



File ref: 15/3/6-14/Erf 2078, 2242
15/3/12-14/Erf 2078, 2242

Enquiries:
A. de Jager

13 April 2026

A Roux Town Planning
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La Concorde Building
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PAARL
7646

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Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSOLIDATION OF ERF 2078 AND ERF 2242, YZERFONTEIN

Your application, with reference number 25013, dated 30 January 2026, on behalf of R.D. and C.L. Williams-Jones, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 2078, Yzerfontein, into two portions, is approved in terms of Section 70 of the By-Law;
- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 2242, Yzerfontein, into two portions, is approved in terms of Section 70 of the By-Law;
- C. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of the Remainder of Erf 2242 with Portion 1 of Erf 2078, Yzerfontein, is approved in terms of Section 70 of the By-Law;
- D. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of the Remainder of Erf 2078 with Portion 1 of Erf 2242, Yzerfontein, is approved in terms of Section 70 of the By-Law;

Decisions A. B. C. and D. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2078 (820m² in extent) be subdivided into Portion 1 (354m² in extent) and the Remainder (466m² in extent), in accordance with Subdivision & Consolidation Plan no. 25013-002, dated 21 November 2025, as presented in the application;
- b) Erf 2242 (1 639m² in extent) be subdivided into Portion 1 (78m² in extent) and the Remainder (1 561m² in extent), in accordance with Subdivision & Consolidation Plan no. 25013-002, dated 21 November 2025, as presented in the application;

- Swartland vooruitdenkend 2040 - waar mense hul drome uit leef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- c) The newly created Portion 1 of Erf 2078 (354m² in extent) be consolidated with the Remainder of Erf 2242 (1 561m² in extent), to create a new land unit of 1 915m² in extent, in accordance with Subdivision & Consolidation Plan no. 25013-002, dated 21 November 2025, as presented in the application;
- d) The newly created Portion 1 of Erf 2242 (78m² in extent) be consolidated with the Remainder of Erf 2078 (466m² in extent), to create a new land unit of 544m² in extent, in accordance with Subdivision & Consolidation Plan no. 25013-002, dated 21 November 2025, as presented in the application;
- e) The owners/developers submit the subdivision and consolidation plans to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the subdivisions and consolidations, containing the conditions of approval;
 - ii) The approved subdivision and consolidation plan;

2. WATER

- a) Each erf be provided with a separate water connection;

3. SEWERAGE

- a) Each erf be provided with a separate conservancy tank with a minimum volume of 8 000 litre, that is accessible to the municipal vacuum truck from the street;

4. DEVELOPMENT CHARGES

- a) The development charge towards streets amounts to R3 434,70 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA 9/247-188-9210);
- b) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

5. GENERAL

- a) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- b) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Civil Engineering Services
Building Control Officer
R.D. and C.L. Williams-Jones, 31 Sedgemoor Road, Camps Bay, CAPE TOWN, 8005
joss.laurens@fwjk.co.za



1079

MOSSEL STR

B

A

ERF 2078
(820m²)

PORTION 1
OF ERF 2078
(±354m²)

REMAINDER
OF ERF 2078
(±466m²)

1082

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2026/04/13
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

PORTION 1 OF
ERF 2242
(±78m²)

ERF 2242
(1 639m²)

REMAINDER
OF ERF 2242
(±1 561m²)

Existing right-of-way servitude (6m) in favour of Erf 2081

YZERFONTEIN BEACH

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2026/04/13
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

2081

2082

REVISION HISTORY:

- Rev A: Proposed subdivision and consolidation of Erven 2078 & 2242, Yzerfontein.
- Rev B: Consolidation symbol and building lines added.

NOTES:

- All distances and areas are provisional and are to be verified by cadastral survey.
- Figure ABCG represents Erf 2078, Yzerfontein (820m²) as per General Plan No. 6003/2000.
- Figure GCDEF represents Erf 2242, Yzerfontein (1 639m²) as per Surveyor Diagram No. 3557/2004.
- Line HI represents the proposed subdivision line of Erf 2078, Yzerfontein.
- Line IJK represents the proposed subdivision line of Erf 2242, Yzerfontein.
- Figure HBCI represents proposed Portion 1 of Erf 2078, Yzerfontein, (±354m²).
- Figure AHIG represents proposed Remainder of Erf 2078, Yzerfontein (±466m²).
- Figure GIJK represents proposed Portion 1 of Erf 2242, Yzerfontein, (±78m²).
- Figure ICDEFKJ represents proposed Remainder of Erf 2242, Yzerfontein (±1 561m²).

Figure AHIJK represents proposed consolidated property (proposed Remainder of Erf 2078 and Portion 1 of Erf 2241) - referred to as "Portion A" (±544m²).

Figure HBCDEFKJI represents proposed consolidated property (proposed Portion 1 of Erf 2078 and Remainder of Erf 2242) - referred to as "Portion B" (±1 915m²).

- Existing structures
- Existing right-of-way servitude's

TITLE:

PROPOSED SUBDIVISION & CONSOLIDATION PLAN

SCALE: 1 : 300 (A3)



PROPERTY DESCRIPTION:

ERVEN 2078 & 2242, YZERFONTEIN

PROJECT DETAILS:

Project Name: Mossel Str, Yzerfontein
 Project No: 25013
 Client: Rhett David Williams-Jones & Candy Lee Williams-Jones
 Municipality: Swartland Municipality

PLAN DETAILS:

Plan No: 25013-002
 Revision: B
 Date: 2025-11-21
 Drawn by: LK
 Checked by: AR



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