

**SWARTLAND MUNISIPALITEIT**

**KENNISGEWING 63/2021/2022**

**OPHEFFING VAN BEPERKENDE VOORWAARDES OP ERF 933, YZERFONTEIN**

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Kennis geskied hiermee dat die Gemagtigde Beamppte, Alwyn Malherbe Zaayman in terme van artikel 79(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) hef die voorwaardes B1, B2, B3, B6 and B7(a) to B7(d) van toepassing op Erf 933, Yzerfontein soos vervat in Transportakte T000045467/2021 op.

Beperkende voorwaardes B1, B2, B3, B6 en B7(a) tot B7(d) lees soos volg:

- "...B1. Any words and expressions used , in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 623 dated 14th August 1970.*
- B2. In the event of a Town Planning Scheme or any portions thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 17 of Ordinance No. 19 of 1976, as amended.*
- B3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.*
- B6. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to conditions and restrictions stipulated by the scheme.*
- B7.(a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local Authority, approve, provided that if the erf is included within the area of a Township Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.*
- (b) 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 3 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1,5 metres 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 3 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear space, and any other outbuildings of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12 metres shall be measured from the point furthest from the streets 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.*
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject, to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it was one erf.*
- (d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the condition herein set forth as if it were the original erf...."*

**J J SCHOLTZ**  
**Munisipale Bestuurder**

Munisipale Kantoor  
Kerkstraat 1  
MALMESBURY  
7300

11 Februarie 2022

**SWARTLAND MUNICIPALITY**  
**NOTICE 63/2021/2022**  
**REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON ERF 933, YZERFONTEIN**

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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) remove conditions B1, B2, B3, B6 and B7(a) to B7(d) from Title Deed T000045467/2021 applicable on Erf 933, Yzerfontein

Restrictive conditions B1, B2, B3, B6 and B7(a) to B7(d) reads as follows:

- "...B1. Any words and expressions used , in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 623 dated 14th August 1970.*
- B2. In the event of a Town Planning Scheme or any portions thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 17 of Ordinance No. 19 of 1976, as amended.*
- B3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.*
- B6. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to conditions and restrictions stipulated by the scheme.*
- B7.(a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local Authority, approve, provided that if the erf is included within the area of a Township Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.*
- (b) 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 3 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1,5 metres 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 3 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear space, and any other outbuildings of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12 metres shall be measured from the point furthest from the streets 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.*
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject, to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it was one erf.*
- (d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the condition herein set forth as if it were the original erf...."*

**J J SCHOLTZ**  
**MUNICIPAL MANAGER**

**MUNICIPAL OFFICES**  
**PRIVATE BAG X52**  
**MALMESBURY**

**11 February 2022**