

## SWARTLAND MUNISIPALITEIT

### KENNISGEWING 67/2020/2021

#### OPHEFFING VAN BEPERKENDE TITELVOORWAARDES OP ERF 1013, YZERFONTEIN

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Kennis geskied hiermee dat die Gemagtigde Beamppte, Alwyn Malherbe Zaayman in terme van artikel 79(1) van die Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) hef die voorwaardes B7(a) tot B7(d) en C1 tot C3 van toepassing op erf 1013, Yzerfontein soos vervat in Transportakte no T240 van 2018 op.

Die voorwaardes B7(a) tot B7(d) en C1 tot C3 lees as volg:

*“...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 Town 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 5 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 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 or road or similar purposes, shall be subject to the condition herein set forth as if it were the original erf.*

*C. SUBJECT to the following conditions imposed by the transferor Yzerfontein Seaside Estates (Proprietary) Limited for its benefit as owner of the remaining extent of Erf 1332 Yzerfontein held under said Certificate of Registered Title T.4850/1988:*

- 1. This erf shall not be subdivided.*
- 2. This erf shall be used exclusively for single residential purposes.*
- 3. Neither the transferee nor his successors-in-title shall make any application to the Local Transitional Council of Yzerfontein or any other authority for the rezoning of this erf...”*

**J J SCHOLTZ**  
**MUNISIPALE BESTUURDER**

**MUNISIPALE KANTOOR**  
**PRIVAATSAK X52**  
**MALMESBURY**

**26 Februarie 2021**

**SWARTLAND MUNICIPALITY**

**NOTICE 67/2020/2021**

**REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON ERF 1013, 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 B7(a) to B7(d) and C1 to C3 from Deed of Transfer No. T240 of 2018 applicable on erf 1013 Yzerfontein.

The conditions B7(a) to B7(d) and C1 to C3 read as follows:

*"...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 Town 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 5 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 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 or road or similar purposes, shall be subject to the condition herein set forth as if it were the original erf.*

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- 1. This erf shall not be subdivided.*
- 2. This erf shall be used exclusively for single residential purposes.*
- 3. Neither the transferee nor his successors-in-title shall make any application to the Local Transitional Council of Yzerfontein or any other authority for the rezoning of this erf..."*

**J J SCHOLTZ  
MUNICIPAL MANAGER**

**MUNICIPAL OFFICES  
PRIVATE BAG X52  
MALMESBURY**

**26 February 2021**

