



CLEAN AUDITS SINCE 2010/11
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*Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!*

File ref: 15/3/12-8/Erf_8922, 8923

Enquiries:
Mr HL Olivier

15 July 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED CONSOLIDATION OF ERF 8922 & ERF 8923, MALMESBURY

Your application with reference 13726MAL/JL/EM, dated 25 April 2024, on behalf of Sipho Twane & Wendy Booï, 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 8922 and Erf 8923, 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 8922 (220m² in extent) and Erf 8923 (220m² in extent) be consolidated to form a new erf of 440m² 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;
- (c) Demolition building plan application to be submitted to Building Control for consideration and approval;
- (d) The buildings indicated as "to be demolished" on the approved consolidation plan, be demolished at clearance stage;

2. WATER

- (a) The consolidated property be provided with a single water connection;

3. SEWERAGE

- (a) The consolidated erf be provided with a single sewerage connection;

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

4. GENERAL

- (a) The consolidated erf size of 440m² does not reflect the objective of the Residential zone 4 zoning. The rezoning of the consolidated erf to Residential zone 2 will be required 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.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services
HLO ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control Officer
 S Twane & W Booie, Arend Street 8922, Malmesbury, 7300
 Email: twanesipho88@gmail.com