



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sibumba ikamva elingcono!*

Lêer verw/ 15/3/3-14/Erf\_1963  
File ref: 15/3/6-14/Erf\_1963  
15/3/12-14/Erf\_1963

Navrae/Enquiries:  
Ms D N Stellenberg

10 February 2022

Planscape  
P O Box 557  
MOORREESBURG  
7310

**By Registered Mail**

Sir/Madam

**PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERF 1963, YZERFONTEIN**

Your application with reference 76~1963-Yzerf, dated 5 November 2021, on behalf of Yzerfontein Property Developers, has reference.

- 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of erf 1963, Yzerfontein, is approved in terms of Section 70 of the By-Law.
- 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of erf 1963, Yzerfontein, is approved in terms of Section 70 of the By-Law.
- C** 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of portion A of erf 1963 with erf 2991, Yzerfontein, is approved in terms of Section 70 of the By-Law.

The approvals in paragraph A and B are subject to the following conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 1963 be rezoned from General Residential zone 1 to Subdivisional area in order to make provision for the following land uses, namely: General Residential zone 1 and Residential zone 1;
- b) Erf 1963 be subdivided into a remainder (20 735m<sup>2</sup> in extent) and portion A (182m<sup>2</sup> in extent);
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the Swarthland Municipal Land Use Planning By-law (PG 8226 of 25 March 2020), not be issued unless all the relevant conditions have been complied with;

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**Tel: 022 487 9400**

**Faks/Fax: 022 487 9440**

**Epos/Email: swarthlandmun@swarthland.org.za**

*Kindly address all correspondence to:*

**The Municipal Manager  
Private Bag X52  
Malmesbury 7299**

**Moorreesburg Tel: 022 433 2246**

**Darling Tel: 022 492 2237**

**Yzerfontein Tel: 022 451 2366**

**2. GENERAL**

- a) The approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and that failing to do so will result in the lapsing of the approval;
- b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours faithfully



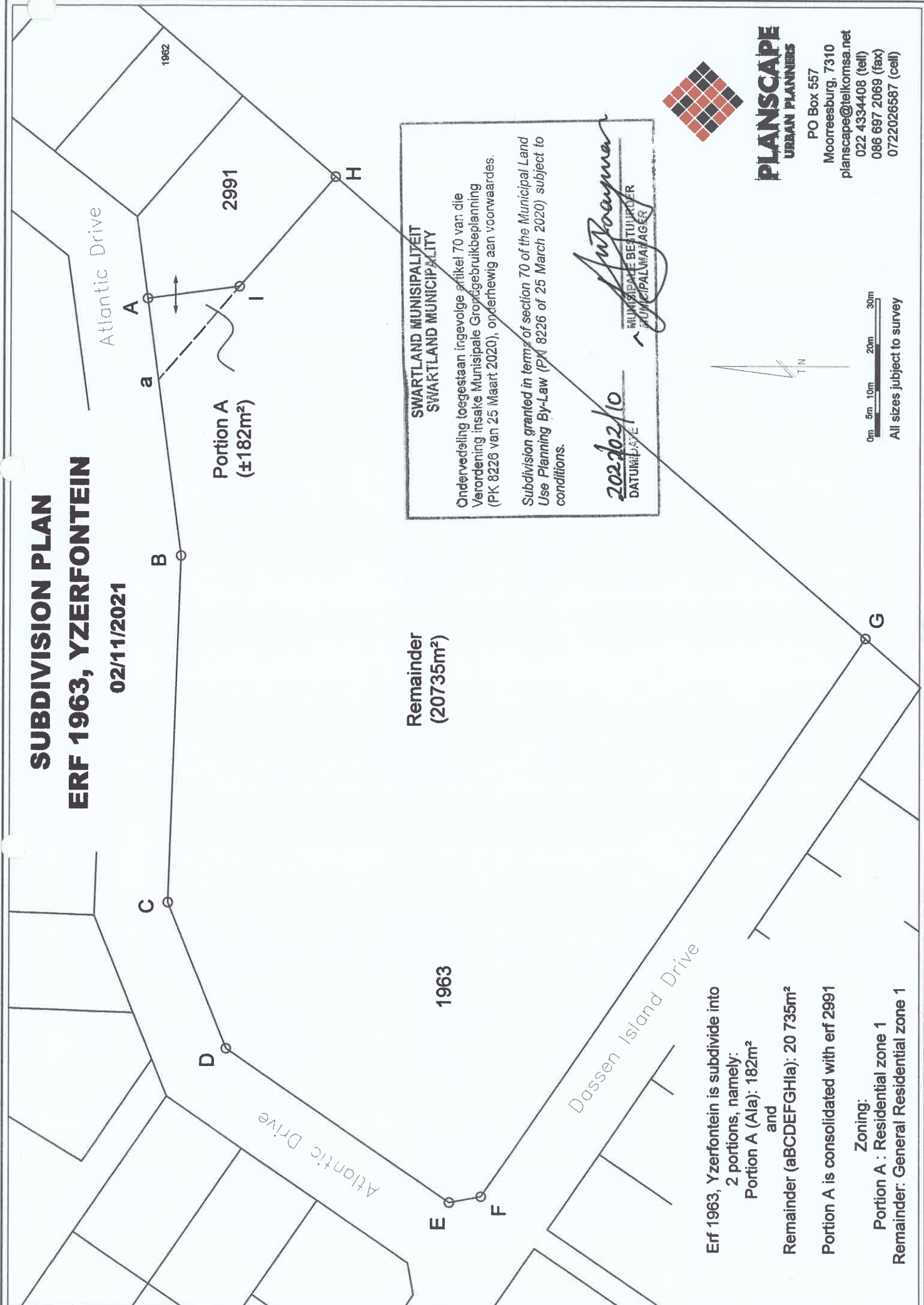
**MUNICIPAL MANAGER**  
via Department Development Services

AJB/ds

Copies: *Director: Financial Services*  
*Yzerfontein Property Developers, P O Box 44211, Claremont, 7735*  
*The Surveyor-General, Private Bag X9028, Cape Town, 8000*

# SUBDIVISION PLAN ERF 1963, YZERFONTEIN

02/11/2021



Remainder  
(20735m<sup>2</sup>)

Portion A  
(±182m<sup>2</sup>)

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

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

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

202202/10  
DATUM/DAY

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*[Signature]*

Erf 1963, Yzerfontein is subdivide into 2 portions, namely:  
Portion A (A1a): 182m<sup>2</sup>  
and  
Remainder (aBCDEFGH1a): 20 735m<sup>2</sup>

Portion A is consolidated with erf 2991

Zoning:  
Portion A : Residential zone 1  
Remainder: General Residential zone 1



**PLANSCAPE**  
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0m 5m 10m 20m 30m  
All sizes subject to survey

# CONSOLIDATION PLAN ERF 2991, YZERFONTEIN

02/11/2021

Pavement

Atlantic Drive

Pavement

2991  
(±1263m<sup>2</sup>)

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Konselidatele toegeestaan ingevolge artikel 70 van die  
Verordening Insaake Municipale Grondgebruikbeplanning (PK  
8226 van 25 Maart 2020) onderhawig aan voorwaardes.

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

2022/02/10  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



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