



01 April 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: PORTION 24 OF FARM ZANDFONTEIN NO. 105, MALMESBURY RD - APPLICANT/APPLIKANT: ZONLUCOM TOWN PLANNING - CONTACT DETAILS/KONTAK BESONDERHEDE: ZONLUCOM@GMAIL.COM / 083 578 5264

Notice is hereby given in terms of Section 46 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

- a) Proposed subdivision of Portion 24 of Farm Zandfontein No. 105 (± 13.933 ha) into three portions, namely; Portion A (± 4.66 ha), Portion B (± 4.64 ha) and Remainder (± 4.64 ha) made in terms of Section 15(2)(d) of the By-Law; and
- b) Proposed registration of a right-of-way servitude over the proposed Remainder and Portion A in favour of Portion B to provide access to Isabel Street.

Kennis word hiermee gegee, ingevolge Artikel 46 van die Saldanhabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhabaai Munisipaliteit die volgende oorweeg:

- a) *Voorgestelde onderverdeling van Gedeelte 24 van Plaas Zandfontein Nr. 105 (± 13.933 ha) in drie gedeeltes, naamlik; Gedeelte A (± 4.66 ha), Gedeelte B (± 4.64 ha) en Restant (± 4.64 ha), ingevolge Artikel 15(2)(d) van die Verordening; en*
- b) *Voorgestelde registrasie van 'n reg-van-weg serwituut oor die voorgestelde Restant en Gedeelte A ten gunste van Gedeelte B om toegang tot Isabelstraat te voorsien.*

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / amanda.meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Ruan Fourie at Tel: 022-701-6969 or ruan.fourie@sbm.gov.za. The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response. The application may also be viewed on the Municipality's website at the following link: <https://sbm.gov.za/notices/>

*Die bogenoemde aansoek is ter insae beskikbaar gedurende weekdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / amanda.meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Ruan Fourie by Tel: 022-701-6969 of ruan.fourie@sbm.gov.za. Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf sal bygestaan word deur 'n munisipale amptenaar vir transkribering van hul kommentaar. Besware sal aan die applikant gestuur word vir sy/haar repliek. Die aansoek kan ook op die Munisipaliteit se webwerf besigtig word by die volgende skakel: <https://sbm.gov.za/notices/>*

Regards / Die Uwe



pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER

DATE: 06 October 2025

OUR REF: ZWC-2/HDT

BY EMAIL

ATTENTION: Mr Gary Tomlinson

Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG
7380

APPLICATION FOR THE SUBDIVISION OF PORTION 24 FARM ZANDFONTEIN No. 105 MALMESBURY
REG. DIV. AND REGISTRATION OF RIGHT-OF-WAY SERVITUDE OVER PROPOSED REMAINDER
PORTION AND PORTION A IN TERMS OF THE SALDANHA BAY LAND USE PLANNING BY-LAW

With reference to the abovementioned, please see the following attached hereto:

1. Motivation Report accompanied by the following supporting documentation:
 - Annexure A – Power of Attorney
 - Annexure B – Application Form
 - Annexure C - Title Deed and SG Diagram(s)
 - Annexure D – Locality Plan
 - Annexure E – Subdivision Plan
 - Annexure F – Zoning Map

We trust the above are in order. Please Contact us if any additional information is required.

Kind regards,



Hendri du Toit

for **Zonlucom Town Planning**

DIREKTEUR / DIRECTOR:
H du Toit Pr. Pln. B. Art et Scien. (TRP)

ADRES / ADDRESS: zonlucom@gmail.com / 5 Honey Suckle Close, **LANGEBAAAN**, 7357
(C) 083 578 5264



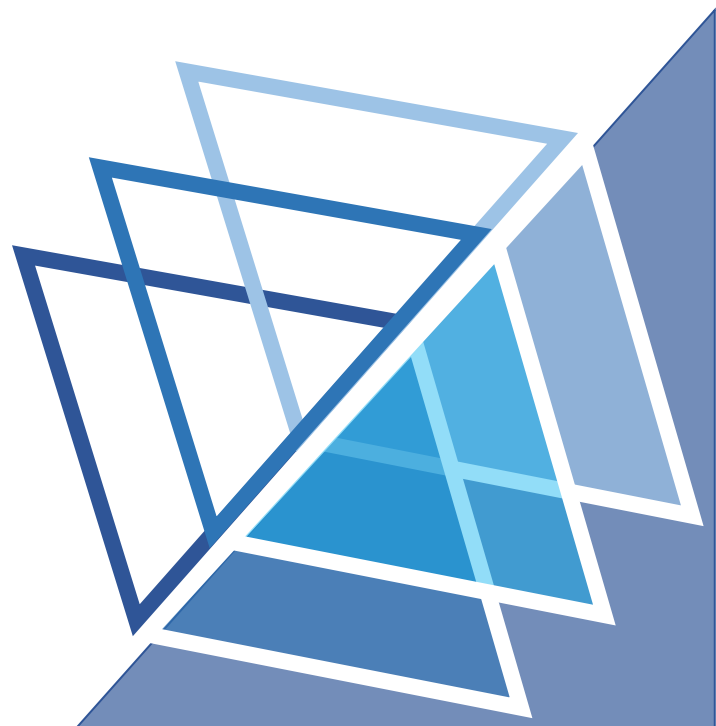
MOTIVATIONAL REPORT

SALDANHA BAY MUNICIPALITY

SUBDIVISION OF PORTION 24 FARM
ZANDFONTEIN 105 MALEMSBURY REG. DIV.

ZWC-2/HDT

COMPILED BY:
Zonlucom
Town Planners
5 Honey suckle Close,
Country Cub, Langebaan
Cell: 083 578 5264



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Annexure A: Power of Attorney
Annexure B: Municipal Application Form
Annexure C: Title Deed and Property Diagram
Annexure D: Locality Map
Annexure E: Subdivision Plan
Annexure F: Zoning Map

1. INTRODUCTION

This office was approached by Mr. CE Niemand, as one of the registered owners of Portion 24 farm Zandfontein No. 105 Malmesbury RD to apply for the necessary approvals to allow the owners to subdivide the said property. **Power of Attorney** is attached as **Annexure A.**

2. PURPOSE OF APPLICATION

The purpose of this motivation report is to apply for the:

- **Subdivision** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d)** of the **Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022** into 3 portions, namely Remainder (±4.64 ha), Portion A (±4,66 ha), and Portion B (±4,64 ha).
- **Registration of a Servitude** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d)** of the **Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022** over proposed Remainder portion and proposed Portion A, in favour of proposed Portion B.

Application Form is attached as **Annexure B.**

3. PROPERTY DESCRIPTION

The information below provides an overview of the Portion 24 farm Zandfontein No. 105 Malmesbury RD. A copy of the **Title Deed** and **SG Diagram** is attached as **Annexure C.**

SIZE	13.9330 Ha
OWNER(S)	Charles Ernest Niemand, Anneline Petronella Niemand, Muriel Charlotte van Wyk, Douglas Hendrikus van Wyk & Niewyk Boerdery Vennootskap
ZONING	Smallholding
CURRENT LAND USES	Residential Dwelling and Intensive Farming Buildings
TITLE DEED NR	T87504/2001
SERVITUDES	None
BONDHOLDER	ABSA Bank Ltd
BOUNDARIES	North: Portions 13 & 54 Farm 105 Malmesbury RD
	East: Portion 23 Farm 105 Malmesbury RD

	South: Portion 69 Farm 105 Malmesbury RD
	West: Portions 14 & 15 Farm 120 Malmesbury RD

Title Deed T87504/2001 does not have any restrictive conditions that will prohibit the proposed subdivision.

4. LOCALITY

The Nieuwe Rust area is located within Ward 11. The property is located on the south-western area of the Nieuwe Rust Small Holdings area. This area mainly has a smallholding character with low density residential buildings mixed with agricultural specific buildings. The property is accessed from Isabel Street. Refer to **Annexure D** and Figure 1 below:



Figure 1: Locality of Portion 24 farm Zandfontein No. 105 Malmesbury RD

The surrounding farm portions ranging between ± 4.98 Hectares and 798.85 Hectares (see Figure 2 below). Some of the surrounding farm portions are similar in size to the proposed

subdivided portions, while other farm portions can be further subdivided into similar size portions.



Figure 2: Average extent of surrounding properties

5. ZONING AND CURRENT LAND USES

Portion 24 farm Zandfontein No. 105 Malmesbury RD has a zoning of **Smallholding**, and the property has a residential dwelling house as well as intensive animal farming buildings on the property. As seen in figure 2 below, the surrounding area consists of Smallholding zoned properties, while Special zoned properties are located to the southwest, the Nieuwe Rust Smallholdings area is mostly surrounded by agricultural zoned properties. Some of the surrounding properties are vacant, or have at least a residential building on the property. Since no rezoning is proposed, the zoning and the character of the area will stay the same.



The main objective is to subdivide Portion 24 farm Zandfontein No. 105 Malmesbury RD into smaller portions, but to retain the existing zoning and character of the portions and surrounding area. Please Note that this farm portion is exempt from Act 70 of 1970.

This application entails the subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD into 3 Portions, namely a Remainder, Portion A and Portion B. The Remainder portion will obtain access via Isabel Street, while proposed Portions A & B will obtain access to Isabel Street via a proposed 8m-wide Right-of-Way servitude.

- Remainder: $\pm 4.64\text{ha}$
- Portion A: $\pm 4.66\text{ha}$
- Portion B: $\pm \underline{4.64\text{ha}}$

$\pm 13.933\text{ha}$

The application for subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD into a Remainder, Portion A and Portion B is summarised in the tables below:

Before Subdivision

Property	Area (Ha)	Zoning	Coverage	Land Use
Portion 24 Farm 105	13.933	Smallholdings	±1,0%	Residential & Intensive farming

After Subdivision

Property	Area (Ha)	Zoning	Coverage	Land Use
Remainder Portion 24	±4.64	Smallholdings	±2,1%	Residential & Intensive farming
Portion A	±4.66	Smallholdings	±0,4%	Farming Building
Portion B	±4.64	Smallholdings	0.0%	Vacant

It is the intention of the owners is to subdivide the property and sell all of the portions. The building plans for any proposed new dwelling units will adhere to all development parameters and building regulations.



The **Subdivision Plan** is attached as **Annexure E**

All existing structures and/or buildings that are located within the 10-meter building lines will be moved to comply with the 10-meter side building lines as required by the 'Smallholding' zoning.

The table below provides an overview of the applicable scheme regulations for the zoning of the Remainder, Portion A, and Portion B of Portion 24 farm Zandfontein No. 105 Malmesbury RD, and how the development is compatible with the development parameters for Smallholding zone.

"The purpose of this zone is to make provision for:

- *The use of land for extensive residential purposes applicable to properties of at least one hectare or bigger.*
- *Mixed land use activities which can make provision for combining residential use with other activities such as agriculture and/or conservation or any other extensive use.*
- *Activities, infrastructure and buildings which fit in with the rural character of the area.*
- *Management of the area, which is essential to ensure that no activity has any negative impact on the environment."*

Table 2: Land use provision under Smallholding zone

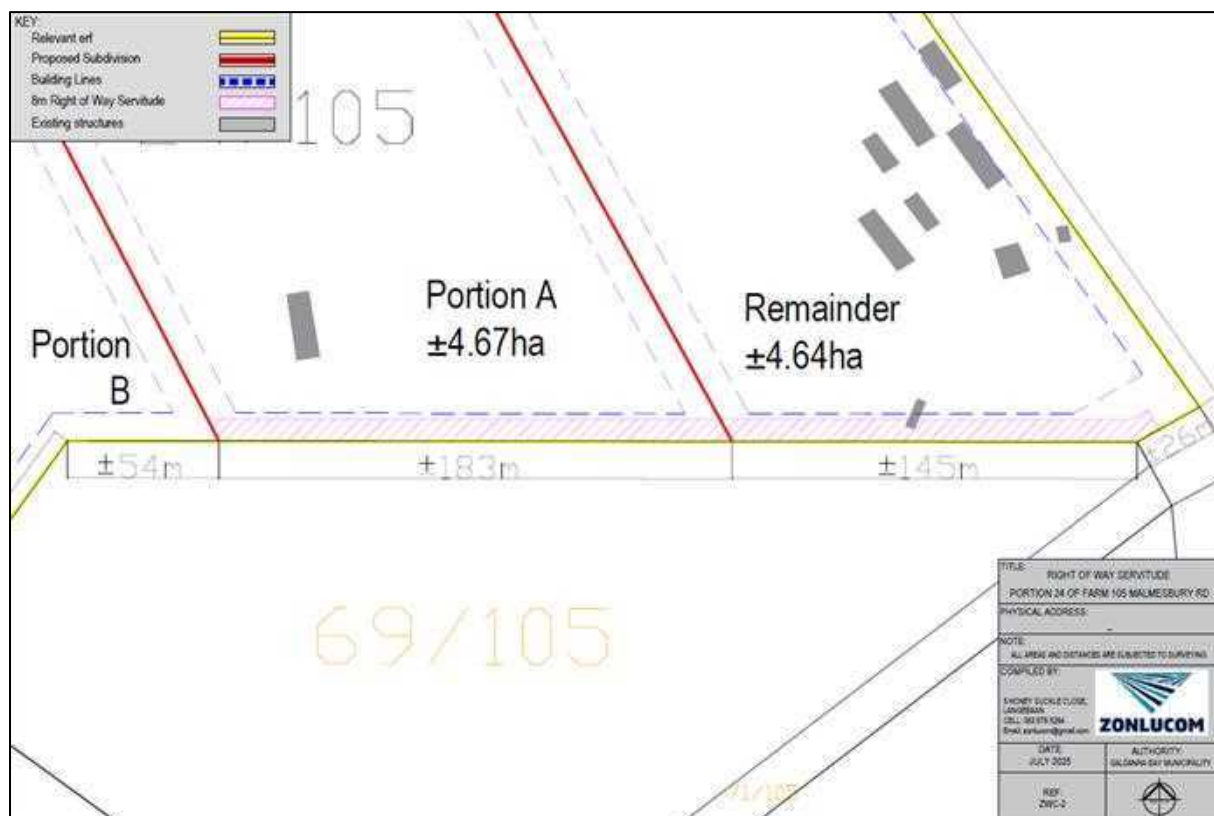
Smallholding		
Land Use Determination	Proposal	Compliance
(a) Primary uses: Smallholding, Additional dwelling unit, Dwelling house, Nature Conservation, Riding school, Veterinary building (b) Consent uses: Agricultural building, Backpackers lodge, Day care facility, Utility services, Farm stall, Guest lodge, Intensive animal farming, Intensive horticulture, Nursery, Occupational practice, Special use, Tourism accommodation, Tourist facility, Telecommunication infrastructure	Remainder: Dwelling house and intensive animal farming Portion B: Agricultural Building Portion A: Vacant	
Floor Area The floor area of an additional dwelling unit in this zone is limited to 150m ²	All Portions will comply	
Coverage The maximum coverage for all buildings may not exceed 5% of the extent of the property.	All portions will comply	
Height No building may exceed a height of 8m.	All existing and proposed building is/ will comply with height restriction.	

Street Building Lines Street building line: 20 metres	Remainder: Will comply	
Side & Rear Building Lines Side and rear building line: 10 metres	Remainder: Structures to be moved to comply Portion A: Will comply Portion B; Will comply	
Parking and access Dwelling: 2 bays per dwelling unit	Remainder: Complies Portion A: will comply Portion B: will comply	

6.2 Right-of-Way Servitude

Application is made for the registration of a Right-of-Way Servitude over the proposed Remainder and proposed Portion a of Portion 24 farm Zandfontein No. 105 Malmesbury RD as follows:

- **Registration of a Servitude** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d) of the Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022)** over proposed Remainder portion and proposed Portion A, in favour of proposed Portion B.



Extract of the **Subdivision Plan** is attached as **Annexure E**

The proposed right-of-way servitude will be located on the southern boundary of the proposed Remainder portion and proposed Portion A. The proposed right-of-way will provide the necessary means to access both proposed Portion A & Portion B, and provide an access to Isabel Street for both Portion A and Portion B. The proposed right-of-way servitude will be 8 meters wide to accommodate the passing of vehicles going in the opposite direction of each other. This proposed servitude will not hinder or prevent any future development potential of the proposed Remainder portion and proposed Portion A. The proposed right-of-way servitude will only be for private use and not as a new street or access route for existing surrounding farm portions.

7. ACCESS

The Remainder portion will obtain access via Isabel Street, while proposed Portions A & B will obtain access to Isabel Street via the proposed Right-of-Way servitude over the proposed Portion A and the proposed Remainder portion.

8. SERVICES

The remainder portion and Portions A and B will be connected to the electricity and water networks. Each of the proposed portions will either need to have a septic tank, or a connection to the local wastewater network.

9. SALDANHA BAY SPATIAL DEVELOPMENT FRAMEWORK, 2025-2030

The Saldanha Bay Spatial Development Framework (2025-2030) provides the planning guidelines that guide future planning and development in the Saldanha Bay Municipal Area. The area of Nieuwerust is located northwest of Vredenburg but does not form part of the urban area of Vredenburg.

According to the Saldanha Bay MSDP there are no rural proposals specific to this area. This application takes into account the following aspects of Spatial objectives of the Saldanha MSDP:

“Objective 1: Grow (& unlock) economic sectors and prosperity.

- *Grow economy & stimulate sector diversification & product development and maximise zoned land mixture/provision.*

(More opportunities for intensive animal farming or Intensive horticulture as examples)

Objective 2: Proximate, convenient and equal access.

- *Provide (change) sustainable infrastructure and services (Smart Growth)*

(Will provide adequate access to services and make use of existing infrastructure)

Objectives 4: Protect and grow place identity and cultural integrity

- *Protect heritage resources, scenic resources & place identity and delineate and document these resources.*

(The place identity of the Nieuwe Rust area is maintained by not proposing any change in zoning, as well as the approximate size of the proposed portions in relation the surrounding farm portions)

Objective 5: Protect ecological and agricultural integrity.

- *Protect food & water security & apply bioregional classification.*
- *Protect and preserve sensitive habitats and enhance Ecosystem services." (Saldanha MSDF, 2025: 209)*

(Protect sensitive habitats by maintaining relatively large smallholding portions)

Good planning principles advocates for land units and zonings to fit into the surrounding area. The surrounding areas have farm portions of varying sizes and after the subdivision, the proposed portions will seamlessly fit into the general character of the area. The zonings are also compatible with the surrounding area; Smallholding zonings all around the application property.

From the above it is clear that the proposed development is in line with the spatial character of the Nieuwe Rust area. With the proposed development, the creation of a spatially efficient and more intensive smallholding form is promoted by subdividing the property in a sustainable manner.

The proposed subdivision complies with the Saldanha MSDF by protecting and maintaining the character of the area. Subdividing the property into portions of similar size than surrounding farm portions, without compromising valuable agricultural land.

10. PRINCIPLES OF LAND USE PLANNING

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act, Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act, Act 16 of 2013, as follows:

Principle	Compliance
1. Spatial justice	The proposed subdivision complies with the Saldanha Bay Spatial Development Framework 2025-2030 and also promotes the principle of densification as stated in the Saldanha Bay SDF. The subdivision is therefore consistent with the principle of spatial justice by creating more opportunities outside any urban edge without promoting urban sprawl.
2. Spatial sustainability	The proposed subdivision supports development that promotes spatial compactness and resource savings and protects the environment. The proposal limits urban creep by not applying for urban development (for example township establishment) outside the urban periphery of any town.
3. Efficiency	The proposed development enhances the quality and functionality of the property through the optimal use of existing services and infrastructure in the area. The proposed development thus promotes the optimal use of services already existing within this area.
4. Good administration	The processing of the application and decision-making procedures will be administered by Saldanha Bay Municipality in accordance with their Land Use Planning By-law. All interested and affected parties will be provided an opportunity to comment on this application.
5. Spatial resilience	The principle of spatial resilience allows more flexibility in spatial plans, policies and systems - with the SDF supporting densification in the area where the property is located.

11. CONCLUSION

The following provides a summary of the motivation as discussed in detail above. In view of the latter, the application for Subdivision and Departure of Portion 24 farm Zandfontein No. 105 Malmesbury RD, is considered desirable on the basis of the following:

- The proposed subdivision is in accordance with the overall planning proposed for rural and smallholdings areas with reference to the current Saldanha Bay Spatial Development Framework (2025-2030).

- It is important to take note that surrounding properties also have the same subdivision potential, which can further promote densification of the area.
- The subdivision will bring about densification within the Nieuwe Rust area, but not to the extent that there will be an invasion of the privacy of surrounding owners.
- This subdivision promotes the optimal use of existing space and existing services infrastructure within the area.
- Densification by means of further subdivision is a way to address the demand for small more affordable properties. Smaller properties are more desirable due to lower maintenance costs, are more affordable for first-time buyers, provide better security and ensure the sensible use of available services in the area.
- The proposed new portions will be accessible from the current road network in the area, either directly or via the proposed Right-of-Way servitude.
- The proposal is supported by the Saldanha Bay Spatial Development Framework, 2025-2030 in that this subdivision promotes densification of the area without compromising valuable agricultural land.
- The proposed subdivision is consistent with the sustainable land use planning principles of LUPA and SPLUMA.
- In conclusion, subdividing the property, more housing and land ownership opportunities outside any urban edge, but within the smallholding area of Nieuwe Rust, will be created.

It is therefore clear that in terms of the above, the proposed application for Subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD, and the proposed Right-of-Way servitude, can be adequately supported. It is therefore requested that the application for Subdivision and registration of a servitude of the property concerned be considered favourably.



Compiled by Hendri du Toit

From ZONLUCOM Town Planning

ANNEXURE A | POWER OF ATTORNEY



Datum/Date:

Verwysing/Reference: **ZWC-2**

GEREGISTREERDE EIENAAR(S) SE TOESTEMMING – VOLMAG
REGISTERED OWNER'S CONSENT – POWER OF ATTORNEY

Hiermee verleen ek / ons: Charles Ernest Niemand, Anneline Petronella Niemand, &
Hereby I / we, Muriel Charlotte van Wyk, Douglas Hendrikus van Wyk &
Charles Ernest Niemand & Douglas Hendrikus van Wyk as partners of Niewyk Boerdery Vennotskap

die geregistreeerde eienaar(s) van eiendom,
registered owners of property

Portion 24 farm Zandfontein No. 105 Malmesbury Reg. Div.

volmag aan Hendri du Toit (A/3247/2022) van ZONLUCOM om namens my aansoek te doen vir die:
grant power of attorney to Hendri du Toit (A/3247/2022) of ZONLUCOM to apply on my behalf for the:

- ☐ Hersonerig / Rezoning
- ☐ Verlenging / Extention
- ☒ **Onderverdeling / Subdivision**
- ☐ Regstelling van grense / Adjustment of boundaries
- ☐ Afwyking /Departure
- ☐ Opheffing Beperkende titel voorwaardes / Removal restrictive title conditions
- ☐ Konsolidasie/ Consolidation
- ☐ Vergunningsgebruik / Consent Use
- ☐ Wysiging van Algemene Plan / Amendment to General Plan
- ☐ Aanpassing van Terreinplan / Amendment of Site Development Plan
- ☒ **Registrasie van servituut / Registration of servitude**
- ☐ Mynpermit / Mine permit
- ☐ Verkryging van bouplanne by munisipaliteit / Obtaining building plans form relevant municipality
- ☐ Appèl / Appeal
- ☐ Besware / Objections

van bogenoemde eiendom.

of said property.

Geteken:
Signed: Charles Ernest Niemand

Datum / Date: 30/8/2025

Geteken:
Signed: Anneline Petronella Niemand

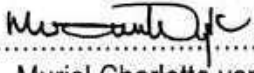
Datum / Date: 2025-08-30

ZONLUCOM

STAD- EN STREEKSBEPLANNER / TOWN PLANNER



ZONLUCOM

Geteken: 
Signed: Muriel Charlotte van Wyk

Datum / Date: 2025 - 08 - 30

Geteken: 
Signed: Douglas Hendrikus van Wyk

Datum / Date: 30/08/2025

ANNEXURE B | MUNICIPAL APPLICATION FORM





T: (022) 701 7000 • F: (022) 715 1518 mun@sbm.gov.za • www.sbm.gov.za Private Bag X12 • Vredenburg • 7380

LAND USE PLANNING APPLICATION FORM

(for applications in terms of Section 15 of the Saldanha Bay Municipal Land Use Planning By-law)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	HENDRI				
Surname	DU TOIT				
South African Council for Planners (SACPLAN) registration number (if applicable)	A/3247/2022				
Company name (if applicable)	ZONLUCOM TOWN PLANNING				
Postal Address	5 HONEYSUCKLE CLOSE, COUNTRY CLUB				
	LANGEBAAAN	Postal Code	7357		
Email	zonlucom@gmail.com				
Tel		Fax		Cell	083 578 5264

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	CHARLES ERNEST NIEMAND, ANNELINE PETRONALLA NIEMAND, MURIEL CHARLOTTE VAN WYK, DOUGLAS HENDRIKUS VAN WYK & NIEWYK BOERDERY VENNOTSKAP				
Physical address	VOORTREKKER STRAAT 12				
	VREDENBURG	Postal code	7380		
E-mail	ceniemand@gmail.com				
Tel		Fax		Cell	083 230 5418 (Mr Niemand)

PART C: PROPERTY DETAILS									
Property description as per title deed [Erf Number(s)/ Farm portion(s) & allotment area.]	PORTION 24 FARM ZANDFONTEIN No. 105 MALMESBURY RD								
Physical Address	ISABEL STREET, NIEUWE RUST								
GPS Coordinates	17° 54' 47.8" E 32° 53' 40.5" S			Town/City	NIEUWE RUST SMALLHOLDINGS				
Current Zoning	SMALLHOLDINGS	Extent	13.9330 Ha	Are there existing buildings?	Y	X	N		
Applicable Zoning Scheme	SALDANHA BAY INTEGRATED ZONING SCHEME								
Current Land Use	RESIDENTIAL DWELLING AND INTENSIVE FARMING BUILDINGS								
Title Deed number and date	T	87504/2001							
Are there any restrictive conditions of title?	Y	X	N	If Yes, list the condition(s) (page and paragraph number)					
Are the restrictive conditions in favour of a third party(ies)?	Y	X	N	If Yes, list the party(ies)					
Is the property encumbered by a bond?	Y	X	N	If Yes, list bondholder(s)	ABSA BANK LTD				
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	X		If yes, is this application to legalize the building / land use?	Y	X	N		
Are there any pending court case(s) / court order(s) relating to the subject property(ies)?	Y	X		Are there any land claim(s) registered on the subject property(ies)?	Y	X	N		

PART D: PRE-APPLICATION CONSULTATION				
Has there been any pre-application consultation?	Y	X	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Name of Official consulted				Date of consultation

PART E: TYPE OF LAND USE PLANNING APPLICATION IN TERMS OF SECTION 15 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
	15(2)(a)	a rezoning of land;	R
	15(2)(b)	a permanent departure from the development parameters of the zoning scheme;	R
	15(2)(c)	a temporary departure to utilise land for a purpose not permitted in terms of the primary rights of the zoning of the land;	R
✓	15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	15(2)(e)	a consolidation of land that is not exempted in terms of section 24;	R
	15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	15(2)(g)	a permission required in terms of the zoning scheme;	R
	15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	15(2)(i)	an extension of the validity period of an approval;	R
	15(2)(j)/(t)	an approval of an overlay zone as contemplated in the zoning scheme; or approval of architectural/development guidelines	R
	15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	15(2)(l)	a permission required in terms of a condition of approval;	R
	15(2)(m)	a determination of a zoning;	R
	15(2)(n)	a closure of a public place or part thereof;	R
	15(2)(o)	a consent use contemplated in the zoning scheme;	R
	15(2)(p)	an occasional use of land;	R
	15(2)(q)	to disestablish a home owner's association;	R
	15(2)(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	15(2)(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
TOTAL A:			R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of procedure (strike through which not applicable)	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	To be calculated separately	R
TOTAL B:			R
TOTAL APPLICATION FEES* (A + B)			R

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** The applicant is liable for the cost of publishing and serving notice of an application.

BANKING DETAILS FOR PAYMENT OF FEES

Name: Saldanha Bay Municipality

Bank: Standard bank

Branch no.: 05051100

Account no.: 083290044

Payment reference:

(if applicable)

.....

PART F: DETAILS OF PROPOSAL**Brief description of proposed development / intent of application:**

THE PURPOSE OF THIS APPLICATION IS TO SUBDIVIDE THE PROPERTY INTO THREE PORTIONS.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Please note that failure to submit all information and documentation required will result in the application being deemed incomplete and acceptance may be refused.

Compulsory information and documentation required:

Y ✓	N	Power of attorney / Owner's consent if applicant is not owner	Y	N ✓	Bondholder's consent (if applicable)
Y	N ✓	Resolution or authorisation that applicant can act on behalf of a juristic entity (e.g. company resolution)	Y	N ✓	Proof of registered ownership or any other relevant right held in the land concerned
Y ✓	N	Written motivation	Y ✓	N	S.G. diagram / General plan extract
Y ✓	N	Locality plan	Y	N ✓	Site development plan or conceptual layout plan
Y ✓	N	Proposed subdivision plan	Y	N ✓	Proof of agreement or permission for required servitude
Y ✓	N	Proof of payment of application fees	Y ✓	N	Full copy of the title deed
Y	N ✓	Conveyancer's certificate	Y	N ✓	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:			
Y	N	N/A ✓	Consolidation plan
Y	N	N/A ✓	Street name and numbering plan
Y	N	N/A ✓	Landscaping / Tree plan
Y	N ✓	N/A	Abutting owner's consent
Y	N	N/A ✓	Copy of Environmental Impact Assessment (EIA)
Y	N	N/A ✓	Copy of Heritage Impact Assessment (HIA)
Y	N	N/A ✓	Copy of Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)
Y	N	N/A ✓	Copy of Major Hazard Impact Assessment (MHIA)
Y	N	N/A ✓	Copy of Environmental Authorisation(EA) / Record of Decision (ROD)
Y	N	N/A ✓	Copy of original/previous approval and conditions of approval
Y ✓	N	N/A	Required number of documentation copies

Y ✓	N	N/A	Land use plan / Zoning plan
Y	N	N/A ✓	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A ✓	Home Owners' Association consent
Y	N ✓	N/A	Abutting owner's consent
Y	N	N/A ✓	Proof of lawful use right
Y	N	N/A ✓	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A ✓	Proof of failure of Home owner's association
Y	N	N/A ✓	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A ✓	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION					
Y	N/A ✓	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A ✓	National Water Act, 1998 (Act 36 of 1998)
Y	N/A ✓	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A ✓	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A ✓	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A ✓	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008)
Y	N/A ✓	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A ✓	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A ✓	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A ✓	Environmental Conservation Act, 1989 (Act 73 of 1989)
Y	N/A ✓	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A ✓	Other (specify)
Y	N ✓	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N ✓	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Saldanha Bay Municipal Land Use Planning By-law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(d) of the Saldanha Bay Municipal Land Use Planning By-law to supply particulars, information or answers knowing it to be false, incorrect or misleading or not believing them to be correct, and that I can be held liable on conviction to a fine or imprisonment not exceeding 20 years or to both such fine and imprisonment.
3. I am properly authorized to make this application on behalf of the registered land owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the land owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the applicant as indicated on this application form.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein and that the municipality cannot be held responsible for the omission of use rights not applied for herein.
6. I confirm that the relevant title deed(s) have been investigated and that there are no restrictive title deed restrictions which impact on this application, or alternatively that an application for removal/suspension or amendment of such title deed restrictions forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the land owner/developer as a result of the proposed development, as determined in terms of Council policy.

Applicant's signature:



Date:

2025-09-02

Full name:

Hendri du Toit

Capacity in which
application is being made:

Professional Town Planner

FOR OFFICE USE ONLY

Municipal Date Stamp

Received by:

Name:

ANNEXURE C | TITLE DEED & PROPERTY DIAGRAM(S)





GYS LOUW
5 PARTNERS | VENNOTE
ATTORNEYS • PROKUREURS
1st Floor / 1ste Vloer
Edward II
Edward Street / Straat 74
Bellville, 7530
P.O. Box / Posbus 2222
Bellville, 7535
Tel: +021 919 7035/6
Fax/Tel: +021 919 7031

UITVOERING / EXECUTION

Ref. No. / Verw. Nr.

BOT 120

Datum van indiening / Date of lodgement

01

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

	Onsersoekers / Examiners	Kamera / Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1.	B. DEVENTER G. MALLIGT	1354	C /	B	H
2.	J.C. VAN DEVENTER				
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

Aard van Akte / Nature of Deed:

TP

B. Boes

CC. Narmad

007504*2007

Skakeling / Linking

Titelaktes, ens. binne / Title deeds, etc. within

b

1

T45524/92

GELYKTYDIG / SIMULS

No. in stel / batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma / Firm No
1	T	Boes / Narmad (ec)	Gys Louw Kantoer	220
2	Bc	" / Absa	"	220
3	B	Narmad / Absa	"	220
4	T	Boes / Narmad (ec)	"	220
5	B	Narmad / Absa	"	220
6	B	Van Wyk / Absa	"	220
7				
8				
9				
10				
11				
12				

Registrasie versoek deur:
Registration requested by:

Datum:
Date:

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed))
Sed 24 (ged van Sed 16) en die floes
Zandfontein 105

TRANSPORTBESORGER
MADELEYN H G

VERBOD	MORTGAGED
R 100 000 00	
B 000060731 / 2001	
2001-11-02	

RECEIVED	
DATE	11/11/2001
TIME	14:00
BY	

Gys Louw & Vennote Ing. (Weskaap)
Hoofstraat 6
Vredenburg
7380

T	087504 * 2001
---	---------------

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK

DAT ANTON LUTHER POSTHUMUS

voor my die **REGISTRATEUR VAN AKTES** te **KAAPSTAD** verskyn het, die genoemde
Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur

BENJAMIN BOTES

Identiteitsnommer 390506 5065 002

Getroud buite gemeenskap van goedere

gedateer die 12 September 2001

en geteken te VREDENBURG

TRN

LegalSuite for Gys Louw & Vennote Ing. (Weskaap)

EN die genoemde Komparant het verklaar dat **BENJAMIN BOTES** die ondergemelde eiendom op **9 Julie 2001** waarlik en wettiglik per **PRIVATE OOREENKOMS** verkoop het en dat hy/sy in sy/haar voormelde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

1. **CHARLES ERNEST NIEMAND**
Identiteitsnommer 610927 5074 089, getroud binne gemeenskap van goed met **ANNELINE PETRONELLA NIEMAND**
en
2. **ANNELINE PETRONELLA NIEMAND**
Identiteitsnommer 560902 0116 086, getroud binne gemeenskap van goed met **CHARLES ERNEST NIEMAND**
en
3. **DOUGLAS HENDRIKUS VAN WYK**
Identiteitsnommer 620501 5094 005, getroud binne gemeenskap van goed met **MURIEL CHARLOTTE VAN WYK**
en
4. **MURIEL CHARLOTTE VAN WYK**
Identiteitsnommer 610805 0017 081, getroud binne gemeenskap van goed met **DOUGLAS HENDRIKUS VAN WYK**
WAT HANDEL DRYF IN 'N VENNOOTSKAP BEKEND AS NIEWYK BOERDERY VENNOOTSKAP

hulle erfgename, eksekuteurs, administrateurs of regverkrygendes in volkome en vrye eiendom:

GEDEELTE 24 (GEDEELTE VAN GEDEELTE 6)
VAN DIE PLAAS ZANDFONTEIN NR. 105
GELEë IN DIE MUNISIPALITEIT SALDANHABAAI
AFDELING MALMESBURY, PROVINSIE WES-KAAP

GROOT: 13,9330 (DERTIEN KOMMA NEGE DRIE DRIE NUL) Hektaar

AANVANKLIK OORGEDRA en steeds gehou kragtens Transportakte Nr. T45524/1992 met Kaart Nr. 671/1992 wat daarop betrekking het.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T2326/1916.

WESHALWE die Komparant afstand doen van al die reg en tiel wat die gesegde **BENJAMIN BOTES** voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde **1. CHARLES ERNEST NIEMAND** en **2. ANNELINE PETRONELLA NIEMAND** en **3. DOUGLAS HENDRIKUS VAN WYK** en **3. MURIEL CHARLOTTE VAN WYK** wat handel dryf in 'n vennootskap bekend as **NIEWYK BOERDERY VENNOOTSKAP**, hulle erfgename, eksekuteurs, administrateurs of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en erken hy ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van **R190 000.00 (EEN HONDERD EN NEGENTIG DUISEND RAND)** is.

IN GETUIENIS WAARVAN EK, die genoemde Registrateur van Aktes tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te **KAAPSTAD** op **2 November 2017**



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

WESHALWE die Komparant afstand doen van al die reg en titel wat die gesegde **BENJAMIN BOTES** voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde 1. **CHARLES ERNEST NIEMAND** en 2. **ANNELINE PETRONELLA NIEMAND** en 3. **DOUGLAS HENDRIKUS VAN WYK** en 3. **MURIEL CHARLOTTE VAN WYK** wat handel dryf in 'n vennootskap bekend as **NIEWYK BOERDERY VENNOOTSKAP**, hulle erfgename, eksekuteurs, administrateurs of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en erken hy ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van **R190 000.00 (EEN HONDERD EN NEGENTIG DUISEND RAND)** is.

IN GETUIENIS WAARVAN EK, die genoemde Registrateur van Aktes tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op 2 November 2011



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

PROKURASIE OM TRANSPORT TE GEE

Ek, die ondergetekende,

BENJAMIN BOTES

Identiteitsnommer 390506 5065 002

Getroud buite gemeenskap van goedere

nomineer en stel hiermee:

ANTON LUTHER POSTHUMUS OF

aan, met mag van substitusie, om my wettige gevolmagtigde en verteenwoordiger te wees, om vir en namens my voor die Registrateur van Aktes te **KAAPSTAD** te verskyn en daar namens my aan

1. **CHARLES ERNEST NIEMAND**
Identiteitsnommer 610927 5074 089 getroud binne gemeenskap van goed met **ANNELINE PETRONELLA NIEMAND**
en
2. **ANNELINE PETRONELLA NIEMAND**
Identiteitsnommer 560902 0116 086
getroud binne gemeenskap van goed met **CHARLES ERNEST NIEMAND**
en
3. **DOUGLAS HENDRIKUS VAN WYK**
Identiteitsnommer 620501 5094 005
getroud binne gemeenskap van goed met **MURIEL CHARLOTTE VAN WYK**
en
4. **MURIEL CHARLOTTE VAN WYK**
Identiteitsnommer 610805 0017 081
getroud binne gemeenskap van goed met **DOUGLAS HENDRIKUS VAN WYK**
WAT HANDEL DRYF IN 'N VENNOOTSKAP BEKEND AS NIEWYK BOERDERY
VENNOOTSKAP

transport te gee van

GEDEELTE 24 (GEDEELTE VAN GEDEELTE 6)
VAN DIE PLAAS ZANDFONTEIN NR. 105
GELEë IN DIE MUNISIPALITEIT SALDANHABAAI
AFDELING MALMESBURY, PROVINSIE WES-KAAP

GROOT: 13,9330 (DERTIEN KOMMA NEGE DRIE DRIE NUL) Hektaar

Gehou kragtens Transportakte Nr. T45524/1992.

Verkoop kragtens PRIVATE OOREENKOMS op die 9 Julie 2001 vir die bedrag van **R190 000.00 (EEN HONDERD EN NEGENTIG DUISEND RAND)** en om in die algemeen alles te doen wat ook al nodig mag wees ten einde aan die voormelde doeleindes uitvoering te gee, net so volledig en doeltreffend as wat ek dit self kon doen as ek persoonlik teenwoordig was en handelend daarin opgedree het; en ek bekragtig, veroorloof en bevestig alles wat my genoemde prokureur ook al wettiglik kragtens hierdie Volmag doen of laat doen, en belowe en korn ooreen om dit te bekragtig, te veroorloof en te bevestig.

GETEKEN te VREDENBURG op 12 September 2001
in die teenwoordigheid van die ondergetekende getuies.

As Getuies

1. 
2. 


BENJAMIN BOTES

1220

REPUBLIEK VAN SUID-AFRIKA

SUID-AFRIKAANSE INKOMSTE DIENS (voorheen Departement van Finansies)

VERKLARING DEUR KOPER
HEREREGTE --- VORM B

DEEL I

TRANSPORTGEWER (Verkoper)

BENJAMIN BOTES Identiteitsnommer 390506 5065 002

TRANSPORTNEMER (Koper)

1. CHARLES ERNEST NIEMAND identiteitsnommer 610927 5074 089 en 2. ANNELINE PETRONELLA NIEMAND, identiteitsnommer 560902 0116 086 en 3. DOUGLAS HENDRIKUS VAN WYK, identiteitsnommer 620501 5094 005 en 4. MURIEL CHARLOTTE VAN WYK identiteitsnommer 610805 0017 081 WAT HANDEL DRYF IN 'N VENNOOTSAP BEKEND AS NIEWYK BOERDERY VENNOOTSAP

BESKRYWING VAN EIENDOM

GEDEELTE 24 (GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS ZANDFONTEIN NR. 105
GELEë IN DIE MUNISIPALITEIT SALDANHABAAI
AFDELING MALMESBURY, PROVINSIE WES-KAAP

GROOT: 13.9330 (DERTIEN KOMMA NEGE DRIE DRIE NUL) Hektaar



7380

Poskode van distrik waarin eiendom geleë is

Datum van Transaksie: 9 Julie 2001

Voerjoeding: R190 000.00

HEREREGTE BETAAL DEUR: Gys Louw & Vennote Ing. (Weskaap) (BOT12/0001/VB)

Posadres: Poshus 914, Vredenburg, 7380

VIR AMPTELIKE GEBRUIK

Hereregte betaal op R190 000.00
Wet waarkragtens hereregte geheel word

Synde

Staal-rojeerstempel van
Kantoor van uitreiking

Ontvanger van Inkomste

ONTVANGER VAN INKOMSTE
RECEIVER OF REVENUE
KAAPSTAD/CAPE TOWN

KASREGISTERKWITANSIE

3652/8

2001-10-09 0000000020
(Transfer Duty)
R 6,700.00
CHEQUE

MUNISIPALITEIT SALDANHABAAI

**MAGTIGING VIR REGISTRASIE VAN TRANSPORT VAN
ONROERENDE EIENDOM**

Magtiging vir die registrasie van die transport van die volgende onroerende eiendom is hiermee
gemagtig en uitgereik in terme van Artikel 118 van Wet 32/2000 :

ERF NR : GEDEELTE 24 (GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS
ZANDFONTEIN NR. 105

TITELBESKRYWING :

GEDEELTE 24 (GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS ZANDFONTEIN NR. 105, geleë
in die Munisipaliteit Saldanhabaai, Afdeling Malmesbury, Wes-Kaap Provinsie;

GROOT : 13.9330 (DERTIEN KOMMA NEGE DRIE DRIE NUL) Hektaar

Hierdie magtiging sal :

- (i) geldig wees tot die 31^{ste} dag van Desember 2001
- (ii) ongeldig wees indien enige verandering van die datum verwys na in paragraaf (i) of die besonderhede met betrekking tot die bogemelde eiendom gemaak word sonder dat sodanige wysigings geparafeer is deur die Tesourier.

DATUM :



TESOURIER

④ 13

DRS08007 Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN

DATE : 20011024 TIME : 11:22:31.7 PAGE : 1

BLACK-BOOKING ENQUIRY ON NAME - BOTES BENJAMIN
ID NUMBER - 3905065065002
BIRTH DATE - 19390506
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON MICROFILM REF

BOTES BENJAMIN

3905065065002 H2987/1969

0

*** END OF REPORT ***

50

PROPERTY DETAILS PRINT FOR PORTION 24
 FARM NO 105
 REG DIV VALMESBURY RD

PROVINCE WESTERN CAPE

PREV DESCRIPTION PTN OF MM RD 105/6
 DIAGRAM DEED NO T45524/1992
 EXTENT 3.9330
 CLEARANCE VREDENBURG-SALDANHA MUN
 FARM NAME ZANDFONTEIN

FIRM NR : 999
 FIRM NAME : AKTEKANTOOR KAAPSTAD
 FILE NR : PREP
 FEE AMOUNT: R .00

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MDD
B63796/1992	ABSA BANK	81000.00		1992 0794 1097	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
BOTES BENJAMIN	19910924	R60500		3905065065002	T45524/1992	0723	1992 0794 1093

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

*** END OF REPORT ***

C

D. L. Green 2/27/70 ~~14~~ 10
original
University of Illinois
the cancellation

For Information Only

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simult with other registries / sectional titles:

Kode	Firma / Firm	Eiendom / Property	Kantoor / Office

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelêseer:
Client copies of deed filed permanently in Deeds Office.

Aard en nommer van akte Nature and number of deed	Omslag Nr. Cover No.	Parawe van Ondersoekers Initials of Examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
Datum Date	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan		
Datum Date	(7) Titelakte Title Deed		
	(8) Verbande teen dorpslêtel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section:

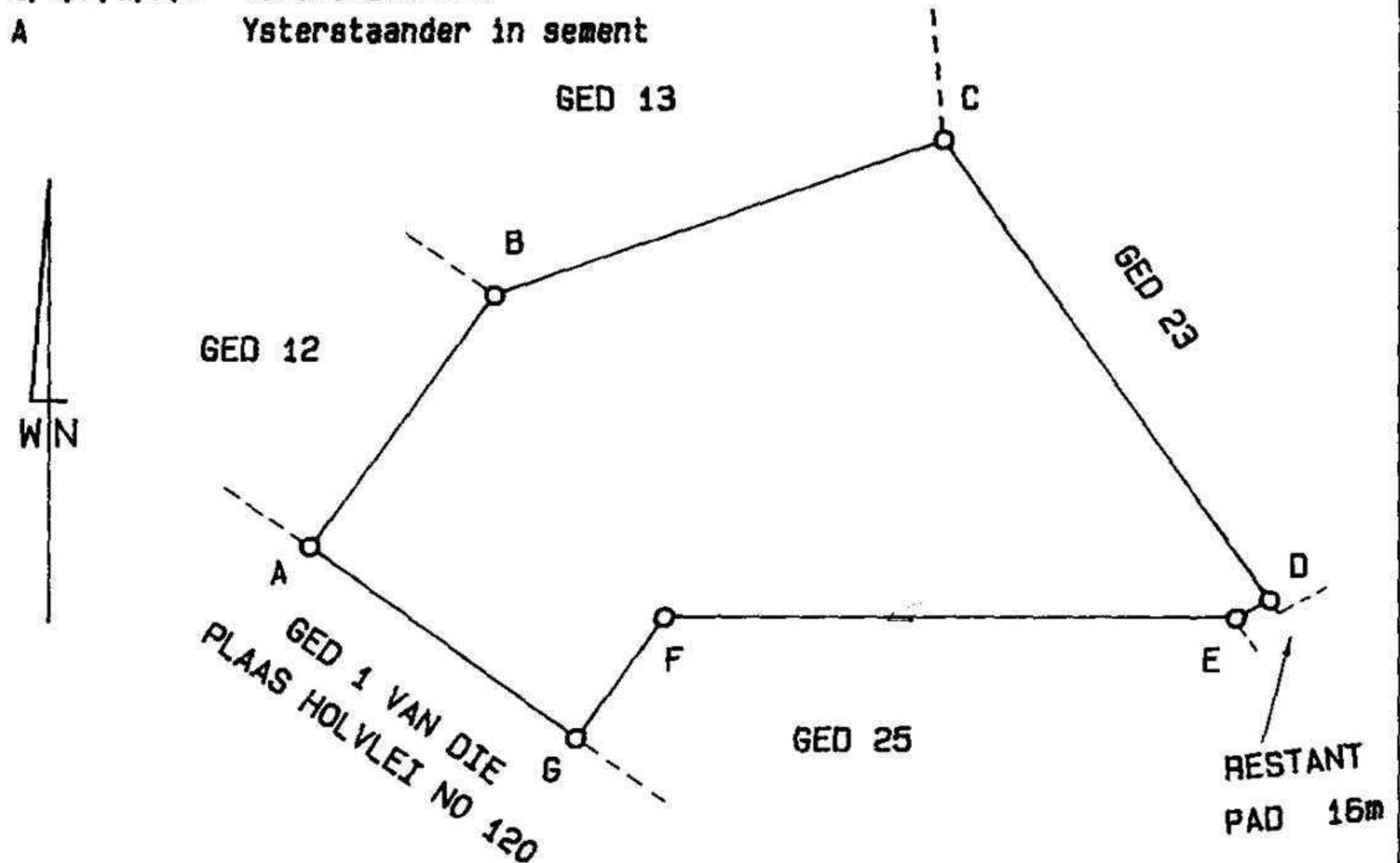
C.K. Rumboll & Vennote

SYE Meters		RIGTINGS -HOEKE	KOÖRDINATE Stelsel Lo19°			L.G. No.
		Konstante:	Y	X		
			+	0,00	+3 600 000,00	671192
A B	210,00	215 55 40	A +	101 886,35	+ 41 300,18	Goedgekeur <i>[Signature]</i> Landmeter-generaal 1992.02.25
B C	317,89	250 44 10	B +	101 763,14	+ 41 130,12	
C D	380,00	325 00 00	C +	101 463,04	+ 41 025,25	
D E	25,36	61 33 10	D +	101 245,09	+ 41 336,52	
E F	382,15	90 02 50	E +	101 267,38	+ 41 348,60	
F G	100,00	35 55 40	F +	101 649,53	+ 41 348,28	
G A	220,00	125 55 40	G +	101 708,20	+ 41 429,26	
		(1) DeKrans	Δ +	96 887,95	+ 41 601,90	
		(2) Holvlei	Δ +	100 970,51	+ 45 434,91	

Beskrywing van Bakens

B, C, D, E, F, G Ysterstaanders

A Ysterstaander in sement



* Vredenburg-Saldanha Munisipaliteit en.

Skaal 1: 6000

Die figuur A B C D E F G

stel voor 13,9330 hektaar

grond, synde

GEDEELTE 24 (ged. van Gedeelte 6)

* van die Plaas ZANDFONTEIN No 105

Geleë in Admin. Distrik Malmesbury

Provinsie Kaap die Goeie Hoop.

Opgemeet in September-Oktober 1991

deur my

[Signature]

J RENS Pr Landmeter

Hierdie kaart is geheg aan
No. 45524/92
gedateer
t.g.v.

Registrateur van Aktes

Die oorspronklike
kaart is
No. 5929/62
geheg aan T/A
No.

Lêer No. Malm 105
M.S. No. E 98/92
Komp. CG-808 (4457)
Aftrek. Plan 5929/1962

GOEDGEKEUR KRAGTENS ART. 25
VAN ORD. 15/1985

VERWYSING 17/15/2/39

DATUM 1992 01.13

ANNEXURE D | LOCALITY MAP



Locality Map



Legend

-  Farm Portions
-  Ptn 24 Farm Zandfontein
105 Malmesbury RD

Map Center: Lon: 17°54'47.8"E
Lat: 32°53'40.5"S

Scale: 1:50,000

Date created: 2025/01/09

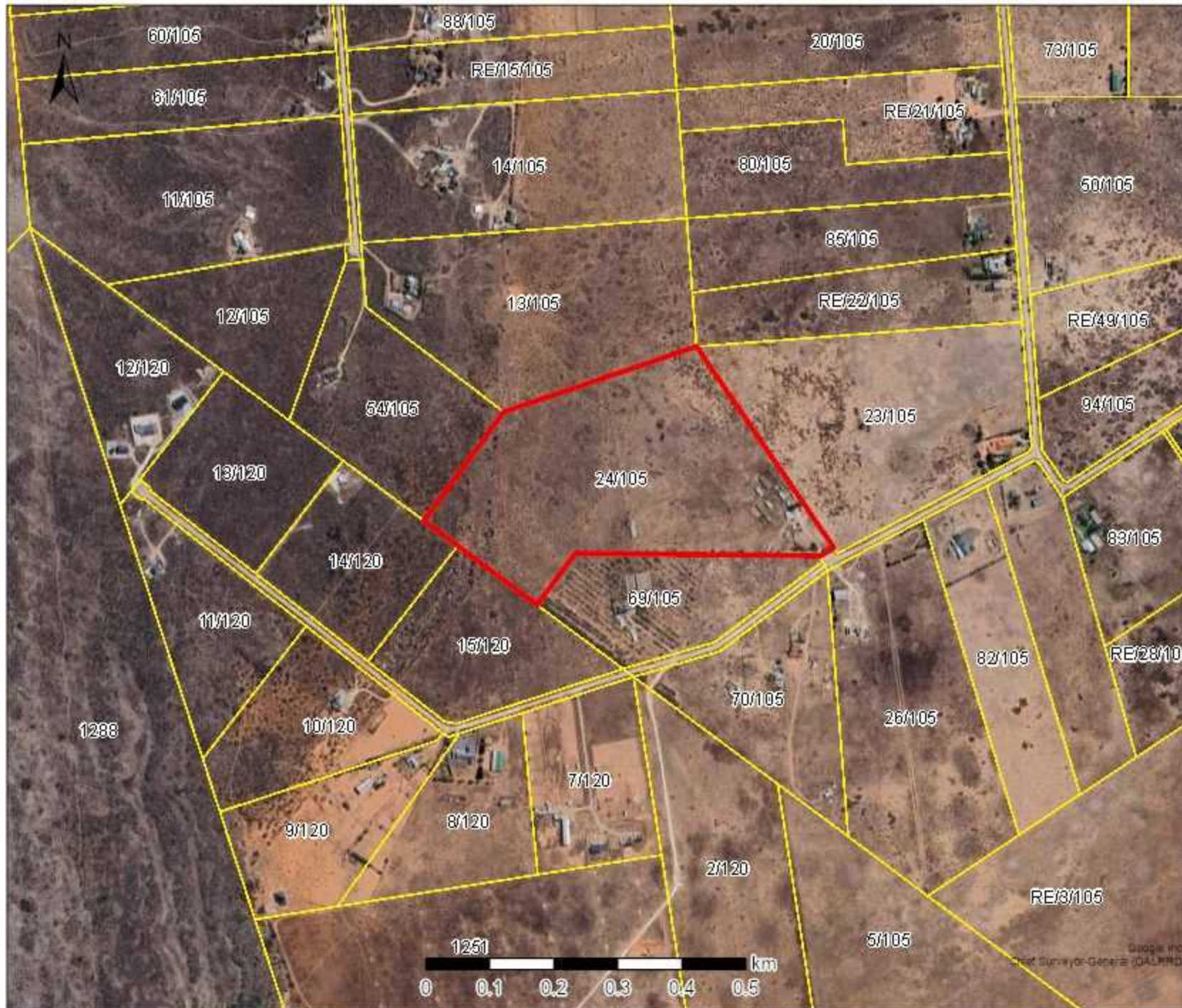


Western Cape
Government
FOR YOU

Locality Map

Legend

-  Farm Portions
-  Ptn 24 Farm Zandfontein
105 Malmesbury RD



Map Center: Lon: 17°54'47.8"E
Lat: 32°53'40.5"S

Scale: 1:10,000

Date created: 2025/01/09



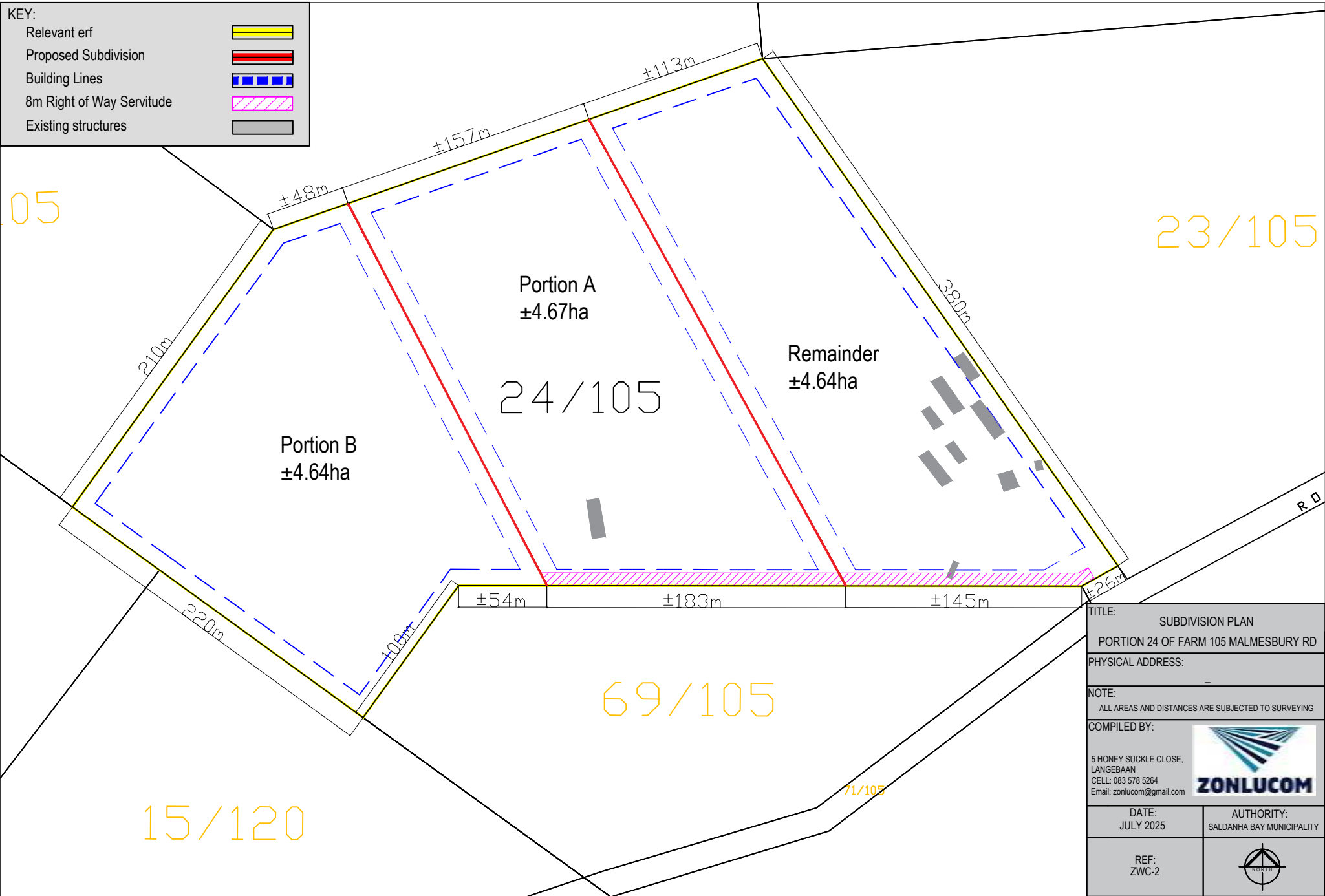
Western Cape
Government
FOR YOU

ANNEXURE E | SUBDIVISION PLAN



KEY:

- Relevant erf
- Proposed Subdivision
- Building Lines
- 8m Right of Way Servitude
- Existing structures



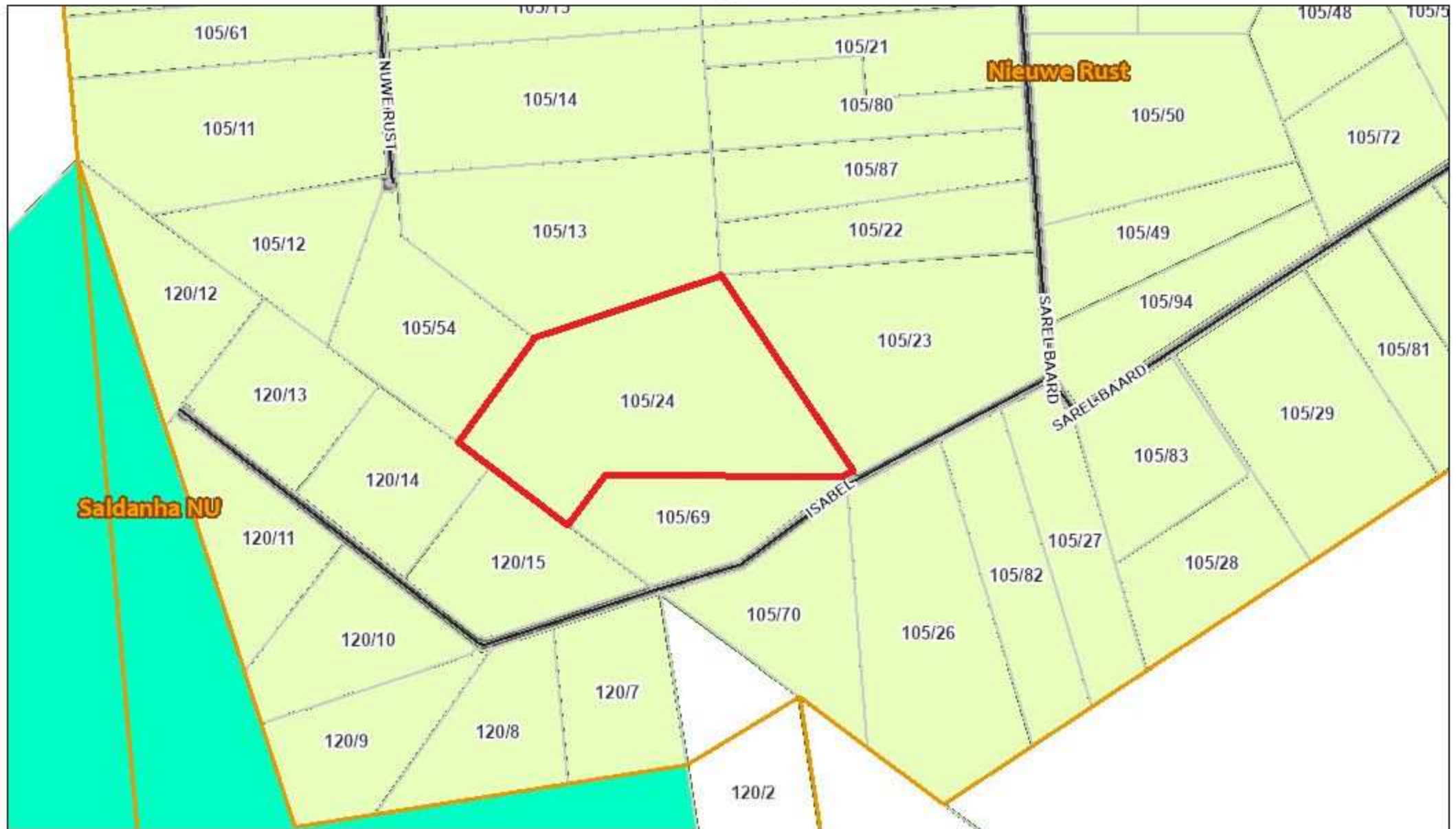
TITLE:	
SUBDIVISION PLAN	
PORTION 24 OF FARM 105 MALMESBURY RD	
PHYSICAL ADDRESS:	
-	
NOTE:	
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY:	
5 HONEY SUCKLE CLOSE, LANGEBAAN CELL: 083 578 5264 Email: zonlucom@gmail.com	
DATE:	AUTHORITY:
JULY 2025	SALDANHA BAY MUNICIPALITY
REF:	
ZWC-2	



ANNEXURE F | ZONING MAP



Zoning Map



01/09/2025, 15:58:54

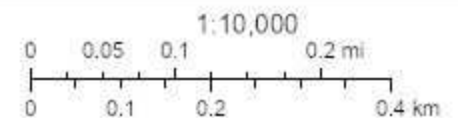
 Suburbs

☐ Registered Property

Zoning

 Agriculture

 Small Holdings

 Special Zone

DATE: 03 March 2026

OUR REF: ZWC-2/HDT

BY EMAIL

ATTENTION: Mr Gary Tomlinson

Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG
7380

APPLICATION FOR THE SUBDIVISION OF PORTION 24 FARM ZANDFONTEIN No. 105 MALMESBURY
REG. DIV. AND REGISTRATION OF RIGHT-OF-WAY SERVITUDE OVER PROPOSED REMAINDER
PORTION AND PORTION A IN TERMS OF THE SALDANHA BAY LAND USE PLANNING BY-LAW

An application for the subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD, was submitted to the Municipality for consideration. The attached comments regarding this application were received from the Municipality. The focus of the comments was mostly regarding the departures that is applied for in the application.

Comments	Response
1) The applicant states in the motivation report that intensive animal farming activities and related buildings are present on the property. Please note that this land use is not a primary right under the Smallholding Zoning category. Kindly provide proof of approval granted by the Municipality for this land use. Alternatively, amend the motivation report to indicate that the use is unauthorised and clearly state how these land uses and associated buildings will be addressed should the subdivision be approved.	• The land use of animal farming was present at the time of submitting the application • The landowners have since sold most of the animals and have ceased all farming-related activities. • See attached amended Motivation Memorandum
2) Please submit a copy of the approved building plans for the property.	• See attached Comments from Building Control regarding approved Building Plans

DIREKTEUR / DIRECTOR:
H du Toit Pr. Pln, B. Art et Scien. (TRP)

ADRES / ADDRESS: zonlucom@gmail.com / 5 Honey Suckle Close, **LANGEBAAAN**, 7357
(C) 083 578 5264

	• See attached Approved Building Plans as received from property owner.
3) Please provide a property size analysis map indicating the existing property size in relation to the proposed subdivision portions.	• See attached Size Analysis Map
4) In terms of Section 45 (Publication of Notices), please note that the subdivision of land larger than one hectare outside the outer limit of urban expansion, as reflected in the Municipal Spatial Development Framework, requires publication in a local newspaper (Weslander).	• See attached Municipal Invoice and Proof of payment

1. This letter is accompanied by the following supporting documentation:

- Copy of comments received the Municipality
- Copy of email confirming that SBM has no record of approved building plans on application property
- Approved building plans as provided by the property owner
- Size Analysis Map
- SBM Invoice for additional advertisement fees
- Proof of Payment of additional advertisement fees

We trust the above are in order. Please Contact us if any additional information is required.

Kind regards,



Hendri du Toit

for Zonlucom Town Planning

DIREKTEUR / DIRECTOR:
H du Toit Pr. Pln, B. Art et Scien. (TRP)

ADRES / ADDRESS: zonlucom@gmail.com / 5 Honey Suckle Close, **LANGEBAAAN**, 7357
(C) 083 578 5264



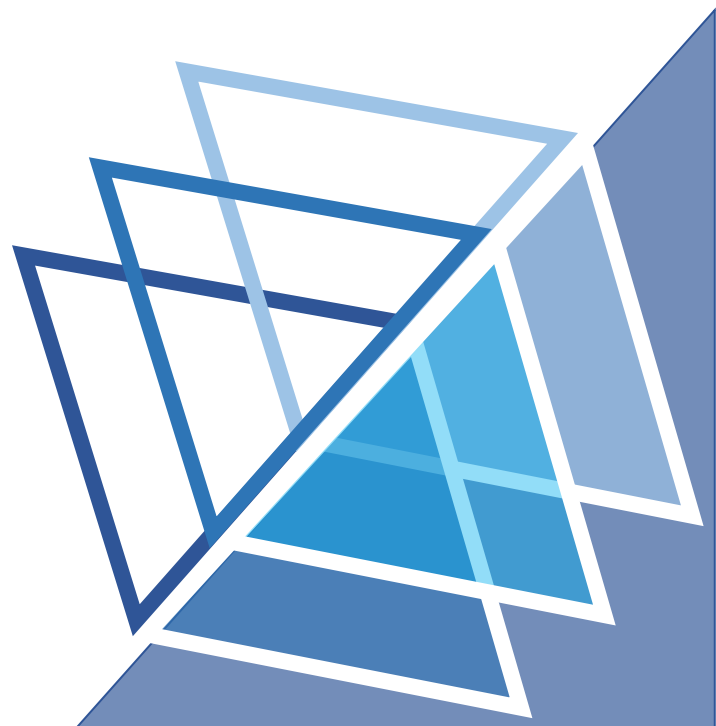
MOTIVATIONAL REPORT (AMENDED)

SALDANHA BAY MUNICIPALITY

SUBDIVISION OF PORTION 24 FARM
ZANDFONTEIN 105 MALEMSBURY REG. DIV.

ZWC-2/HDT

COMPILED BY:
Zonlucom
Town Planners
5 Honey suckle Close,
Country Cub, Langebaan
Cell: 083 578 5264



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Annexure A: Power of Attorney
Annexure B: Municipal Application Form
Annexure C: Title Deed and Property Diagram
Annexure D: Locality Map
Annexure E: Subdivision Plan
Annexure F: Zoning Map

1. INTRODUCTION

This office was approached by Mr. CE Niemand, as one of the registered owners of Portion 24 farm Zandfontein No. 105 Malmesbury RD to apply for the necessary approvals to allow the owners to subdivide the said property. **Power of Attorney** is attached as **Annexure A.**

2. PURPOSE OF APPLICATION

The purpose of this motivation report is to apply for the:

- **Subdivision** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d)** of the **Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022)** into 3 portions, namely Remainder (± 4.64 ha), Portion A (± 4.66 ha), and Portion B (± 4.64 ha).
- **Registration of a Servitude** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d)** of the **Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022)** over proposed Remainder portion and proposed Portion A, in favour of proposed Portion B.

Application Form is attached as **Annexure B.**

3. PROPERTY DESCRIPTION

The information below provides an overview of the Portion 24 farm Zandfontein No. 105 Malmesbury RD. A copy of the **Title Deed** and **SG Diagram** is attached as **Annexure C.**

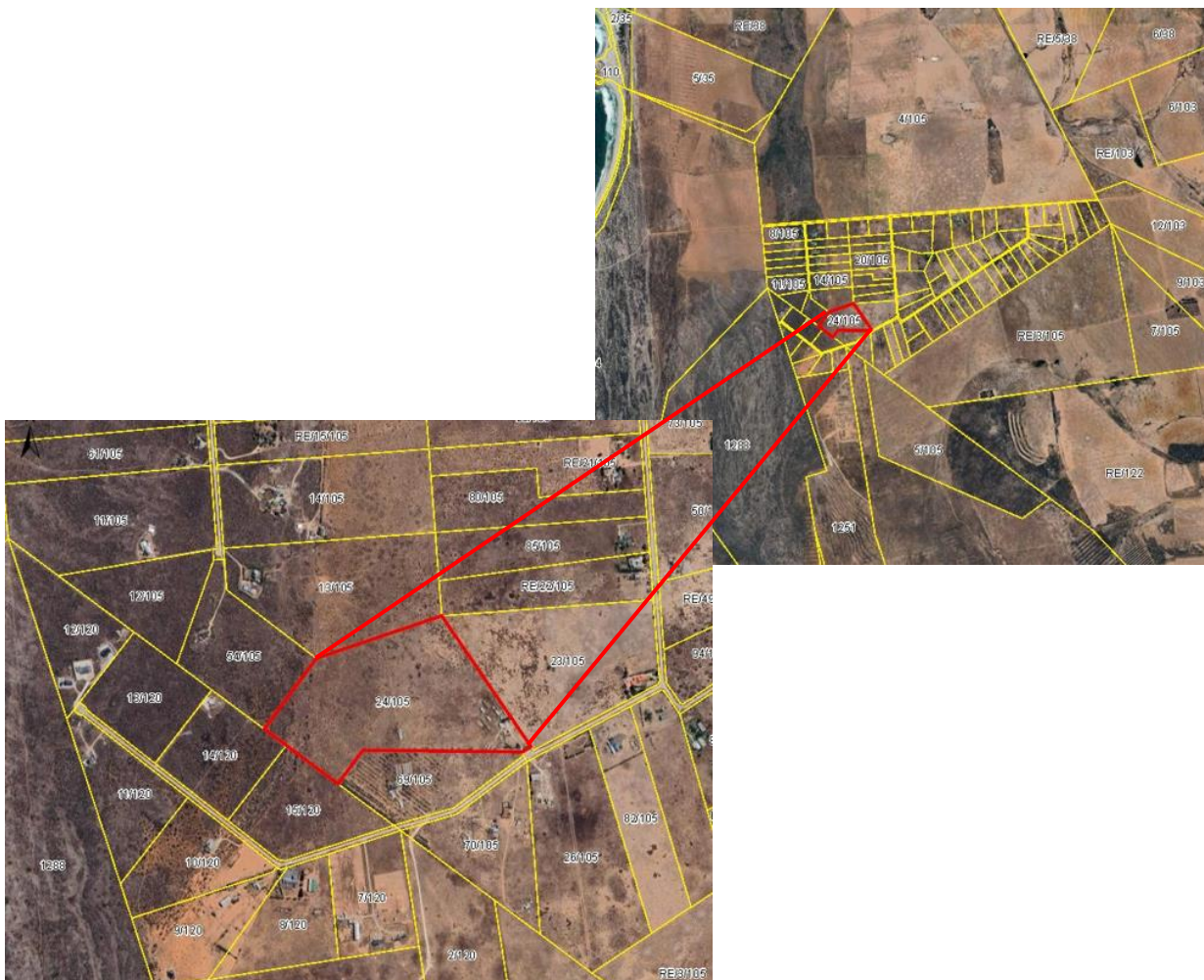
SIZE	13.9330 Ha
OWNER(S)	Charles Ernest Niemand, Anneline Petronella Niemand, Muriel Charlotte van Wyk, Douglas Hendrikus van Wyk & Niewyk Boerdery Vennootskap
ZONING	Smallholding
CURRENT LAND USES	Residential Dwelling and Farming Buildings
TITLE DEED NR	T87504/2001
SERVITUDES	None
BONDHOLDER	ABSA Bank Ltd
BOUNDARIES	North: Portions 13 & 54 Farm 105 Malmesbury RD
	East: Portion 23 Farm 105 Malmesbury RD

	South: Portion 69 Farm 105 Malmesbury RD
	West: Portions 14 & 15 Farm 120 Malmesbury RD

Title Deed T87504/2001 does not have any restrictive conditions that will prohibit the proposed subdivision.

4. LOCALITY

The Nieuwe Rust area is located within Ward 11. The property is located on the south-western area of the Nieuwe Rust Small Holdings area. This area mainly has a smallholding character with low density residential buildings mixed with agricultural specific buildings. The property is accessed from Isabel Street. Refer to **Annexure D** and Figure 1 below:



The surrounding farm portions ranging between ± 4.98 Hectares and 798.85 Hectares (see Figure 2 below). Some of the surrounding farm portions are similar in size to the proposed subdivided portions, while other farm portions can be further subdivided into similar size portions.



Figure 2: Average extent of surrounding properties

5. ZONING AND CURRENT LAND USES

Portion 24 farm Zandfontein No. 105 Malmesbury RD has a zoning of **Smallholding**, and the property has a residential dwelling house as well as animal farming buildings on the property. As seen in figure 2 below, the surrounding area consists of Smallholding zoned properties, while Special zoned properties are located to the southwest, the Nieuwe Rust Smallholdings area is mostly surrounded by agricultural zoned properties. Some of the surrounding properties are

vacant, or have at least a residential building on the property. Since no rezoning is proposed, therefore the zoning and the character of the area will stay the same.



Figure 3: Current Zoning of Portion 24 farm Zandfontein No. 105 Malmesbury RD

The farming with animals has since been ceased, and most of the animals have been sold. Therefore, the previous land use of intensive animal farming has been negated to comply with the current zoning of 'Smallholding'. Only in the case where a building encroaches the building lines will a building/structure be moved or demolished, otherwise not building demolishing is proposed.

6. PROPOSED DEVELOPMENT

The main objective is to subdivide Portion 24 farm Zandfontein No. 105 Malmesbury RD into smaller portions, but to retain the existing zoning and character of the portions and surrounding area. Please Note that this farm portion is exempt from Act 70 of 1970.

6.1 Subdivision of Erf 2757

This application entails the subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD into 3 Portions, namely a Remainder, Portion A and Portion B. The Remainder portion will obtain

access via Isabel Street, while proposed Portions A & B will obtain access to Isabel Street via a proposed 8m-wide Right-of-Way servitude.

The proposed subdivision will result in the following portions:

- Remainder: ± 4.64ha
- Portion A: ± 4.66ha
- Portion B: ± 4.64ha
 ± 13.933ha

The application for subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD into a Remainder, Portion A and Portion B is summarised in the tables below:

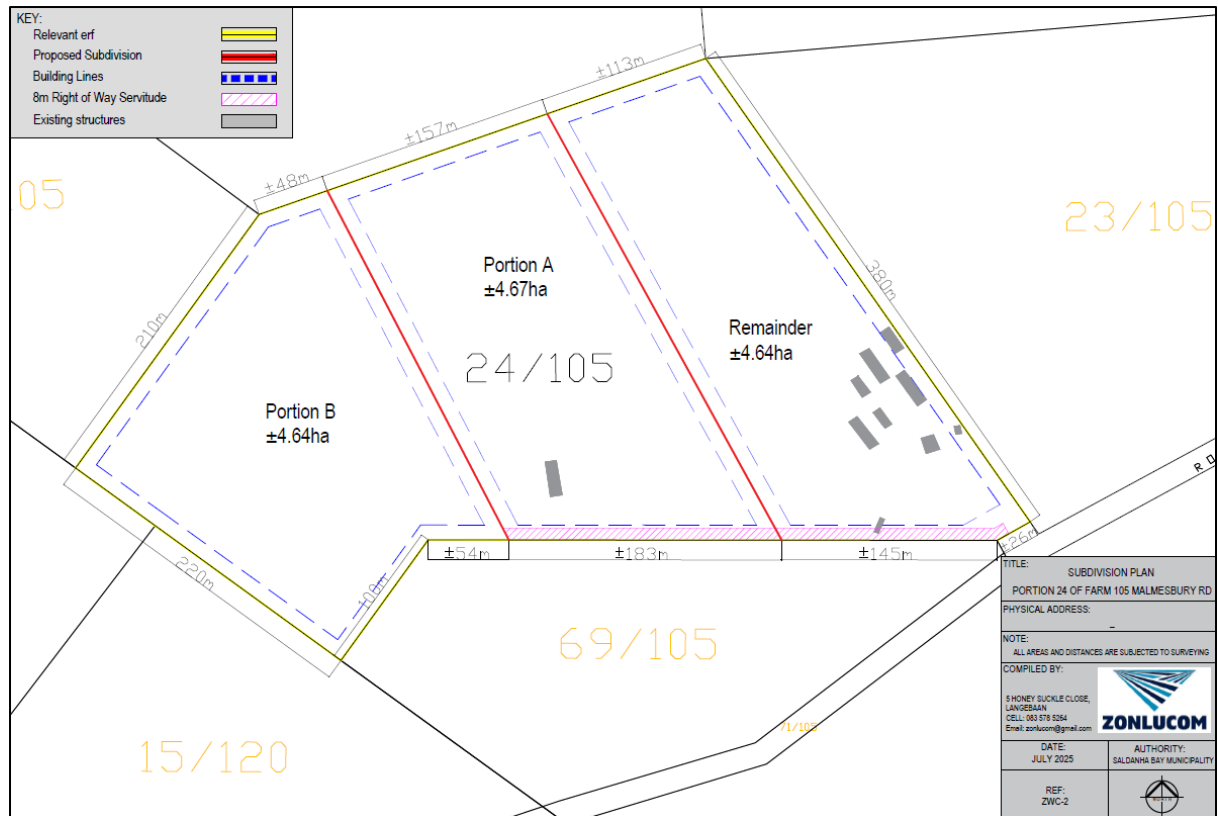
Before Subdivision

Property	Area (Ha)	Zoning	Coverage	Land Use
Portion 24 Farm 105	13.933	Smallholdings	±1,0%	Residential & farming

After Subdivision

Property	Area (Ha)	Zoning	Coverage	Land Use
Remainder Portion 24	±4.64	Smallholdings	±2,1%	Residential & Farm Buildings
Portion A	±4.66	Smallholdings	±0,4%	Farming Building
Portion B	±4.64	Smallholdings	0.0%	Vacant

It is the intention of the owners is to subdivide the property and sell all of the portions. The building plans for any proposed new dwelling units will adhere to all development parameters and building regulations.



The **Subdivision Plan** is attached as **Annexure E**

All existing structures and/or buildings that are located within the 10-meter building lines will be moved to comply with the 10-meter side building lines as required by the 'Smallholding' zoning.

The table below provides an overview of the applicable scheme regulations for the zoning of the Remainder, Portion A, and Portion B of Portion 24 farm Zandfontein No. 105 Malmesbury RD, and how the development is compatible with the development parameters for Smallholding zone.

"The purpose of this zone is to make provision for:

- The use of land for extensive residential purposes applicable to properties of at least one hectare or bigger.
- Mixed land use activities which can make provision for combining residential use with other activities such as agriculture and/or conservation or any other extensive use.
- Activities, infrastructure and buildings which fit in with the rural character of the area.
- Management of the area, which is essential to ensure that no activity has any negative impact on the environment."

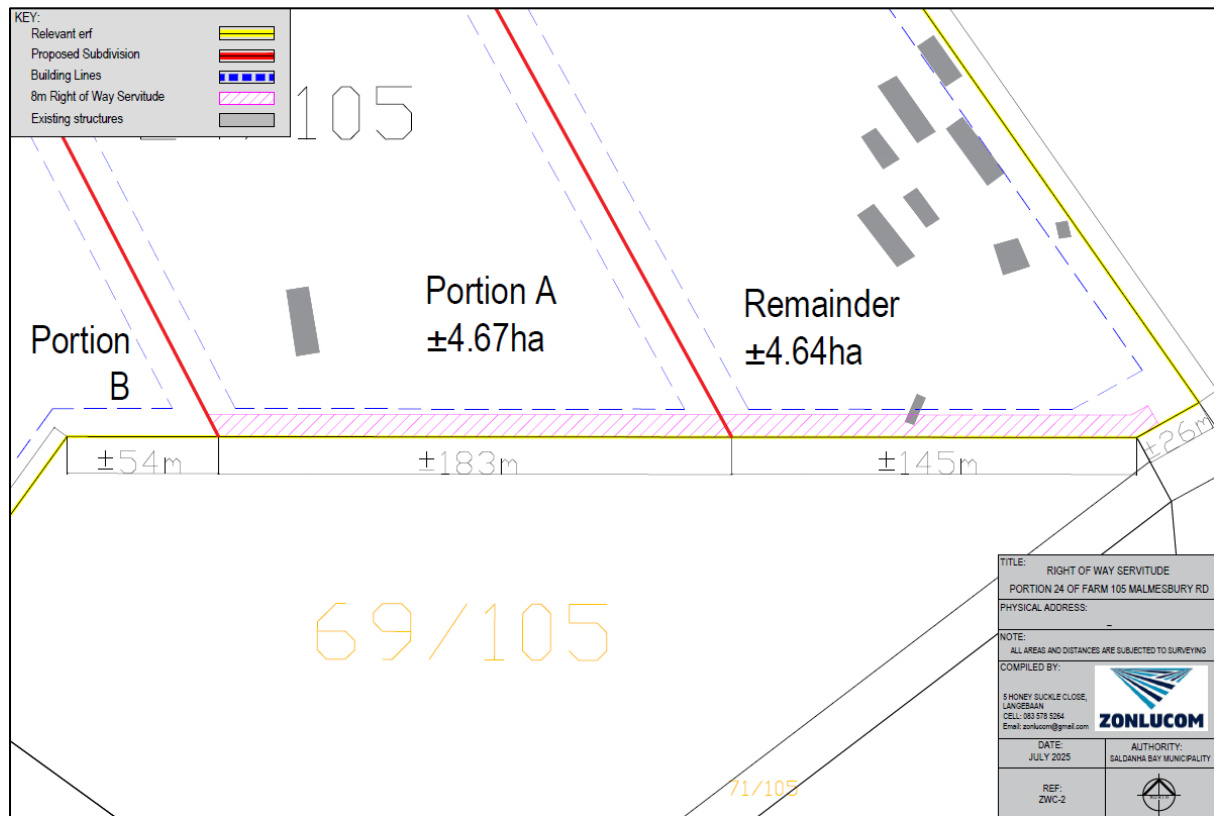
Table 2: Land use provision under Smallholding zone

Smallholding		
Land Use Determination	Proposal	Compliance
(a) Primary uses: Smallholding, Additional dwelling unit, Dwelling house, Nature Conservation, Riding school, Veterinary building (b) Consent uses: Agricultural building, Backpackers lodge, Day care facility, Utility services, Farm stall, Guest lodge, Intensive animal farming, Intensive horticulture, Nursery, Occupational practice, Special use, Tourism accommodation, Tourist facility, Telecommunication infrastructure	Remainder: Dwelling house Portion B: Agricultural Building Portion A: Vacant	
Floor Area The floor area of an additional dwelling unit in this zone is limited to 150m ²	All Portions will comply	
Coverage The maximum coverage for all buildings may not exceed 5% of the extent of the property.	All portions will comply	
Height No building may exceed a height of 8m.	All existing and proposed building is/ will comply with height restriction.	
Street Building Lines Street building line: 20 metres	Remainder: Will comply Portion A: No street boundary Portion B: No Street boundary	
Side & Rear Building Lines Side and rear building line: 10 metres	Remainder: Structures to be moved to comply Portion A: Will comply Portion B: Will comply	
Parking and access Dwelling: 2 bays per dwelling unit	Remainder: Complies Portion A: will comply Portion B: will comply	

6.2 Right-of-Way Servitude

Application is made for the registration of a Right-of-Way Servitude over the proposed Remainder and proposed Portion a of Portion 24 farm Zandfontein No. 105 Malmesbury RD as follows:

- **Registration of a Servitude** of Portion 24 farm Zandfontein No. 105 Malmesbury RD in terms of **Section 15(2)(d)** of the **Saldanha Bay Municipality on Land Use Planning By-Law – 2022 (PG 8679 of 11 November 2022)** over proposed Remainder portion and proposed Portion A, in favour of proposed Portion B.



Extract of the **Subdivision Plan** is attached as **Annexure E**

The proposed right-of-way servitude will be located on the southern boundary of the proposed Remainder portion and proposed Portion A. The proposed right-of-way will provide the necessary means to access both proposed Portion A & Portion B, and provide an access to Isabel Street for both Portion A and Portion B. The proposed right-of-way servitude will be 8 meters wide to accommodate the passing of vehicles going in the opposite direction of each other. This proposed servitude will not hinder or prevent any future development potential of the proposed Remainder portion and proposed Portion A. The proposed right-of-way servitude will only be for private use and not as a new street or access route for existing surrounding farm portions.

7. ACCESS

The Remainder portion will obtain access via Isabel Street, while proposed Portions A & B will obtain access to Isabel Street via the proposed Right-of-Way servitude over the proposed Portion A and the proposed Remainder portion.

8. SERVICES

The remainder portion and Portions A and B will be connected to the electricity and water networks. Each of the proposed portions will either need to have a septic tank, or a connection to the local wastewater network.

9. SALDANHA BAY SPATIAL DEVELOPMENT FRAMEWORK, 2025-2030

The Saldanha Bay Spatial Development Framework (2025-2030) provides the planning guidelines that guide future planning and development in the Saldanha Bay Municipal Area. The area of Nieuwerust is located northwest of Vredenburg but does not form part of the urban area of Vredenburg.

According to the Saldanha Bay MSDF there are no rural proposals specific to this area. This application takes into account the following aspects of Spatial objectives of the Saldanha MSDF:

“Objective 1: Grow (& unlock) economic sectors and prosperity.

- *Grow economy & stimulate sector diversification & product development and maximise zoned land mixture/provision.*

(More opportunities for home ownership as examples)

Objective 2: Proximate, convenient and equal access.

- *Provide (change) sustainable infrastructure and services (Smart Growth)*

(Will provide adequate access to services and make use of existing infrastructure)

Objectives 4: Protect and grow place identity and cultural integrity

- *Protect heritage resources, scenic resources & place identity and delineate and document these resources.*

(The place identity of the Nieuwe Rust area is maintained by not proposing any change in zoning, as well as the approximate size of the proposed portions in relation the surrounding farm portions)

Objective 5: Protect ecological and agricultural integrity.

- Protect food & water security & apply bioregional classification.
- Protect and preserve sensitive habitats and enhance Ecosystem services." (*Saldanha MSDF, 2025: 209*)

(Protect sensitive habitats by maintaining relatively large smallholding portions)

Good planning principles advocates for land units and zonings to fit into the surrounding area. The surrounding areas have farm portions of varying sizes and after the subdivision, the proposed portions will seamlessly fit into the general character of the area. The zonings are also compatible with the surrounding area; Smallholding zonings all around the application property.

From the above it is clear that the proposed development is in line with the spatial character of the Nieuwe Rust area. With the proposed development, the creation of a spatially efficient and more intensive smallholding form is promoted by subdividing the property in a sustainable manner.

The proposed subdivision complies with the Saldanha MSDF by protecting and maintaining the character of the area. Subdividing the property into portions of similar size than surrounding farm portions, without compromising valuable agricultural land.

10. PRINCIPLES OF LAND USE PLANNING

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act, Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act, Act 16 of 2013, as follows:

Principle	Compliance
1. Spatial justice	The proposed subdivision complies with the Saldanha Bay Spatial Development Framework 2025-2030 and also promotes the principle of densification as stated in the Saldanha Bay SDF. The subdivision is therefore consistent with the principle of spatial justice by creating more opportunities outside any urban edge without promoting urban sprawl.

2. Spatial sustainability	The proposed subdivision supports development that promotes spatial compactness and resource savings and protects the environment. The proposal limits urban creep by not applying for urban development (for example township establishment) outside the urban periphery of any town.
3. Efficiency	The proposed development enhances the quality and functionality of the property through the optimal use of existing services and infrastructure in the area. The proposed development thus promotes the optimal use of services already existing within this area.
4. Good administration	The processing of the application and decision-making procedures will be administered by Saldanha Bay Municipality in accordance with their Land Use Planning By-law. All interested and affected parties will be provided an opportunity to comment on this application.
5. Spatial resilience	The principle of spatial resilience allows more flexibility in spatial plans, policies and systems - with the SDF supporting densification in the area where the property is located.

11. CONCLUSION

The following provides a summary of the motivation as discussed in detail above. In view of the latter, the application for Subdivision and Departure of Portion 24 farm Zandfontein No. 105 Malmesbury RD, is considered desirable on the basis of the following:

- The proposed subdivision is in accordance with the overall planning proposed for rural and smallholdings areas with reference to the current Saldanha Bay Spatial Development Framework (2025-2030).
- It is important to take note that surrounding properties also have the same subdivision potential, which can further promote densification of the area.
- The subdivision will bring about densification within the Nieuwe Rust area, but not to the extent that there will be an invasion of the privacy of surrounding owners.
- This subdivision promotes the optimal use of existing space and existing services infrastructure within the area.
- Densification by means of further subdivision is a way to address the demand for smaller more affordable properties. Smaller properties are more desirable due to lower maintenance costs, are more affordable for first-time buyers, provide better security and ensure the sensible use of available services in the area.
- The proposed new portions will be accessible from the current road network in the area, either directly or via the proposed Right-of-Way servitude.

- The proposal is supported by the Saldanha Bay Spatial Development Framework, 2025-2030 in that this subdivision promotes densification of the area without compromising valuable agricultural land.
- The proposed subdivision is consistent with the sustainable land use planning principles of LUPA and SPLUMA.
- In conclusion, subdividing the property, more housing and land ownership opportunities outside any urban edge, but within the smallholding area of Nieuwe Rust, will be created.

It is therefore clear that in terms of the above, the proposed application for Subdivision of Portion 24 farm Zandfontein No. 105 Malmesbury RD, and the proposed Right-of-Way servitude, can be adequately supported. It is therefore requested that the application for Subdivision and registration of a servitude of the property concerned be considered favourably.



Compiled by Hendri du Toit

From ZONLUCOM Town Planning



RE: Town Planning Application - 105, ZANDFONTEIN 105 - TP/2026/089

From Meyer, Amanda <Amanda.Meyer@sbm.gov.za>

Date Fri 20 Feb 2026 21:41

To Hendri du Toit <zonlucom@gmail.com>

Cc Fourie, Ruan <Ruan.Fourie@sbm.gov.za>

 1 attachment (148 KB)

Tax Invoice Portion 24 Farm 105.pdf;

Good day Mr. Du Toit

Kindly find the attached invoice for your attention.

Regards

Amanda Meyer

Snr. Administration Officer: Town Planning

 +27(0) 22 701 7034

 Amanda.Meyer@sbm.gov.za

 www.sbm.gov.za

 [saldanhabaymunicipality](https://www.facebook.com/saldanhabaymunicipality)



City of Excellence and Opportunity on the "Weskus"

From: Hendri du Toit <zonlucom@gmail.com>

Sent: Thursday, 19 February 2026 13:35

To: Meyer, Amanda <Amanda.Meyer@sbm.gov.za>

Cc: Fourie, Ruan <Ruan.Fourie@sbm.gov.za>

Subject: Re: Town Planning Application - 105, ZANDFONTEIN 105 - TP/2026/089

Good day Ms Meyer

Thank you for the email below.

As per point number 4 in the email, regarding notice to be placed in the Weslander, could you please provide me with an invoice for the Weslander notice?

Vriendelike groete / Kind regards

Hendri du Toit Pr. Pln. (A/3247/2022)

From: Meyer, Amanda <Amanda.Meyer@sbm.gov.za>
Sent: Wednesday, 18 February 2026 21:29
To: Hendri du Toit <zonlucom@gmail.com>
Cc: Fourie, Ruan <Ruan.Fourie@sbm.gov.za>
Subject: Town Planning Application - 105, ZANDFONTEIN 105 - TP/2026/089

Dear Applicant

Your application has been assessed and has been found not to fully comply with Section 38 of the *Saldanha Bay Municipality: By-law on Municipal Land Use Planning, 2022*.

Important Notice

Please note that the Municipality may refuse to consider the application should the required information, amended documentation, and/or proof of payment not be submitted within fourteen (14) days from the date of this notice, or within an alternative timeframe formally agreed to in writing between the Municipality and the applicant.

Furthermore, in terms of the *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (2022)*, an applicant has no right of appeal to the Appeal Authority against a decision by the Municipality to refuse to consider an incomplete application. Should you wish to proceed thereafter, a new application must be submitted and accompanied by the applicable fees.

Required Amendments / Documents

1. The applicant states in the motivation report that intensive animal farming activities and related buildings are present on the property. Please note that this land use is not a primary right under the Smallholding Zoning category. Kindly provide proof of approval granted by the Municipality for this land use. Alternatively, amend the motivation report to indicate that the use is unauthorised and clearly state how these land uses and associated buildings will be addressed should the subdivision be approved.
2. Please submit a copy of the approved building plans for the property.
3. Please provide a property size analysis map indicating the existing property size in relation to the proposed subdivision portions.
4. In terms of Section 45 (Publication of Notices), please note that the subdivision of land larger than one hectare outside the outer limit of urban expansion, as reflected in the Municipal Spatial Development Framework, requires publication in a local newspaper (*Weslander*).
Kindly contact the City Planning Senior Administrator, Ms Amanda Meyer, at Amanda.meyer@sbm.gov.za to request an additional invoice for placement of the notice in the *Weslander*. Proof of payment must be submitted together with the required documentation forming part of this comment.

Kind Regards

Amanda Meyer
Snr. Administration Officer: Town Planning

 +27(0) 22 701 7034

 Amanda.Meyer@sbm.gov.za

 www.sbm.gov.za

 [saldanhabaymunicipality](https://www.facebook.com/saldanhabaymunicipality)



City of Excellence and Opportunity on the “Weskus”

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Fwd: FARM 105 PORTION 24 EXISTING BUILDING PLANS

From Charles Niemand <cenimand@gmail.com>
Date Tue 03 Mar 2026 13:17
To zonlucom@gmail.com <zonlucom@gmail.com>

----- Forwarded message -----

From: **Loff, Devonish** <Devonish.Loff@sbm.gov.za>
Date: Tue, Mar 3, 2026 at 12:36 PM
Subject: FARM 105 PORTION 24 EXISTING BUILDING PLANS
To: cenimand@gmail.com <cenimand@gmail.com>

Good day Sir

Trust you are doing well.

I hereby bring to your attention that I have received confirmation from the archive office, unfortunately there is no record of the building plan file for Farm 105 Portion 24.

Kind regards,

Devonish Loff

Customer Care Officer

Building Control Development

T: +27(0) 22 701 7002

E: Devonish.Loff@sbm.gov.za

W: www.sbm.gov.za



City of Excellence and Opportunity on the "Weskus"

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SALDANHA BAY MUNICIPALITY

BUILDING PLAN APPROVAL

ERF NO: Ged 24 Vin 105. TOWN/AREA: Vredenburg
STREET ADDRESS: Nieuwe Rypst.
NAME OF OWNER: Mr. C. Niemand.

The building plan has been approved in terms of the National Building Regulations and Building Standards Act (Act 103 of 1977 as amended) for 12 months subject to the following conditions:

1. All building work must comply with the conditions/requirements of the abovementioned Act (Act 103 of 1977 as amended);
2. No deviation from the approved building plan is allowed;
3. A certified copy of the approved plans and particulars must at all times be available on site.
4. In the event where the required structural detail was not submitted and approved, it must be submitted to Council at least 3 days, exclusive of a Saturday, Sunday or public holiday, prior to the commencement of the structural or ventilation system of the building.
5. Sufficient approved chemical sanitary facilities must be provided on site.
6. No work in connection with the erection or demolition of any building may be commenced on site unless notice on the prescribed form has been given;
7. Appointments (on the prescribed forms) for the following inspections must be made with the relevant Building Inspector at least 24 hours before the inspection is required:
 - (a) Foundation (trenches or excavations) inspection;
 - (b) Completion of foundations and filling;
 - (c) Completion of walls and roof;
 - (d) Drainage installation;
 - (e) Final inspection (occupancy certificate) will only be done if the abovementioned inspections have been carried out to the satisfaction of the Building Control Section;
8. An Occupancy Certificate will be issued only if:
 - (a) All inspections were carried out successfully;
 - (b) An Engineers (completion) certificate has been issued for the structure where applicable;
 - (c) A height (completion) certificate has been issued for the structure where applicable;
 - (d) The building has been erected in terms of the approved building plans and conditions of approval;
 - (e) An Electrical certificate has been issued by a competent person.
9. No building may be occupied or used before the necessary approval has been obtained from the Building Control Section.

BUILDING CONTROL OFFICER: _____

PLAN COLLECTED
OWNER/AGENT _____

DATE: 21/12/06

DATE STAMP



MUNISIPALITEIT SALDANHABAAI

BOUPLANGOEDKEURING

ERF NO: 24 ^{Geel} UITBREIDING: Vredenburg
STRAATADRES: van Zandfontein 105
NAAM VAN EIENAAR: Niewyk Boordery

Die bouplan word in terme van die Wet op Nasionale Bouregulasies en Boustandaarde (Wet 103 van 1977) goedgekeur onderhewig aan die volgende voorwaardes:

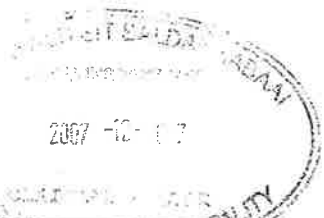
1. Die bouwerk moet voldoen aan die vereistes van die Wet.
2. Geen afwyking van die goedgekeurde plan word toegelaat nie.
3. Die goedgekeurde bouplan moet te alle tye op die terrein beskikbaar wees.
4. Indien enige struktuurdetail nie saam met hierdie planne ingedien en goedgekeur is nie, moet dit minstens 3 dae, behalwe 'n Saterdag, Sondag of openbare vakansiedag, voordat daar met die oprigting van die struktuurstel begin word, ingedien word.
5. Voldoende chemiese sanitêre geriewe moet op die perseel voorsien word.
6. Geen bouwerke mag op die terrein in aanvang neem tensy daar op die voorgeskrewe vorm kennis daarvan gegee is nie.
7. Afsprake vir die volgende inspeksies moet ten minste 24 uur vooraf met die Bouinspekteur gereël word:
 - (a) Fondasie-inspeksies;
 - (b) Voltooing van fondament en opvulling;
 - (c) Voltooing van mure en dak;
 - (d) Riolerings (ondergrondse rioolpype\ Boggrondse riolerings\ Riooltenk inspeksie - voordat betonblad gegiet word);
 - (e) Finale inspeksie sal slegs gedoen word indien voorafgaande inspeksies tot bevrediging van die Boubeheer Afdeling uitgevoer is.
8. Okkupasiesertifikate sal slegs uitgereik word indien:
 - (a) Alle inspeksies suksesvol uitgevoer is.
 - (b) 'n Ingenieursertifikaat vir die struktuur uitgereik is waar van toepassing.
 - (c) 'n Hoogtesertifikaat vir die struktuur uitgereik is waar van toepassing.
 - (d) Die gebou volgens goedgekeurde bouplan opgerig is.
 - (e) 'n Elektriese sertifikaat deur 'n bevoegde persoon uitgereik is.
9. Geen gebou mag bewoon of gebruik word alvorens die Boubeheer Afdeling die nodige goedkeuring daartoe verleen het nie.
10. Slegs een(1) nagwag word toegelaat om op die terrein/perseel te oornag gedurende bouwerk/konstruksie.
11. Die buitewand moet inlyn met die goedgekeurde kleurskema geverf word.

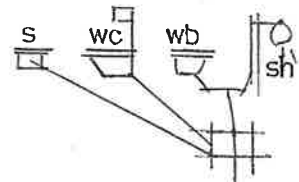
BOUBEHEERBEAMPT: [Handwritten Signature]

PLAN AFGEHAAL
EIENAAR / AGENT: [Handwritten Signature]

Datum: 2007-12-07

DATUMSTEMPEL



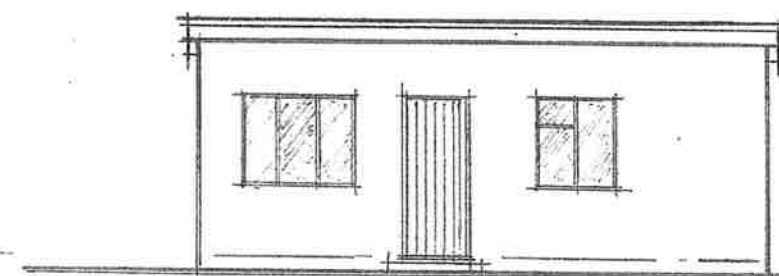


NGL	10 050	9 700	9 300
DISTANCE	15 000	15 000	
INVERT	9 466	9 133	8 800
DEPTH	584	567	500
	mh 1	mh 2	soakaway

sewerage section
not to scale

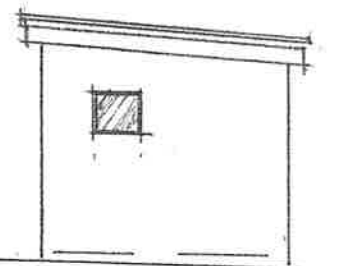
100Ø soil pipes at 1:45 falls
40Ø vent pipes at sink + wc
french drain position to be
tested for percolation

windows: wispeco steel and aluminium frame
to owner spec: wall and floor finishes,
electrics, doors, sanitary fittings

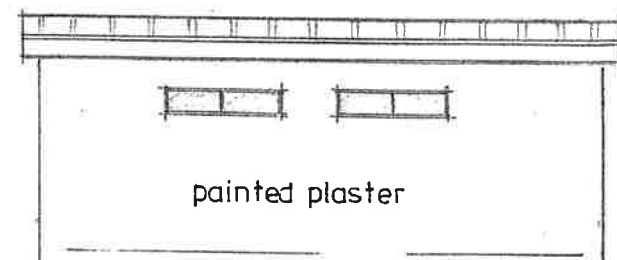


north east elevation

scale 1:100

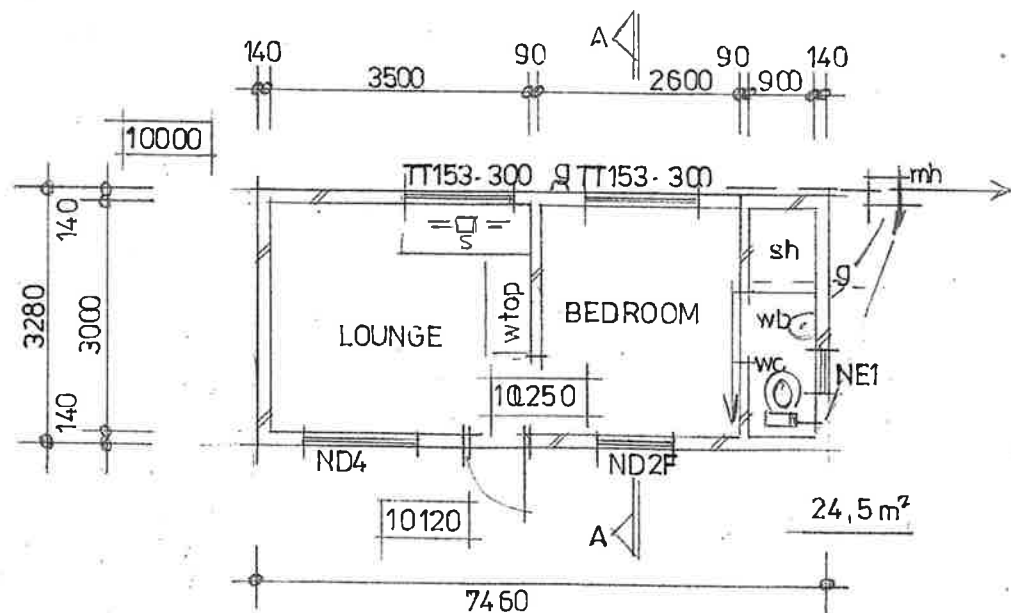


nw elevation

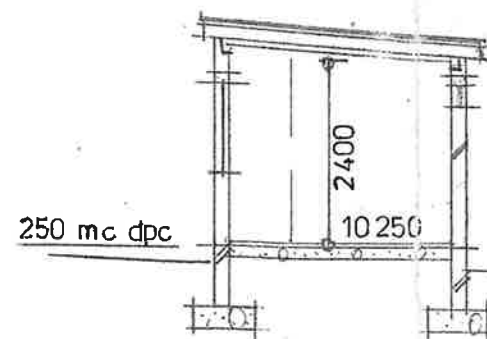


south west elevation

scale 1:100



plan to labourer's cottage : scale 1:100



section A-A scale 1:100

IBR roof sheeting on 75x50 purlins
with damp proof on 156x75 rafters
at max 1300 cts; pitch 4°; hoopiron depth
600; dp at wall beam joints

std ceiling board on 38x38 branders
ex 114x38 wallplates
lintols to all openings
brickforce every 2nd course

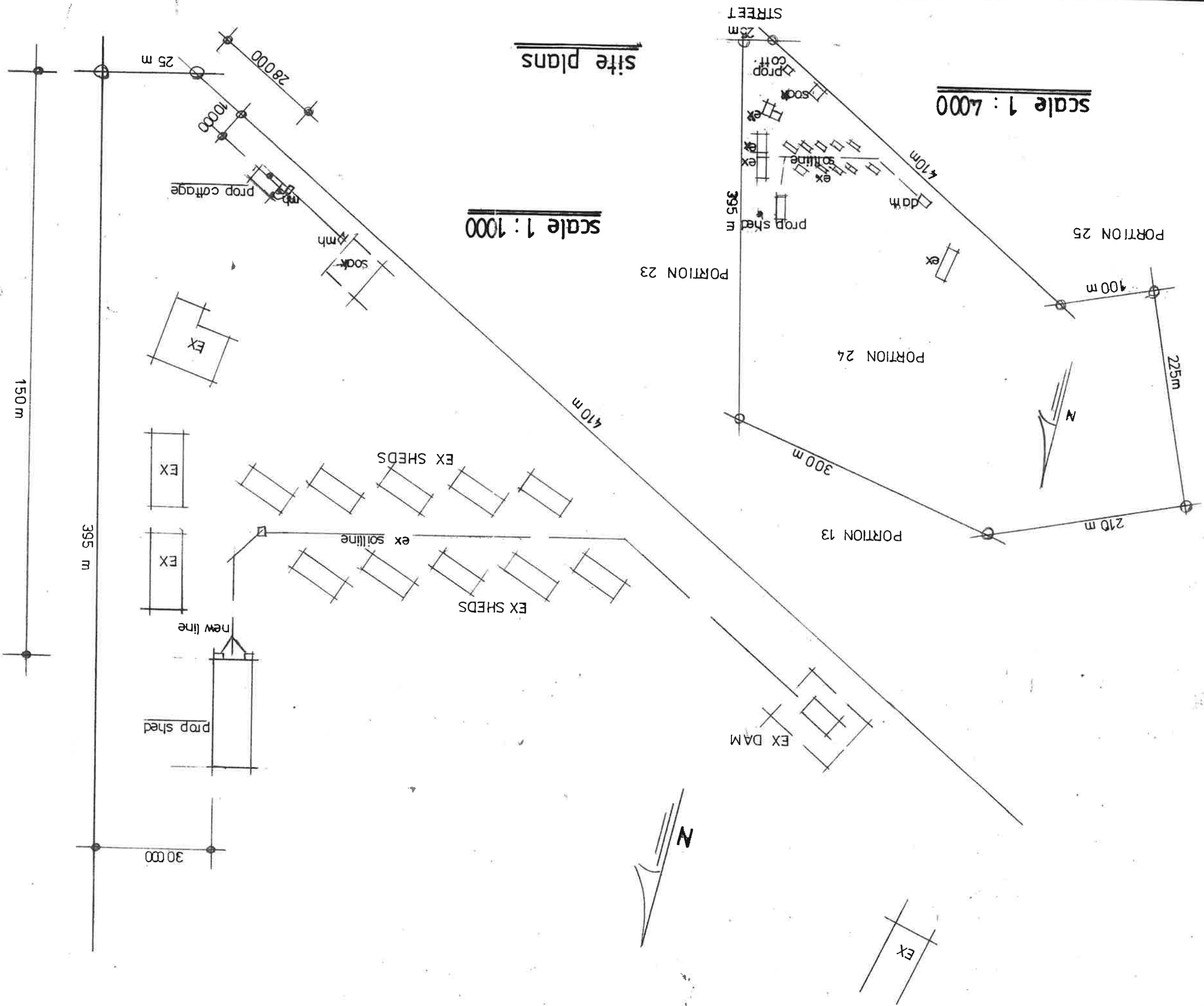
25 screed on 75 conc bed on dp
underlay on compacted fill

founds 650x250; top side min.
500 bngl.

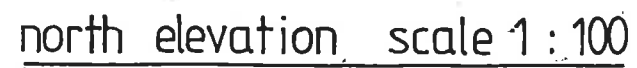
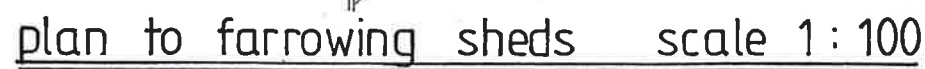
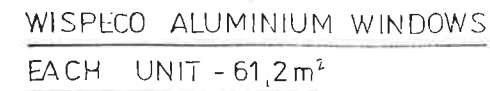
PROPOSED LABOURER'S COTTAGE and GROWER SHED
TO PORTION 24 of FARM NIEUWERUS no 105,
TREKOSKRAAL, PROPERTY OF NIEWYK BOERDERY.

date: october
drawn: sylvia strachan msaid
professional architectural technologist
phone: 022-7141234; 072-0992545

sheet 1 of 3



PROPOSED LABOURER'S COTTAGE and GROWER SHED
 TO PORTION 24 of FARM NIEUWERUS no 105,
 TREKOSKRAAL, PROPERTY OF NIEWYK BOERDERY.
 date : october 2007 sheet 3 of 3
 drawn : sylvia strachan, msaid
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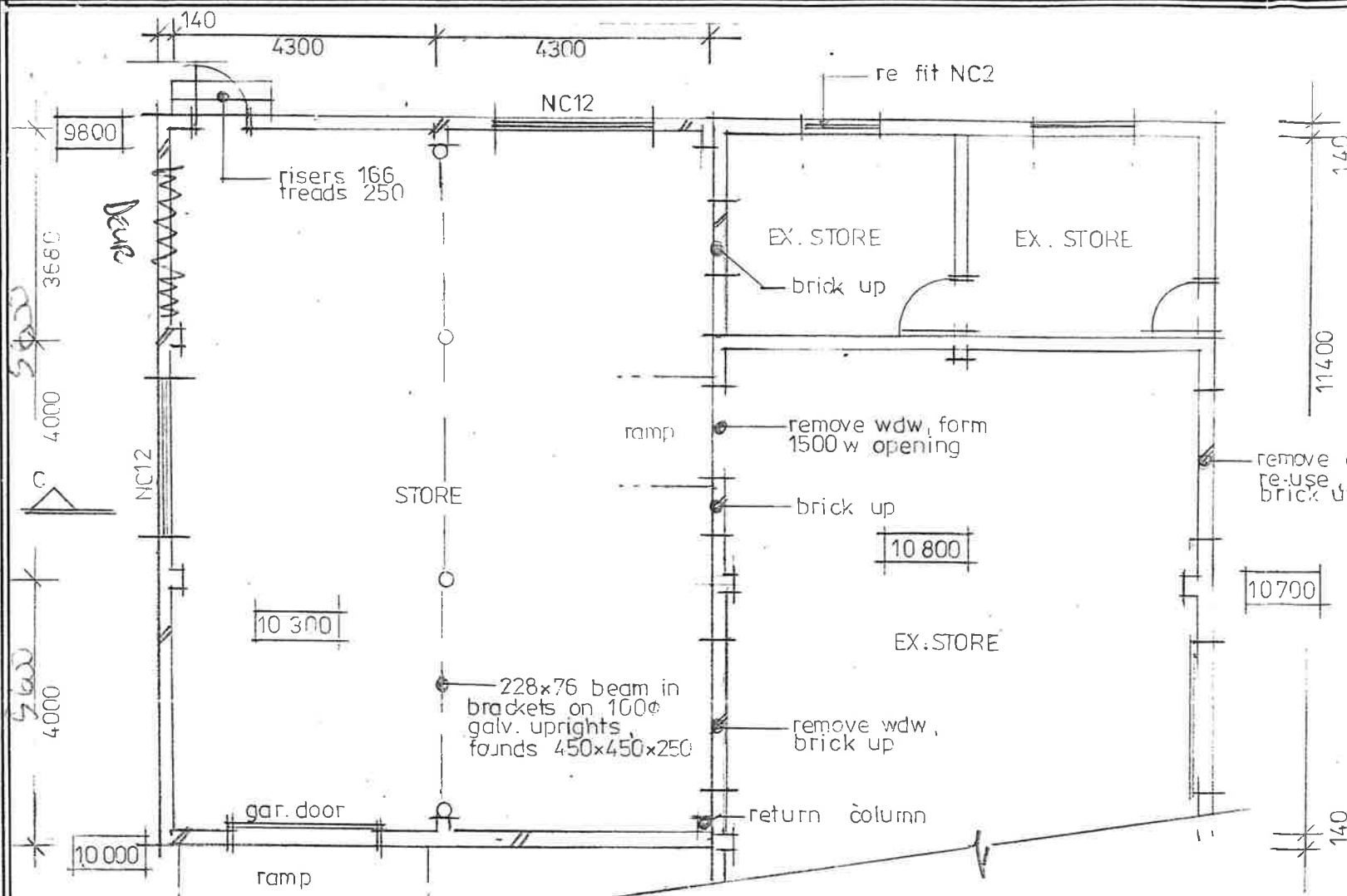


PROPOSED SETTLING DAMS, STORE, and PIG SHEDS:
PORTION 24 of FARM NIEUWERUS no. 105, TREKOS-
KRAAL, PROPERTY OF NIEWYK BOERDERY.

drawn : october 2006 sheet 1 of 4

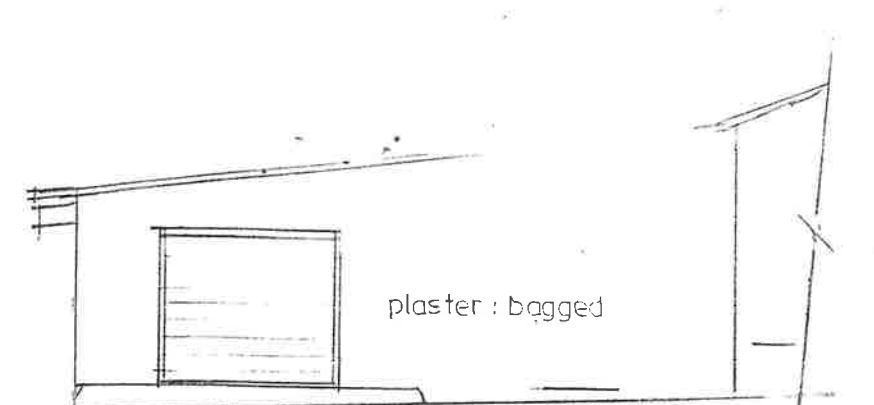
sylvia strachan, msaid
professional architectural technologist
phone : 022-7141234 ; 072-0992545

1.200

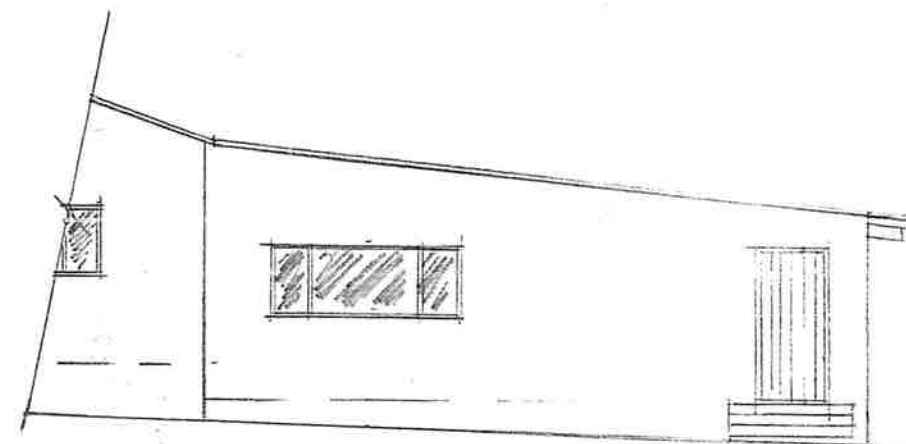


plan to store : scale 1:100

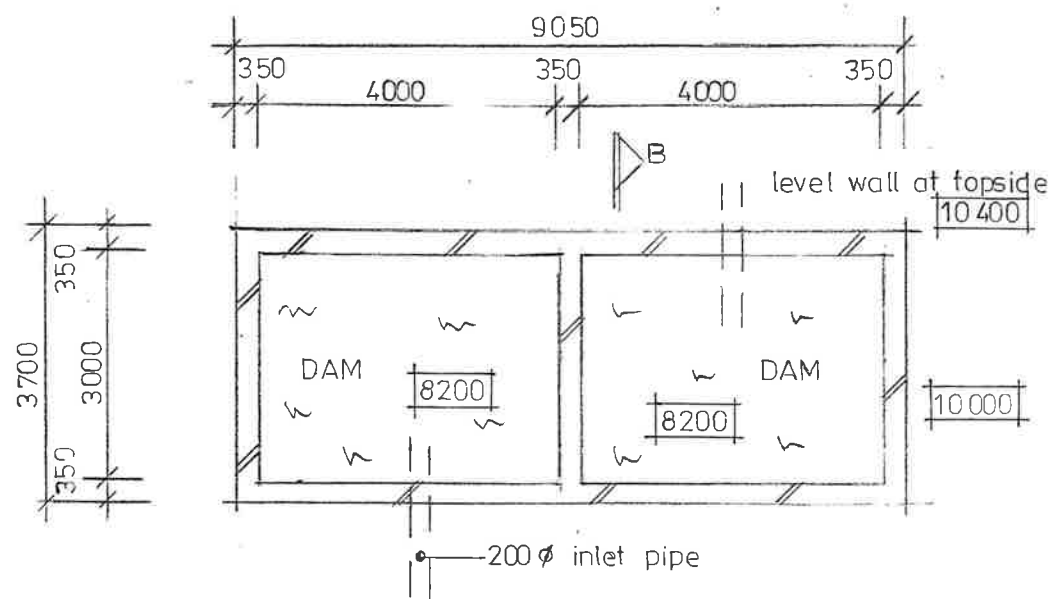
WINDOWS: CONSOLITE
BUILDER TO CHECK
LEVELS AND MSTs



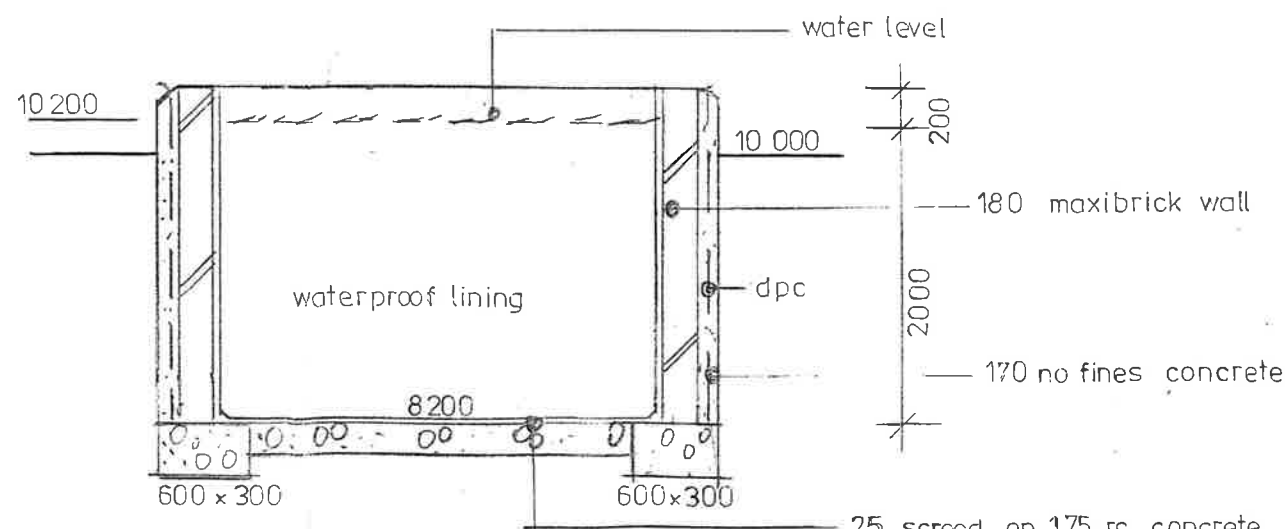
south elevation scale 1:100



north elevation scale 1:100



plan to dams: scale 1:100



section B-B: scale 1:50

PROPOSED: SETTLING DAMS, STORE, and PIG SHEDS:
PORTION 24 of FARM NIEUWERUS no.105, TREKOS -
KRAAL, PROPERTY OF NIEWYK BOERDERY.

drawn : october 2006 sheet 2 of 4

sylvia strachan, msaid
professional architectural technologist
phone : 022-714 1234 ; 072-099 2545

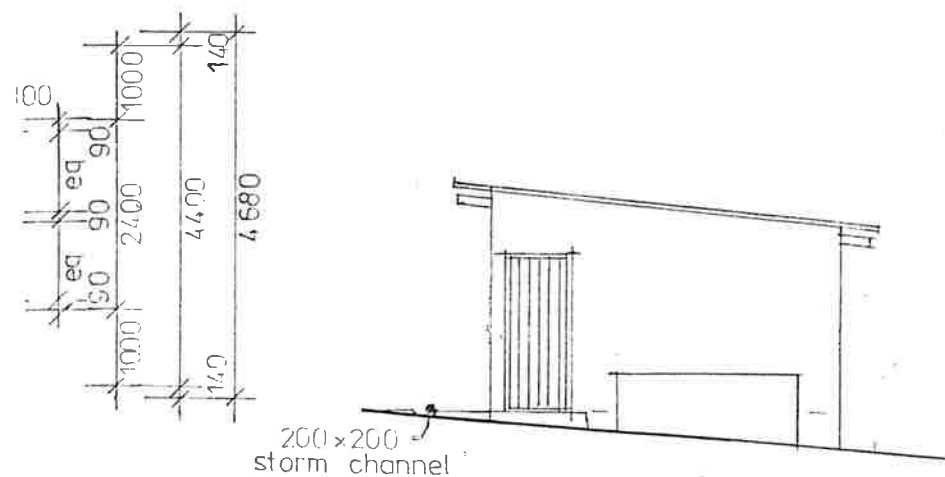
EACH UNIT = $61,2 \pi^2$

on 50 conc. bed on dp.
on compact fill, 1:100
screed

- sliding nutec shutters

walls bagged and
whitewashed

south elevation scale 1:100

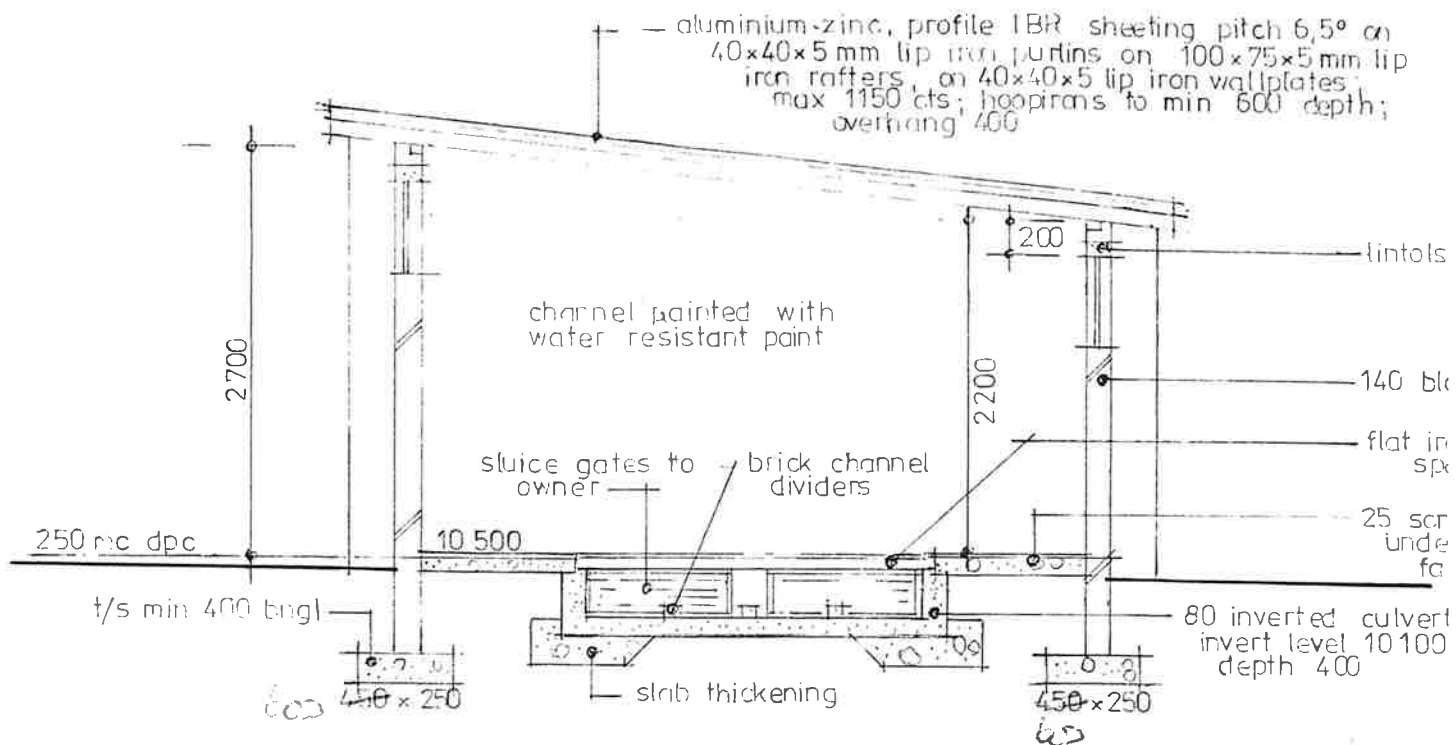


north elevation scale 1 : 100

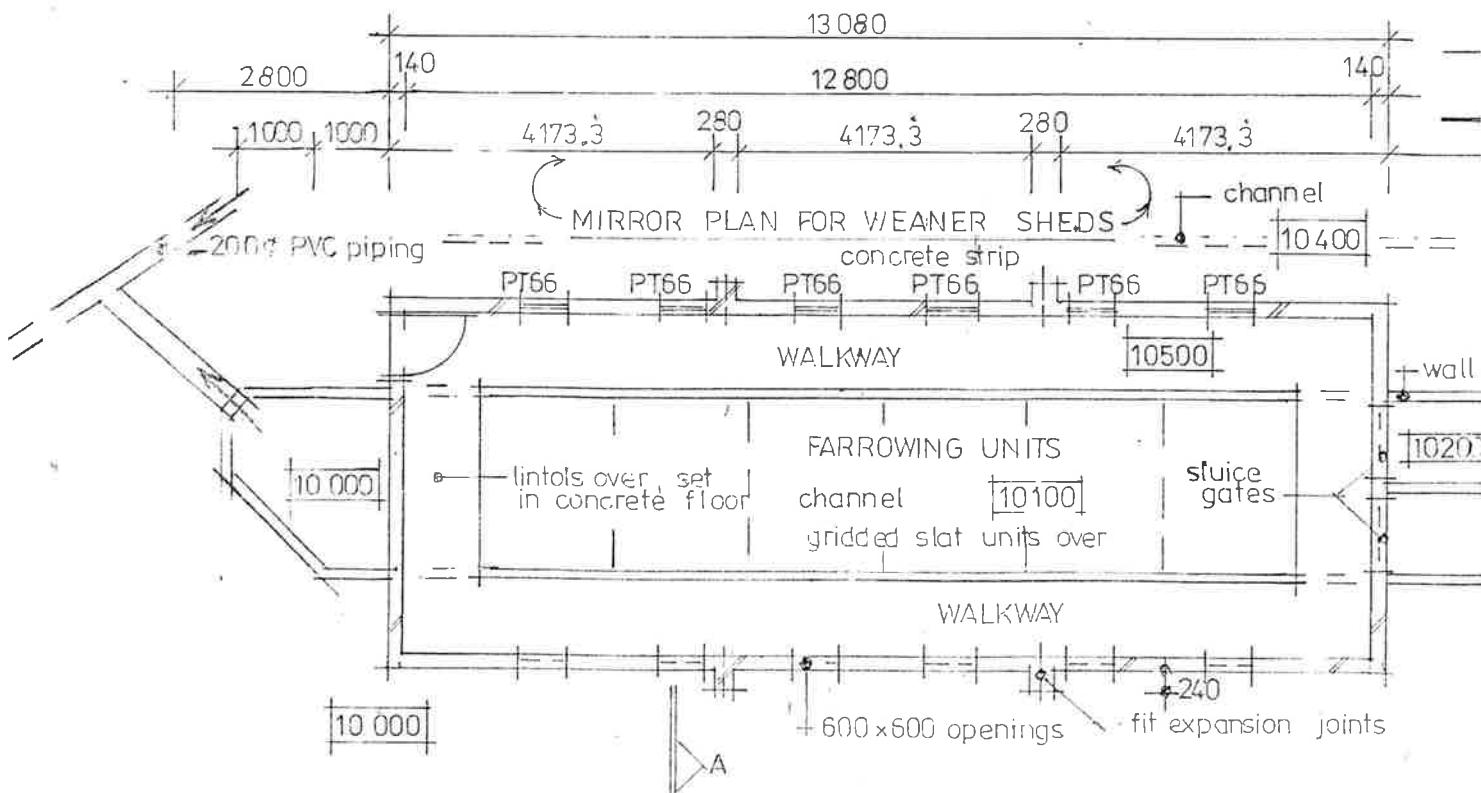
PROPOSED SETTLING DAMS, STORE, and PIG SHEDS:
PORTION 24 of FARM NIEUWERUS no. 105, TREKOS-
KRAAL, PROPERTY OF NIEWYK BOERDERY.

drawn : october 2006 sheet 1 of 4

sylvia strachan, msaid
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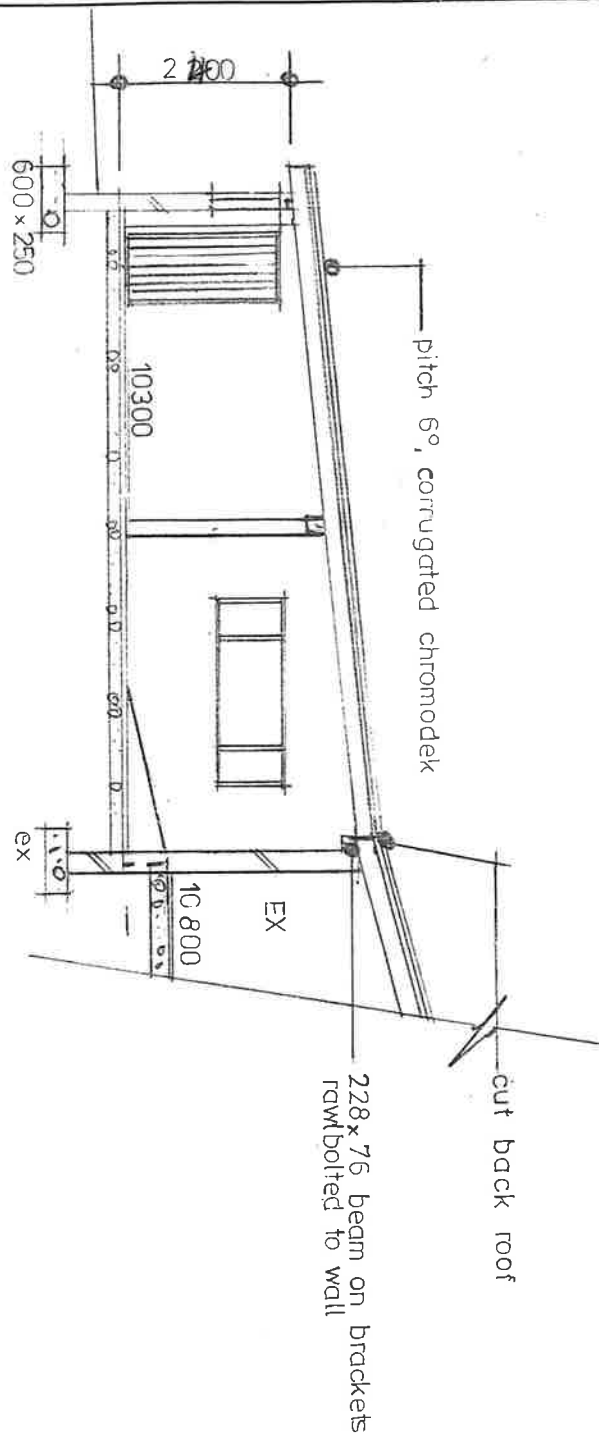


section a-a scale 1 : 50



plan to farrowing sheds scale 1 : 100

details as to section a-a



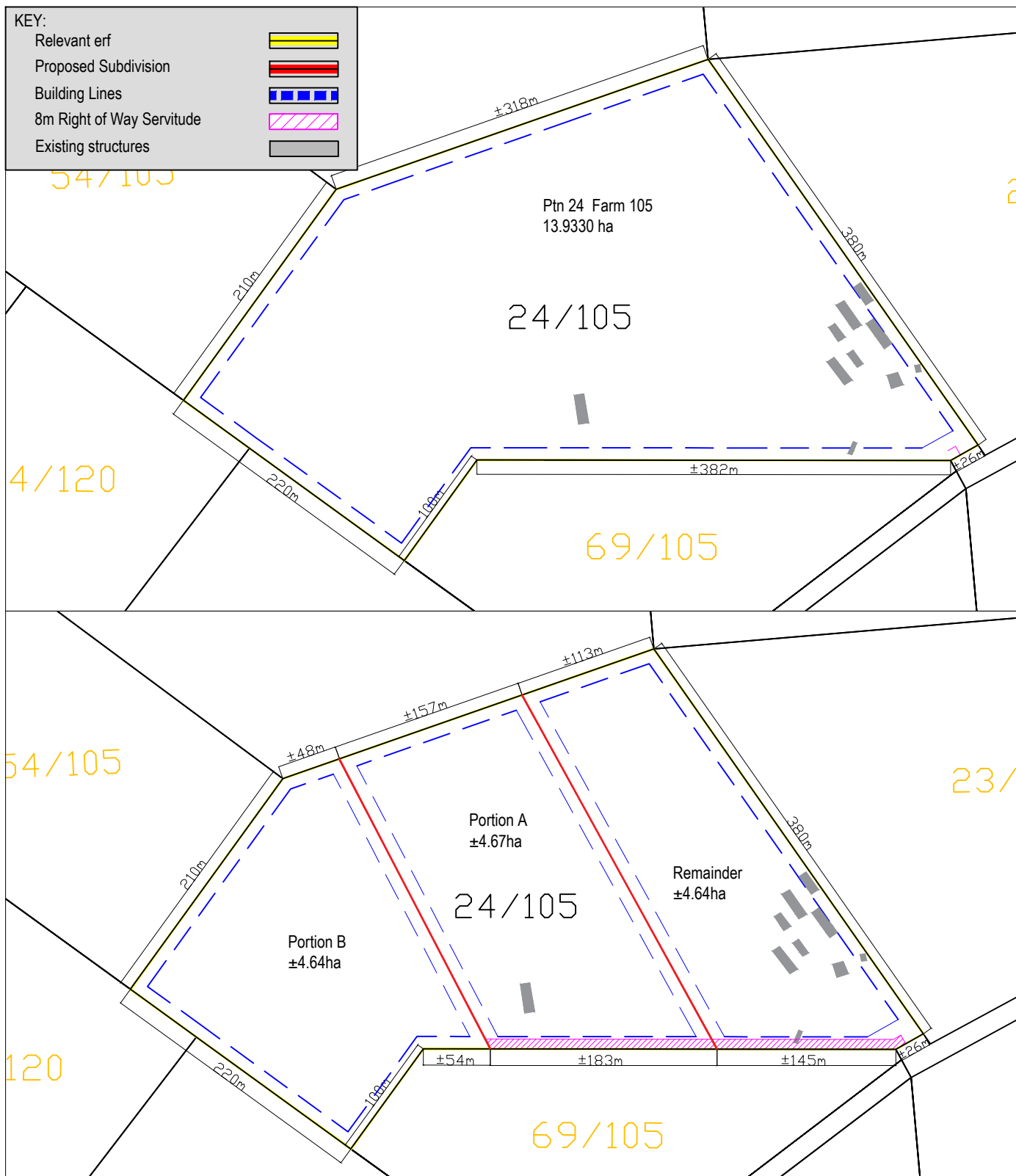
section C-C scale 1:100

PROPOSED SETTLING DAMS , STORE and PIG SHEDS ,
PORTION 24 of FARM NIEUWERUS no.105 , TREKOS-
KRAAL , PROPERTY OF NIEWYK BOERDERY.

drawn : october 2006 sheet 3 of 4

sylvia strachan , msaid
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phone : 022-714 1234 ; 072-099 2545

KEY:	
Relevant erf	
Proposed Subdivision	
Building Lines	
8m Right of Way Servitude	
Existing structures	



Before subdivision:				
Property description	area (m ²)	coverage	zoning	Land use
Ptn 27 Farm 105	13.933Ha	±1,0%	Smallholding	Residential, Farm Buildings

After subdivision:				
Property description	area (m ²)	coverage	zoning	Land Use
Remainder	±4.64Ha	±13,6%	Smallholding	Residential, Farm Buildings
Portion A	±4.66Ha	±0,4%	Smallholding	Farm Building
Portion B	±4.64Ha	0,0%	Smallholding	Vacant

TITLE: SIZE ANALYSIS MAP PORTION 24 OF FARM 105 MALMESBURY RD	
PHYSICAL ADDRESS: ZANDFONTEIN 4 (Isabel Street)	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY: 5 HONEY SUCKLE CLOSE, LANGEBAAN CELL: 083 578 5264 Email: zonlucom@gmail.com	
DATE: FEBRUARY 2026	AUTHORITY: SALDANHA BAY MUNICIPALITY
REF: ZWC-2	



TAX INVOICE

VAT NO 4100113150

MUNISIPALITEIT • MUNICIPALITY •

munisipala

PRIVAATSAK / PRIVATE BAG X12, VREDENBURG 7380
DEPARTMENT SPATIAL PLANNING AND DEVELOPMENT

DATE:	2026-02-20	
ERF/FARM NO:	Portion 24 of Farm Zandfontein 105	
LOCALITY STREET:	Malmesbury Road	
LOCALITY TOWN:		
OWNER'S NAME:	CE Niemand, AP Niemand, DH van Wyk & MC van Wyk	
APPLICANT:	Zonlucom Town Planning	
ADDRESS:		
TEL NO.:	083 578 5264	
VAT NO.:		
DOCUMENT NO.:		
REFERENCE NO.:	QC 57/ P24Farm105	

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
Advertising & notices	R 5 151.00	1	57	R 5 151.00
-				
TOTAL AMOUNT PAYABLE				R 5 151.00

VAT included @ 15% R671.87

All Tariffs include 15% VAT

PAYMENT MUST BE MADE TO:
BANK: STANDARD BANK VREDENBURG
BRANCH CODE: 051001
ACCOUNT NUMBER: 083 290 044
ONLY OFFICIAL RECEIPTS WILL BE ACCEPTED AS PROOF OF PAYMENT
PLEASE CONFIRM PAYMENT BY SENDING AN EMAIL TO: amanda.meyer@sbm.gov.za

Applicant to return this form to the PLANNING DEPARTMENT
 For DIRECTOR: PLANNING DEPARTMENT

Payment notification

This document serves as confirmation that the following payment has been made.

Payment amount: R5 151.00
Actioned on: 02 March 2026 at 15:31
Notification reference: 02032026/9261/760941
Payment type: Normal EFT

Recipient details

Name: Saldanha Bay Municipality
Bank: STANDARD BANK
Account number: 083290044
Branch number: 051001
Reference: QC 57P24Farm105



Regards

TymeBank

How long do EFT payments take?

- EFTs to TymeBank accounts are immediate.
- PayShap payments can take up to 10 seconds.
- Immediate EFTs to other banks can take up to 30 minutes to reflect.
- Normal EFTs to other banks can take anywhere between a few hours to two working days to reflect, depending on when the EFT was made and when it is processed by the receiving bank.
- See the following table for more info:

Expected arrival times for payments		
TymeBank to TymeBank	--	Immediate
PayShap to other banks	--	Within 10 seconds
Immediate EFT to other banks	--	Within 30 minutes
Normal EFT to other banks	Monday - Friday before 4:30 pm	Within 24 hours
	Saturday before 11:30 am	
	Monday - Friday after 4:30 pm	Next working day*
	Saturday before 11:30 am	
	Sundays and public holidays	

A working day is any Monday, Tuesday, Wednesday, Thursday, Friday or Saturday that is not a public holiday.