

VOORGESTELDE WYSIGING VAN BEPERKENDE TITEL VOORWAARDES EN AFWYKING VAN
ONTWIKKELINGSPARAMETERS OP ERF 1210, YZERFONTEIN

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845
Eienaar:	GM Shelhase, Posbus 795, Yzerfontein, 7351. Tel no. 0732644148
Verwysingsnommer:	15/3/4-14/ErF_1210 15/3/5-14/ErF_1210
Eiendomsbeskrywing:	Erf 1210, Yzerfontein
Fisiese Adres:	Grysboklaan 13, Yzerfontein
Volledige beskrywing van aansoek:	

Die aansoek om wysiging van beperkende titelvoorwaarde op erf 1210, Yzerfontein, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaarde C.8 van Transport Akte T66944/2016 gewysig word ten einde die beperking van boulyne te verslap.

Die aansoek om afwyking van ontwikkelingsparameters op erf 1210, Yzerfontein, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die 4m straatboulyn (Steenbokstraat) na 2,84m.

Die doel van die aansoek is om 'n posisie van 'n bestaande ongemagtigde struktuur te wettig.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Departement Ontwikkelingsbestuur, Kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op 25 Augustus 2025 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurswyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

25 Julie 2025

J J SCHOLTZ
Munisipale Bestuurder

NOTICE 04/2025/2026

PROPOSED AMENDMENT OF RESTRICTIVE TITLE CONDITIONS AND DEPARTURE OF
DEVELOPMENT PARAMETERS OF ERF 1210, YZERFONTEIN

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel No. 022-4821845
Owner:	G M Shelhase, P O Box 795, Yzerfontein, 7351. Tel nr. 0732644148
Reference number:	15/3/4-14/ErF_1210, 15/3/5-14/ErF_1210
Property Description:	Erf 1210, Yzerfontein
Physical Address:	Grysboklaan 13, Yzerfontein

Detailed description of proposal:

The application for the amendment of restrictive title conditions on 1210, Yzerfontein, in terms of section 25(2)(f) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. It is proposed that condition C.8 of Title Deed T66944/2016, be amended to relax the restriction on the building line.

The application for departure of development parameters of erf 1210, Yzerfontein, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The departure entails the departure of the 4m street building line (Steenbok Street) to 2,84m.

The purpose of the application is to legalise the position of the existing illegal structure.

Notice is hereby given in terms of section 55(1) of the By-Law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Management, office of the Senior Manager: Development Management, Municipal Office, Church Street, Malmesbury. Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440/e-mail – swartlandmun@swartland.org.za on or before 25 August 2025 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger, Herman Olivier or Annelie de Jager) at 022-487 9400. The Municipality may refuse to accept comment received after their closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

Municipal Office
Church Street
MALMESBURY

25 July 2025

J J SCHOLTZ
Municipal Manager

LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Existing Structure	
Building Lines (By-law)	
Building Lines (Title Deed)	
 To be departed from the relevant building line development parameters (By-law).	
TITLE: SITE DEVELOPMENT PLAN ERF 1210 YZERFONTEIN	
PHYSICAL ADDRESS: ERF 1210, STEENBOK STREET & GRYSBOK AVENUE, 7351	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PAINIER STREET, MALMESBURY Tel: 022 462 1045 Fax: 022 487 1061 Email: planning@rumboll.co.za	
DATE: JULY 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: YZE/14614/JUGB	

