



File ref: 15/3/12-9/Erf 6519, 4128

Enquiries:
A. de Jager

18 September 2024

Planscape
P.O. Box 557
MOORREESBURG
7310

Per Registered Post

Dear Sir/Madam

PROPOSED CONSOLIDATION OF ERF 6519 AND ERF 4128, MOORREESBURG

Your application with reference number 273~4128~Mrb, dated 30 July 2024, on behalf of Southern Oil 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 consolidation of Erf 6519 and Erf 4128, Moorreesburg, is approved in terms of Section 70 of the By-Law subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 6519 (10 543m² in extent) be consolidated with Erf 4128 (2 955m² in extent) in order to create a new erf of 13 498m² in extent;
- b) 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—
 - a. the municipality's decision to approve the consolidation;
 - b. the conditions of approval imposed in terms of section 76; and
 - c. the approved consolidation plan;

1. WATER

- a) The consolidated property be provided with a single water connection and that no additional connections be provided;

2. SEWERAGE

- a) The consolidated property be provided with a single sewerage connection and that no additional connections be provided;

3. STORM WATER

- a) The existing storm water pipe that crosses the boundary between Erf 6519 and Erf 4128, be surveyed and protected by the creation of a 4m wide servitude;
- b) The costs incurred by the survey and registration of the servitude be for the account of the owner/developer;

4. GENERAL

- a) 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;
- b) All conditions of approval be implemented in order for the consolidation to vest. Failing to comply 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 sincerely



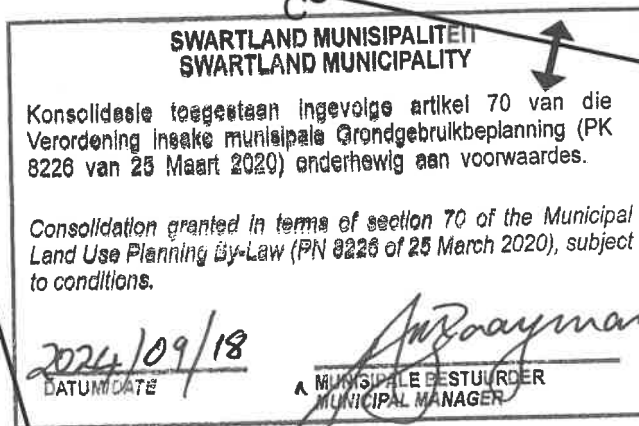
MUNICIPAL MANAGER

per Department: Development Management
Adjuds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Office
 Southern Oil Pty Ltd, P.O. Box 707, Swellendam, 6740
 izak@soill.co.za

Erf 4128: 2955m² (BCDIJKB) word
konsolideer met erf 6519: 10543m²
(ABCDEFGH) om 'n gekonsolideerde
erf (ABKJIDEFGHA) van
13498m² te vorm

4128
(2955m²)



6519
(1.0543 Ha)

RIVIERSTRAAT

Project: Erf 6519, Moorreesburg

Title: Konsolidasieplan

Owner: Southern Oil



Notes:

Date: 12/07/2024

Ref: 273~6519-Mrb



PLANSCAPE

Tel: 022 4334408
planscape@telkomsa.net