, Cape Town, 8000

**REFERENCE:** TPW (Job 20585)  
**ENQUIRIES:** Ms G Swanepoel  
**DATE:** 21 July 2021

The Municipal Manager  
Langeberg Municipality  
Private Bag X2  
**ASHTON**  
6715

Attention: Mr K Brand

Dear Sir

**REMAINDER FARM DE HOEK 213, SWELLENDAM: DIVISIONAL ROAD 1325: APPLICATION FOR SUBDIVISION AND CONSOLIDATION**

1. The application from Messrs Bekker & Houterman received via e-mail on 17 June 2021 refers.
2. The subject property is located 14km south-east from Bonnievale and takes indirect access off Divisional Road 1325.
3. This application is for Subdivision and Consolidation as set out on drawing number: SA44/sketchBF1 dated December 2020.
4. In terms of Act 21 of 1940, the Branch approves the subdivision.
5. The municipality must ensure that all portions have free and unfettered access to a public road.

Yours Sincerely

A handwritten signature in black ink, appearing to read "SW Carstens".

**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**