



File ref: 15/3/12-8/ErF 10090 & 10091

Enquiries:  
A. de Jager

15 April 2025

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

via e-mail: [planning6@rumboll.co.za](mailto:planning6@rumboll.co.za)

Dear Sir/Madam

## **PROPOSED CONSOLIDATION OF ERF 10090 AND ERF 10091, MALMESBURY**

Your application, with reference number MAL/14209/JL/GB, dated 5 December 2024, on behalf of T. Viviers, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consolidation of Erf 10090 and Erf 10091, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 10090 (822m<sup>2</sup> in extent), be consolidated with Erf 10091 (1 133m<sup>2</sup> in extent) in order to create a new land unit of 1 955m<sup>2</sup> in extent, consistent with Consolidation Plan no. MAL/14209/JL/GB, dated December 2024, as presented in the application;
- b) The new property diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
  - i. The municipality's decision to approve the consolidation;
  - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
  - iii. The approved consolidation plan;

### **2. WATER**

- a) The consolidated erf be provided with a single water connection and that additional connections be removed;

### **3. SEWERAGE**

- a) The consolidated erf be provided with a single sewerage connection and that additional connections be removed;

### **4. GENERAL**

- a) The approval does not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;

- Swartland vooruitdenkend 2040 - waar mense hul drome uiteleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- iSwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- c) Should all conditions of approval be met within the 5 year period, the consolidation becomes permanent and the approval period will no longer be applicable.

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

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Adjds

Copies:      *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                 *Department: Corporate Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *T. Viviers, 13 Hereford Street, Malmesbury, 7300*  
                 *Mburybuildit1@telkomsa.net*

# LEGEND

KEY:

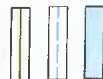
Zoning

Subject Property

Building Line

Existing Structures

Residential Zone 1



TITLE:

CONSOLIDATED PLAN  
ERVEN 10090 & 10091  
MALMESBURY

PHYSICAL ADDRESS:

13 HEREFORD STREET, MALMESBURY, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
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DATE:

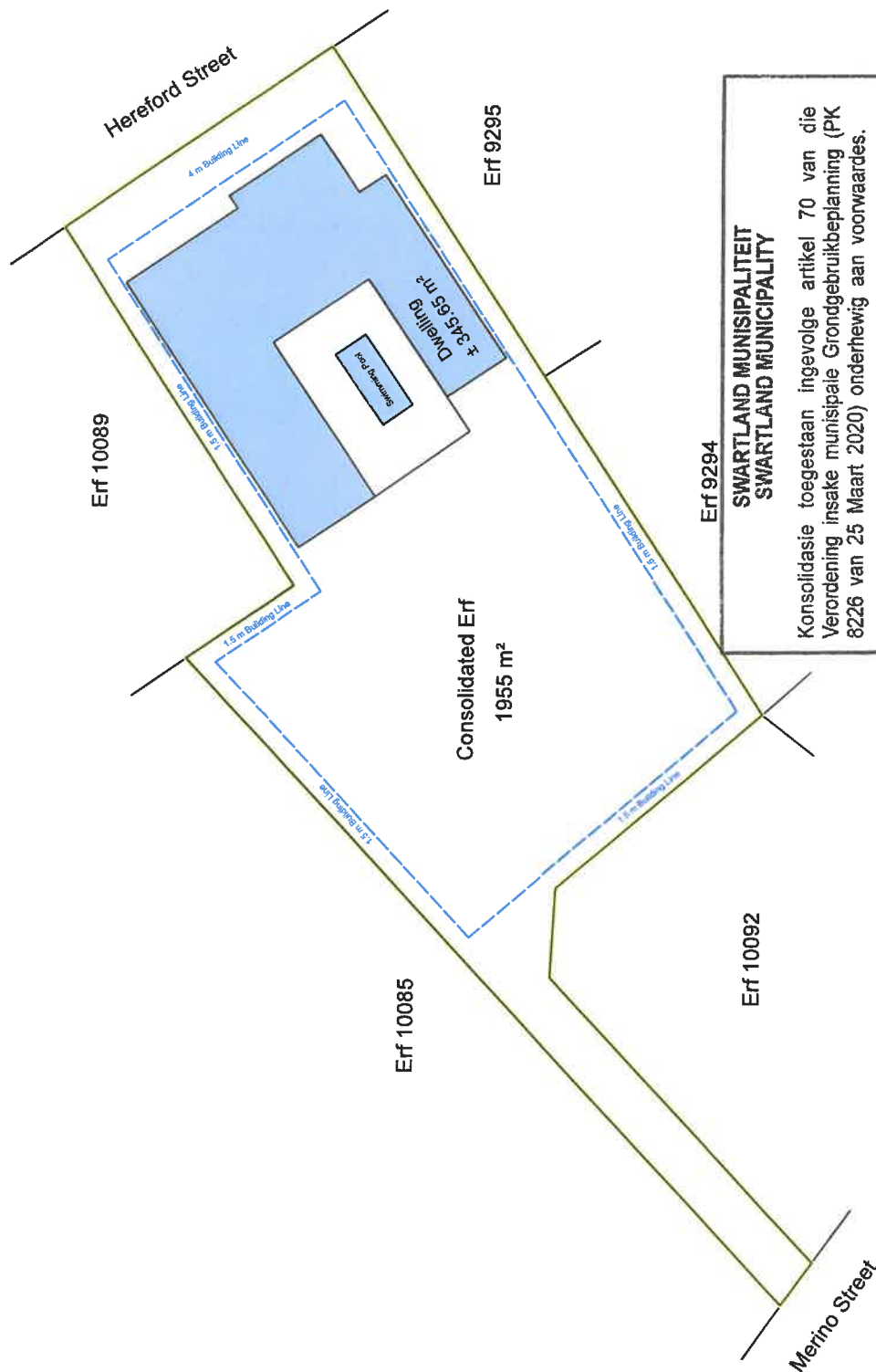
DECEMBER 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

MAU/14208/LUGB



Erf 9294

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

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

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

2025/04/15

DATUM/DATE

MUNISIPALE BESTUURDER

MUNICIPAL MANAGER

SCALE (A4):



Meters