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File ref: 15/3/12-14/Erf\_2985, 2986

Enquiries:  
Mr AJ Burger

5 June 2024

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By registered mail

Dear Sir/Madam

### PROPOSED CONSOLIDATION OF ERVEN 2985 & 2986, YZERFONTEIN

Your application with reference YZER/13667/HDT, dated 8 April 2024, on behalf of the Louw Villas Properties Pty Ltd, 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 the consolidation of Erf 2985 and Erf 2986, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### 1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2985 (1410m<sup>2</sup> in extent) and Erf 2986 (1280m<sup>2</sup> in extent) be consolidated to form a new erf of 2 690m<sup>2</sup> in extent;
- b) A survey diagram of the consolidation be submitted to the Surveyor General for consideration and approval, including proof of—
  - i. the municipality's approval of the consolidation;
  - ii. the conditions of approval imposed in terms of section 76; and
  - iii. the approved consolidation plan;

#### 2. WATER

- a) The consolidated property use the existing single water connection;

#### 3. GENERAL

- a) The site development plan submitted as part of the application will be considered at building plan stage;
- 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) All conditions of approval be implemented for the consolidation to vest and failing to do so will cause the approval to lapse. 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.

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

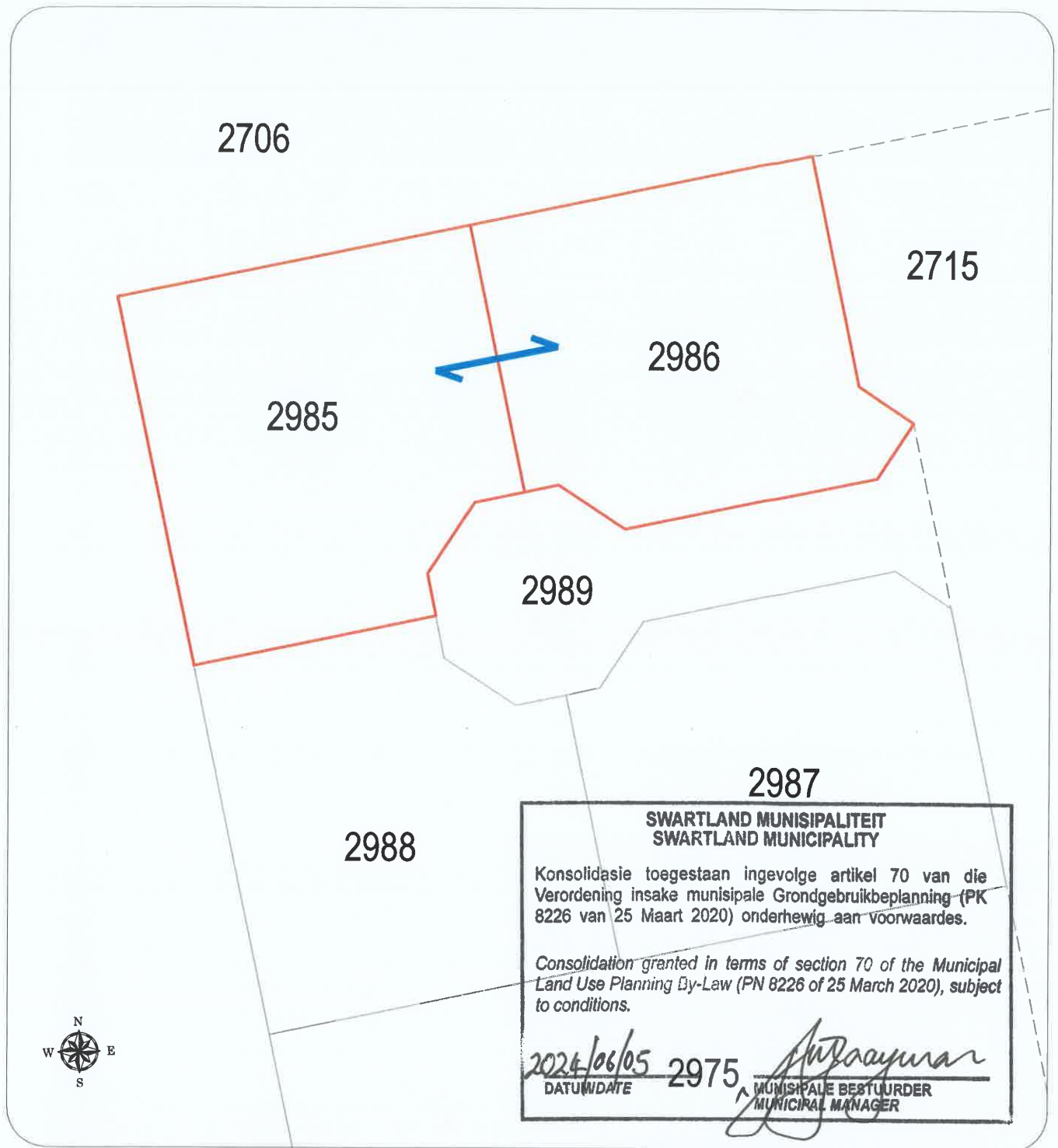
Tel: 022 487 9400  
Faks/Fax: 022 487 9440  
Epos/Email: swartlandmun@swartland.org.za  
Moorreesburg Tel: 022 433 2246

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

Yours faithfully

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

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *Louw Villas Properties Pty Ltd, PO Box 1950, Bellville, 7535*  
                 *Email: [carin.jlp@vodamail.co.za](mailto:carin.jlp@vodamail.co.za)*



Consolidation Plan - Erf 2985 and Erf 2986 Yzerfontein

BEFORE	
Erf 2985	
ZONING	Business Zone 1
SIZE	1410 m <sup>2</sup>
Erf 2986	
ZONING	Business Zone 1
SIZE	1280 m <sup>2</sup>
AFTER	
Newly consolidated land unit	
ZONING	Business Zone 1
SIZE	2690 m <sup>2</sup>

LEGEND:

Property boundaries —

Consolidation ↔

PHYSICAL ADDRESS:

NOTES:

All areas and distances subject to final survey

COMPILED BY:



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DATE:  
MAR 2024

AUTHORITY:  
SWARTLAND  
MUNICIPALITY

REF:  
MAL/13667/HDT