



File ref: 15/3/3-14/Erf\_2447, 2450, 2451  
15/3/6-14/Erf\_2447, 2450, 2451  
15/3/12-14/ Erf\_2447, 2450, 2451

Enquiries:  
Mr HL Olivier

18 February 2025

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

Per Registered Post

Dear Sir/Madam

**PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 2447, 2450 & 2451, YZERFONTEIN**

The application, with reference number YZE/14076/JL/GB, dated 30 October 2024, on behalf of JL Louw and the Weskus Villas Owners Association, refers.

- A. 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 rezoning of erf 2450 (348m<sup>2</sup> in extent) and 2451 (8356m<sup>2</sup> in extent), from Open Space Zone 2 and Transport Zone 2, respectively to Subdivisional area, is hereby approved in terms of Section 70 of the By-Law;
- B. 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 subdivision of erven 2450 and 2451, Yzerfontein, is hereby approved in terms of Section 70 of the By-Law;
- C. 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 portion A, a portion of erf 2450, (±278m<sup>2</sup> in extent), Portion A, a portion of erf 2451, (±100m<sup>2</sup> in extent) with erf 2447 (437m<sup>2</sup> in extent), Yzerfontein, is hereby approved in terms of Section 70 of the By-Law;

The above decisions mentioned in A, B and C above, are subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) Portion of erf 2450 be rezoned from Open Space Zone 2 to General Residential zone 1;
- (b) Portion of erf 2451, be rezoned from Transport Zone 2 to General Residential Zone 1;
- (c) Erf 2450 be subdivided into a Portion A (±278m<sup>2</sup>) and a Remainder (±70m<sup>2</sup>);
- (d) Erf 2451 be subdivided into a Portion A (±100m<sup>2</sup>) and a Remainder (±8256m<sup>2</sup>);
- (e) The two newly created portions be consolidated with erf 2447, Yzerfontein as presented in the application;
- (f) The subdivision and consolidation plans be submitted to the Surveyor General for approval, including proof of the following:

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

- (i). The approval letter for the subdivisions and consolidation, containing the conditions of approval;
- (ii). The approved subdivision and consolidation plans;

## **2. WATER**

- (a) The consolidated property be provided with a separate water connection at building plan stage;

## **3. SEWERAGE**

- (a) The consolidated property be provided with a separate conservancy tank with a minimum capacity of 8000 litres, which is accessible for the service truck from the street. This condition is applicable at building plan stage;

## **4. DEVELOPMENT CHARGES**

- (a) The owner/developer is responsible for a development charge of R5 756,90 towards the bulk supply of water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R523,25 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R327,75 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R795,80 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R1 362,75 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

## **5. GENERAL**

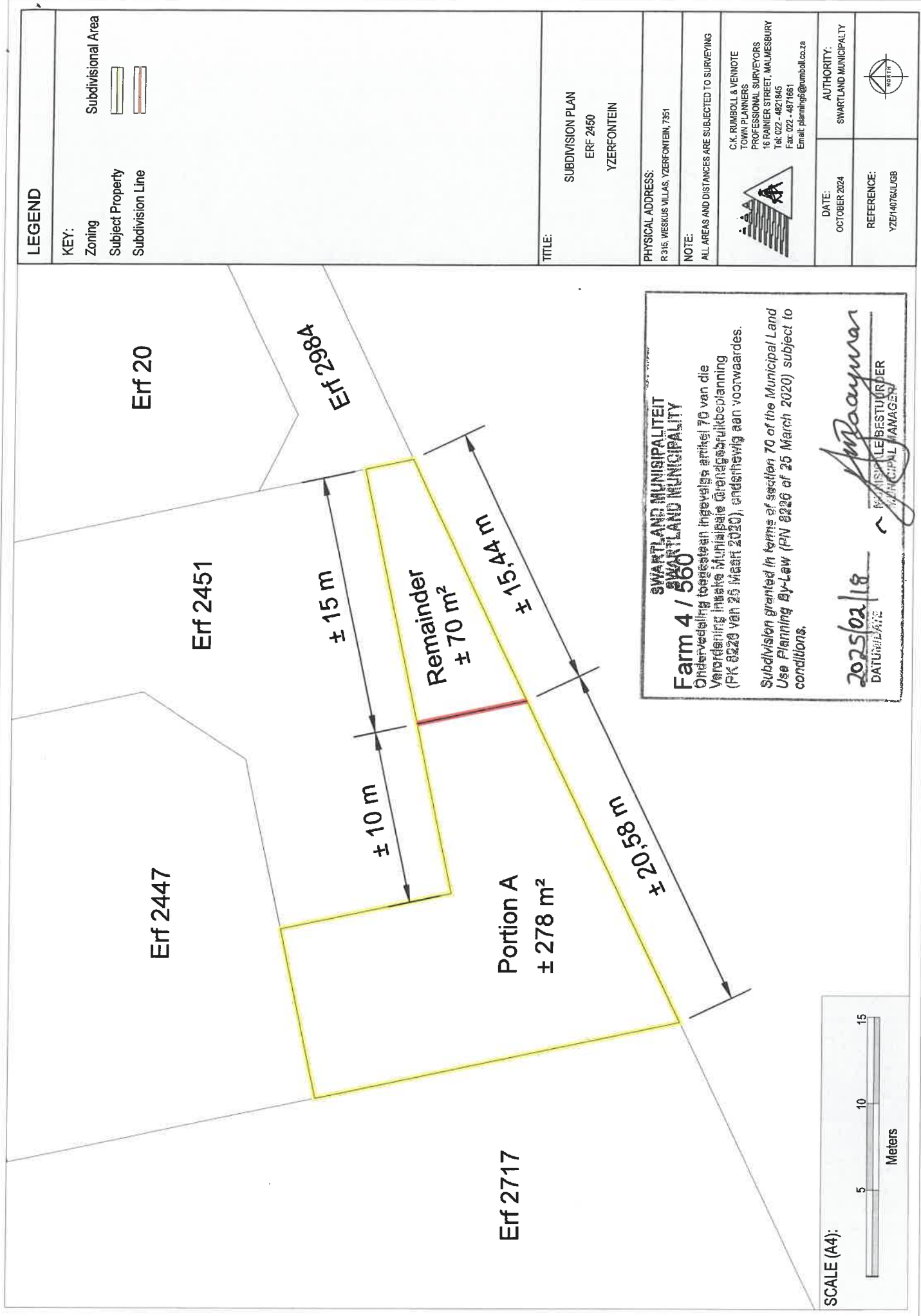
- (a) The legal certificate which authorises transfer of the subdivided and consolidated portions, in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
- (b) Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (d) 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 against the appeal;
- (e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5-year period, the land use becomes permanent, and the approval period will no longer be applicable;

Yours sincerely



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

*Copies:*      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *J Louw, 4 Fynbos Crescent, YZERFONTEIN, 7351*  
                 *Weskus Villas Owners Association, 264 Beyers Naude Drive, RUSTENBURG, 0299*  
                 *jolandie@rumboll.co.za*  
                 *johan.ilp@vodamail.co.za*



LEGEND

- KEY:
- Zoning
  - Subject Property
  - Subdivision Line
  - Subdivisional Area

TITLE:

SUBDIVISION PLAN  
ERF 2450  
YZERFONTEIN

PHYSICAL ADDRESS:

R 315, WESKUS VILLAS, YZERFONTEIN, 7351

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4871845  
Fax: 022 - 4871681  
Email: planning@rumboll.co.za

DATE:

OCTOBER 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

YZE14076U/GB



SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Farm 4 / 560

Ondervinding toegestaan ingevolge artikel 70 van die  
Verordening in die Munisipale Grondwetbeplanning  
(RK 8220 van 25 Maart 2020), endstrewig aan voorwaardes.

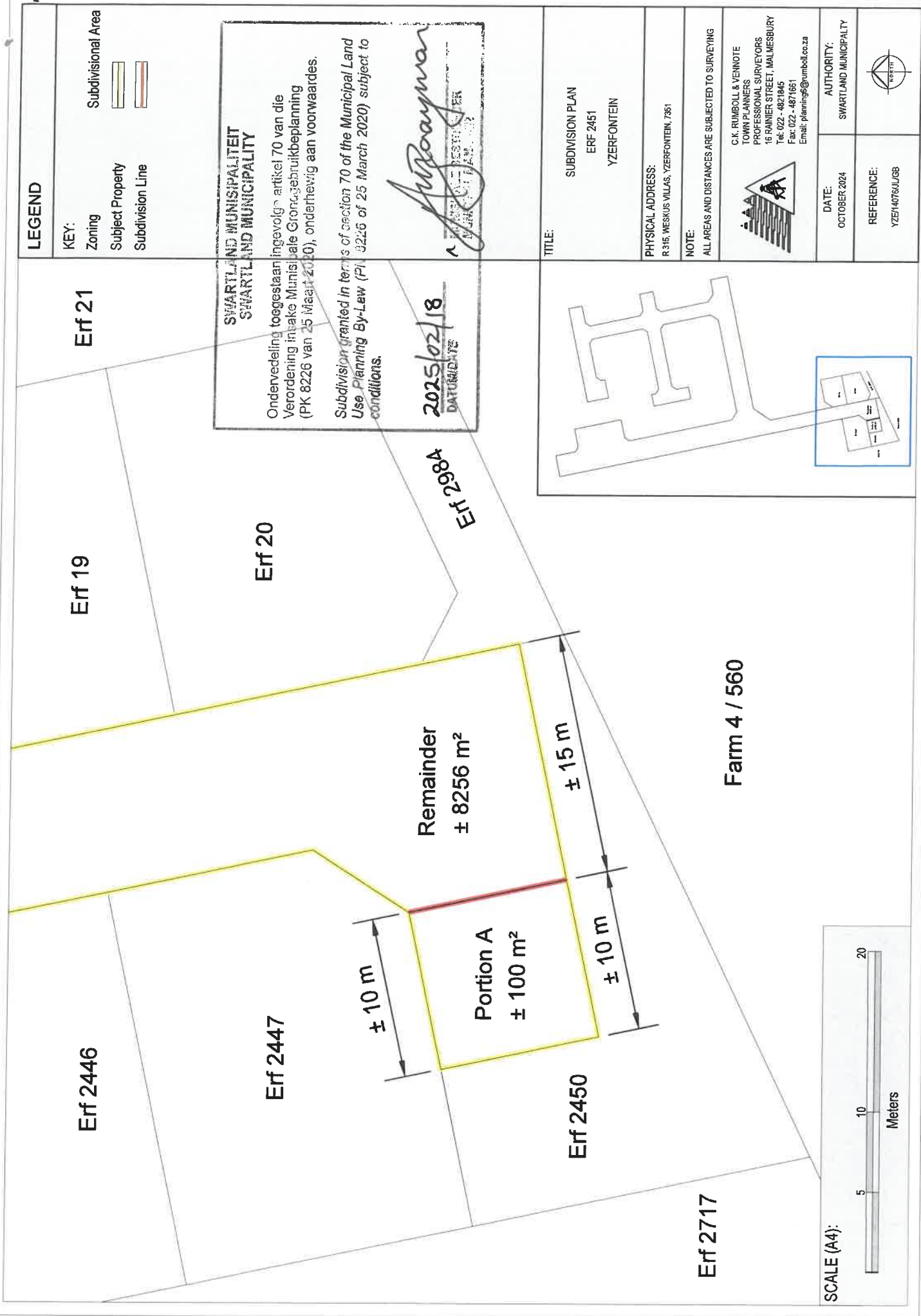
Subdivision granted in terms of section 70 of the Municipal Land  
Use Planning By-Law (PN 8220 of 25 March 2020) subject to  
conditions.

2025/02/18  
DATUM DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

SCALE (A4):





LEGEND

- KEY:
- Zoning
  - Subject Property
  - Subdivision Line
  - Subdivisional Area

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

**2025/02/18**  
DATE

*[Signature]*  
MUNICIPAL ENGINEER

TITLE: SUBDIVISION PLAN  
ERF-2451  
YZERFONTEIN

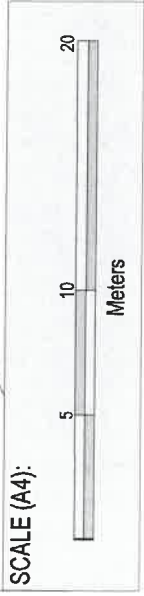
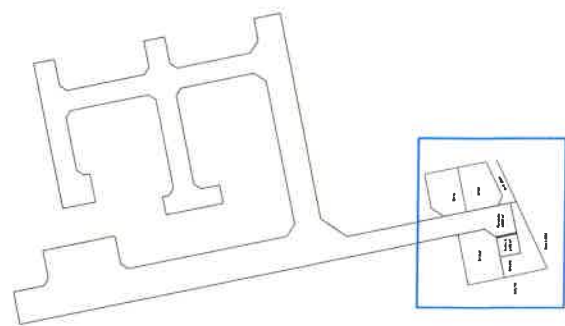
PHYSICAL ADDRESS:  
R 315, WESKUS VILLAS, YZERFONTEIN, 7351

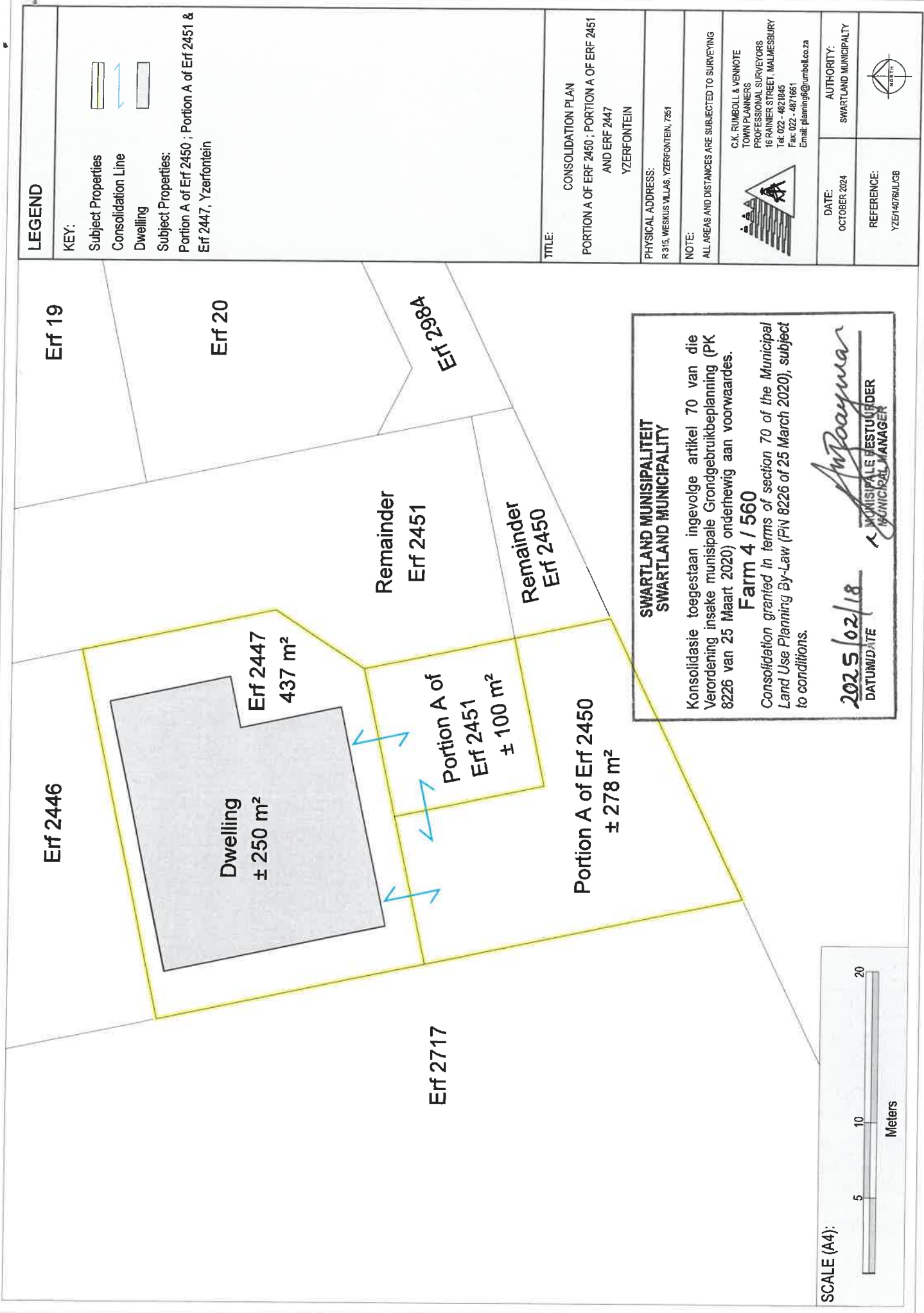
NOTE:  
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C.K. RUMBOLD & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871651  
Email: planning@rumbold.co.za

DATE: OCTOBER 2024  
AUTHORITY: SWARTLAND MUNICIPALITY

REFERENCE:  
YZE/14076/JUGB





**LEGEND**

KEY:

- Subject Properties
- Consolidation Line
- Dwelling
- Subject Properties:  
Portion A of Erf 2450 ; Portion A of Erf 2451 & Erf 2447, Yzerfontein

TITLE:

CONSOLIDATION PLAN  
PORTION A OF ERF 2450 ; PORTION A OF ERF 2451  
AND ERF 2447  
YZERFONTEIN

PHYSICAL ADDRESS:

R 315, WESKUS VILLAS, YZERFONTEIN, 7351

NOTE:

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C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871651  
Email: planning6@rumboll.co.za

DATE:

OCTOBER 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

YZE14076/JUL/GB



**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

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

**Farm 4 / 560**

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

2025/02/18

DATUM/DATE

*[Signature]*  
MUNICIPAL ENGINEER  
MUNICIPAL MANAGER