

SWARTLAND MUNISIPALITEIT
KENNISGEWING 21/2026/2027
WYSIGING VAN BEPERKENDE VOORWAARDE OP ERF 371,
YZERFONTEIN

Kennis geskied hiermee dat die Gemagtigde Beampte, Alwyn Malherbe Zaayman in terme van artikel 79(1) van die Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) wysig voorwaarde C7 van toepassing op Erf 371, Yzerfontein, soos vervat in Titelakte T61749/2022.

(a) Voorwaarde C7 soos vervat in Titelakter T61749/2022 wat as volg lees:

7. *No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the Administrator be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-*

- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the street abutting the erf;*
- (ii) An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.*

as volg gewysig word;

7. *No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the*

Administrator be erected within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-

- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the street abutting the erf;*
- (ii) An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.*

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

2 Oktober 2026

SWARTLAND MUNICIPALITY

NOTICE 21/02026/2027

**AMENDMENT OF RESTRICTIVE TITLE CONDITION ON ERF 371,
YZERFONTEIN**

Notice is hereby given that the Authorized Official, Alwyn Malherbe Zaayman in terms of section 79(1) of Swartland Municipality: Municipal Land Use Planning By-law (PN 8226 of 25 March 2020), amend restrictive condition C7 applicable on Erf 371, Yzerfontein as contained in Title Deed T61749/2022.

(b) Condition C7 as contained in Deed of Transfer T61749/2022 which read as follows:

7. *No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the Administrator be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-*
- (iii) *an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the street abutting the erf;*
- (iv) *An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.*

be amended as follows;

7. *No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the Administrator be erected within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-*
- (i) *an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the street abutting the erf;*
- (ii) *An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.*

J J SCHOLTZ
Municipal Manager

Municipal Office
Church Street
MALMESBURY

2 October 2026