

## SWARTLAND MUNISIPALITEIT

### KENNISGEWING 95/2020/2021

#### OPHEFFING VAN BEPERKENDE TITELVOORWAARDES OP ERF 813, YZERFONTEIN

---

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 B.6.(a), B.6.(b), B.6.(b)(i) en B.6.(b)(ii) van toepassing op erf 813, Yzerfontein soos vervat in Transporkarte T5355 van 2019 op.

a) Beperkende voorwaarde B.6.(a), lees as volg:

*“...B.6.(a) This erf shall be used solely for the purpose erecting thereon one dwelling or other buildings for such purpose 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) Beperkende voorwaardes B.6.(b), B.6.(b)(i) en B.6.(b)(ii), lees as volg:

*“...B.6.(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 heights, 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 12 metres measured from the 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...”*

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

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

**21 Mei 2021**

**SWARTLAND MUNICIPALITY**

**NOTICE 95/2020/2021**

**REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON ERF 813, 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) remove conditions B.6.(a), B.6.(b), B.6.(b)(i) and B.6.(b)(ii) from Deed of Transfer T5355 of 2019 applicable on erf 813, Yzerfontein.

b) Restrictive condition B.6.(a), reads as follows:

*“...B.6.(a) This erf shall be used solely for the purpose erecting thereon one dwelling or other buildings for such purpose 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) Restrictive conditions B.6.(b), B.6.(b)(i) and B.6.(b)(ii), read as follows:

*“...B.6.(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 –*

*(iii) an outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in heights, 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 12 metres measured from the 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;*

*(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...”*

**J J SCHOLTZ  
MUNICIPAL MANAGER**

**MUNICIPAL OFFICES  
PRIVATE BAG X52  
MALMESBURY**

**21 May 2021**