



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sakha ikusasa elingcono!

File ref: 15/3/6-14/Erf 2706  
15/3/8-14/Erf 2706  
15/3/12-14/Erf 2706

Navrae/Enquiries:  
A. de Jager

28 October 2022

CK Rumboll and Partners  
P.O. Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir / Madam

**PROPOSED SUBDIVISION, SERVITUDE REGISTRATION AND CONSOLIDATION OF ERF 2706, YZERFONTEIN**

Your application with reference number MAL/10253/AC/IV, dated 7 September 2022, on behalf of De Vallei Wynlandgoed (Pty) Ltd., refers.

- A.** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 2706, Yzerfontein, is approved in terms of Section 70 of the By-Law;
- B.** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of a portion of Erf 2706, Yzerfontein, with Portion 30 of Farm NO. 560, Division Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals **A.** and **B.** are subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 2706 (525,8915ha in extent) be subdivided into Portion A (230ha in extent) and the Remainder (296ha in extent) as presented in the application;
- b) The newly created Remainder (296ha in extent) be consolidated with Portion 30 of Farm 560 (4ha in extent) to form a new and unit of 300 ha in extent;
- c) The legal certificate which authorises the transfer of the subdivided portions in terms of section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
- d) The owner/developer submits a general plan or diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
- i. the municipality's decision to approve the subdivision and consolidation;
  - ii. the conditions of approval imposed in terms of section 76; and
  - iii. the approved subdivision plan and consolidation plan;

*Rig asseblief alle korrespondensie aan:*  
Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299  
**Darling Tel: 022 492 2237**

**Tel: 022 487 9400**  
**Faks/Fax: 022 487 9440**  
**Epos/Email: swartlandmun@swartland.org.za**

**Moorreesburg Tel: 022 433 2246**

*Kindly address all correspondence to:*  
The Municipal Manager  
Private Bag X52  
Malmesbury 7299  
**Yzerfontein Tel: 022 451 2366**

## 2. GENERAL






- a) Should it be deemed necessary to extend the existing services network in order to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision and consolidation will be permanent and the approval period will not be applicable anymore;
- C. The registration of an 8m wide right-of-way servitude in favour of the Remainder of Erf 2706, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Yours faithfully

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Adj/ds

Copies:            *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                      *Department: Financial Services*  
                      *Department: Civil Engineering Services*  
                      *Building Control Officer*  
                      *De Vallei Wynlandgoed (PTY) Ltd, Barlinkastraat 8, Sonstraal, Durbanville, 7550*  
                      *mbuys@absamail.co.za*

**Legend**

-  Concerned properties
-  Proposed subdivision
-  Proposed consolidation
-  Servitude Road (8m wide)
-  Water Pipeline (2m wide)

**BEFORE SUBDIVISION**  
**ERF 2706, YZERFONTEIN**  
**MALMESBURY REGISTRATION DIVISION**

**NOTE:**  
**ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY**

**CREATED BY:**  
  
 C.K. RUMBOLL & PARTNERS  
 TOWN & REGIONAL PLANNERS  
 PROFESSIONAL LAND SURVEYORS  
 16 RAINIER STREET, MALMESBURY  
 Tel: 022 - 4821845  
 Fax: 022 - 4871861  
 e-mail: planning4@rumboll.co.za

**DATE:**  
 JULY 2022

**SCALE:**  
 N. T. S

**REF:**  
 MAL/10253/AC

**SWARTLAND MUNISIPALITEIT**  
**SWARTLAND MUNICIPALITY**



**1/5540** van die  
 Konsolidasie toegestaan ingevolge  
 Verordening insake Municipale Grondgebruikbeplanning (PK  
 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

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

**2022/10/28**  
 DATUM/DATE

*Antony Baynes*  
 MUNICIPAL LEASER/ORDNER  
 MUNICIPAL MANAGER

**SWARTLAND MUNISIPALITEIT**  
**SWARTLAND MUNICIPALITY**

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

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

**2022/10/28**  
 DATUM/DATE

*Antony Baynes*  
 MUNICIPAL LEASER/ORDNER  
 MUNICIPAL MANAGER

