



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/3-14/Erf\_2137,2138,2139,2140,2141,2945

Enquiries:  
Mr AJ Burger

11 May 2022

Planscape  
PO Box 557  
MOORREESBURG  
7310

**Per Registered Post**

Dear Sir/Madam

**PROPOSED REZONING AND AMENDMENT OF GENERAL PLAN AND DIAGRAM : ERVEN 2137, 2138, 2139, 2140, 2141 AND 2945, YZERFONTEIN**

The application, with reference number 289~2137-2141-Yzerf, received on 27 January 2022, on behalf of Yzerfontein Property Developers Pty Ltd, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8227 of 25 March 2020), the application for rezoning of Erf 2141, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Two portions of Erf 2141 (114m<sup>2</sup> and 97m<sup>2</sup> in extent respectively) be rezoned from Transport zone 2 to Residential zone 1.

- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8227 of 25 March 2020), the application for the amendment of the General Plan 2384/2004 of erven 2137, 2138, 2139, 2140, 2141 and Diagram 2365/2019 of erf 2945, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) General Plan 2384/2004 : Erven 2137, 2138, 2139 and 2140 be reduced to 3 new erven, with portion of erf 2141 (private street) incorporated with one of the new erven (portion C);
- b) Diagram 2365/2019 : A portion of erf 2141 (private street) be incorporated with erf 2945 (portion E);
- c) The sizes of the amended properties are as follows:  
Portion A – 814,1m<sup>2</sup>  
Portion B – 752,2m<sup>2</sup>  
Portion C – 776,4m<sup>2</sup>  
Portion D – 1901m<sup>2</sup>  
Portion E – 766,5m<sup>2</sup>
- d) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, not be issued unless all the relevant conditions have been complied with;

*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

## 2. WATER

- a) Every subdivided portion be provided with a separate water connection, at building plan stage;

## 3. SEWERAGE

- a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres which is accessible for the services truck from the street. The condition is applicable at building plan stage;

## 4. ELECTRICITY

- a) Kiosk D4A / 2-2 between erven 2138 and 2139 be moved to the boundary between portions B and C;
- b) The street light on the boundary between erven 2137 and 2138 be moved to the boundary between portions A and B;
- c) The street light on the boundary between erven 2139 and 2140 be moved to the boundary between portions B and C;
- d) The electrical connection cables from kiosk D4A / 2-2 be marked according to the new erf numbers;

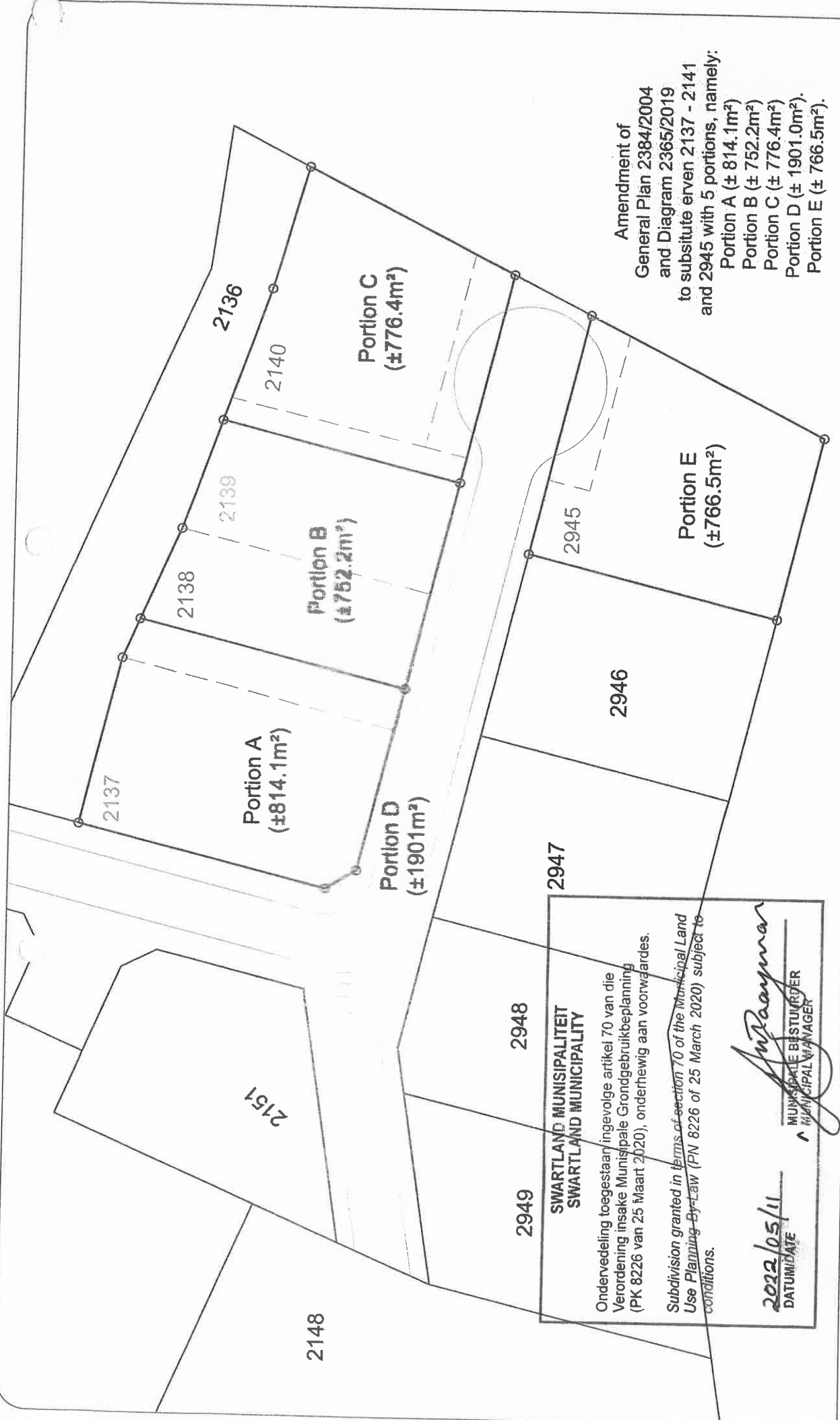
## GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years.

Yours sincerely

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

Copies:      *Director: Civil Engineering Services*  
                  *Director: Electrical Engineering Services*  
                  *Director: Financial Services*  
                  *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                  *Yzerfontein Property Developers Pty Ltd, PO Box 44211, Claremont, 7734*  
                  *Email: [zyerfont@mweb.co.za](mailto:zyerfont@mweb.co.za)*



Amendment of  
 General Plan 2384/2004  
 and Diagram 2365/2019  
 to substitute erven 2137 - 2141  
 and 2945 with 5 portions, namely:  
 Portion A (± 814.1m<sup>2</sup>)  
 Portion B (± 752.2m<sup>2</sup>)  
 Portion C (± 776.4m<sup>2</sup>)  
 Portion D (± 1901.0m<sup>2</sup>).  
 Portion E (± 766.5m<sup>2</sup>).

**SWARTLAND MUNISIPALITEIT  
 SWARTLAND MUNICIPALITY**

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

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

2022/05/11  
 DATUM/DATE

*An Raayman*  
 MUNISIPALE BESTUURDER  
 MUNICIPAL MANAGER

Project: Erf 2137 to 2141 and 2945, Yzerfontein  
 Title: Amendment of General Plan and Diagram  
 Owner: Yzerfontein Property Developers Pty Ltd

Notes: Areas subject to surveying  
 Date: 20/01/22  
 Reference: 289-2137-2141-Yzerf

