

File ref: 15/3/3-14/Erf_2295,2281,2370,2721
15/3/6-14/Erf_2295,2281,2370,2721
15/3/12-14/Erf_2295,2281,2370,2721

Enquiries:
Mr AJ Burger

27 September 2023

Atlas Town Planning
PO Box 380
KUILSRIVIER
7579

Per registered post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION OF ERVEN 2295, 2281, 2370 AND 2721, YZERFONTEIN

Your application, dated 21 July 2023, on behalf of the Andries Blake Family Trust, regarding the subject 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 rezoning of erven 2281,2370, and 2295, Yzerfontein, 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 erven 2281 and 2370, Yzerfontein, is approved in terms of Section 70 of the By-Law.

Decisions A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion of erf 2281 (541m² in extent) be rezoned from Open Space Zone 2 to Business zone 2;
- b) A portion of Erf 2370 (48m² in extent) be rezoned from Transport Zone 2 to Business Zone 2;
- c) Erf 2295 (416m² in extent) be rezoned from General Residential Zone 2 to Business Zone 2;
- d) Erf 2281 (1642m² in extent) be subdivided into a remainder, portion A (370m² in extent) and portion B (171m² in extent), as presented in the application;
- e) Erf 2370 (2837m² in extent) be subdivided into a remainder and portion C (48m² in extent), as presented in the application;
- f) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- g) The proposed development requires 70 on-site parking bays whereby only 62 on-site parking bays and 2 loading bays as presented in the application be provided. The parking bays and loading bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays and loading bays are clearly marked;

- h) A financial contribution in terms of section 13.1.2(c) of the By-Law needs to be made for the departure of development parameters relating to the non-provision of 8 parking bays at building plan stage;
- i) The principles of the site development plan prepared by Malherbe Rust Architects dated 27 September 2023, drawing number 1726, revision D, except for the eastern access to the property which is not permitted by the Department of Transport and Public Works and be permanently closed, be complied with;
- a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- a) The existing water connection be used and that no additional water connections be provided;

3. SEWERAGE

- a) The consolidated property be provided with a conservancy tank with sufficient size which is accessible for the sewerage truck from the street;
- b) Sewerage services are only available for household sewerage;

4. DEVELOPMENT CHARGES

- a) Development charges will be calculated at building plan stage.

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 consolidation of the subdivided portions A, B & C with erf 2721, Yzerfontein, is approved in terms of Section 70 of the By-Law.

D GENERAL

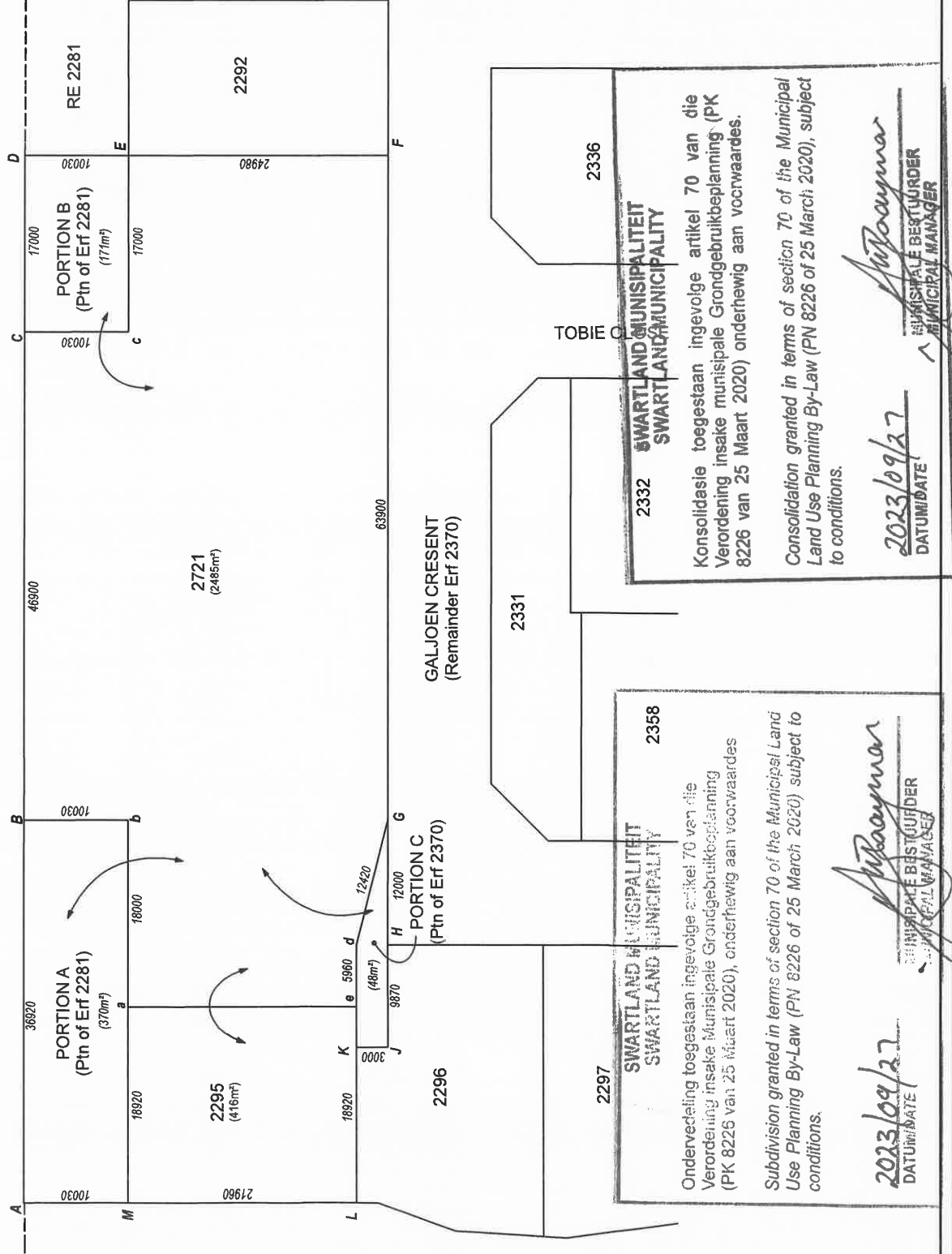
- a) The conditions of approval from the Department of Transport and Public Works, letter dated 14 September 2023, reference TPW/CFS/RP/LUD/ACC-26/27 (Job 30301), be complied with (Attached marked "A");
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law.
- c) All conditions of approval be implemented before the land use rights be exercised and an occupation certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJ B/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 Andries Blake Family Trust, PO Box 626, Yzerfontein, 7351
 Email : marinda@blakefamilywines.com

MAIN ROAD (R315)



Notes:

Portions A, B, C & Erf 2295, Yzerfontein to be rezoned to Business Use 2

The Figure **A B C D E F G H J K L M** represents the proposed consolidation of Portions A, B, C and Erf 2295, Yzerfontein with Erf 2721, Yzerfontein

All distances and areas approximate and subject to formal survey

PROPOSED SUBDIVISION, REZONING & CONSOLIDATION - ERVEN 2721, 2295, REMAINDER ERF 2281 & PORTION OF GALJOEN STREET, YZERFONTEIN



SCALE 1 : 400 @ A3

PLAN NR: ERVEN 2721 etc YZERFONTEIN/CONSOLIDATION/REV2

DATE: SEPTEMBER 2023

CLIENT: BLAKES FAMILY WINES



P.O. BOX 880, KULSRIVER, 7570 (051) 8017446

2332 SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die 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.

2023/09/27
DATE

MUNICIPAL MANAGER

2358

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

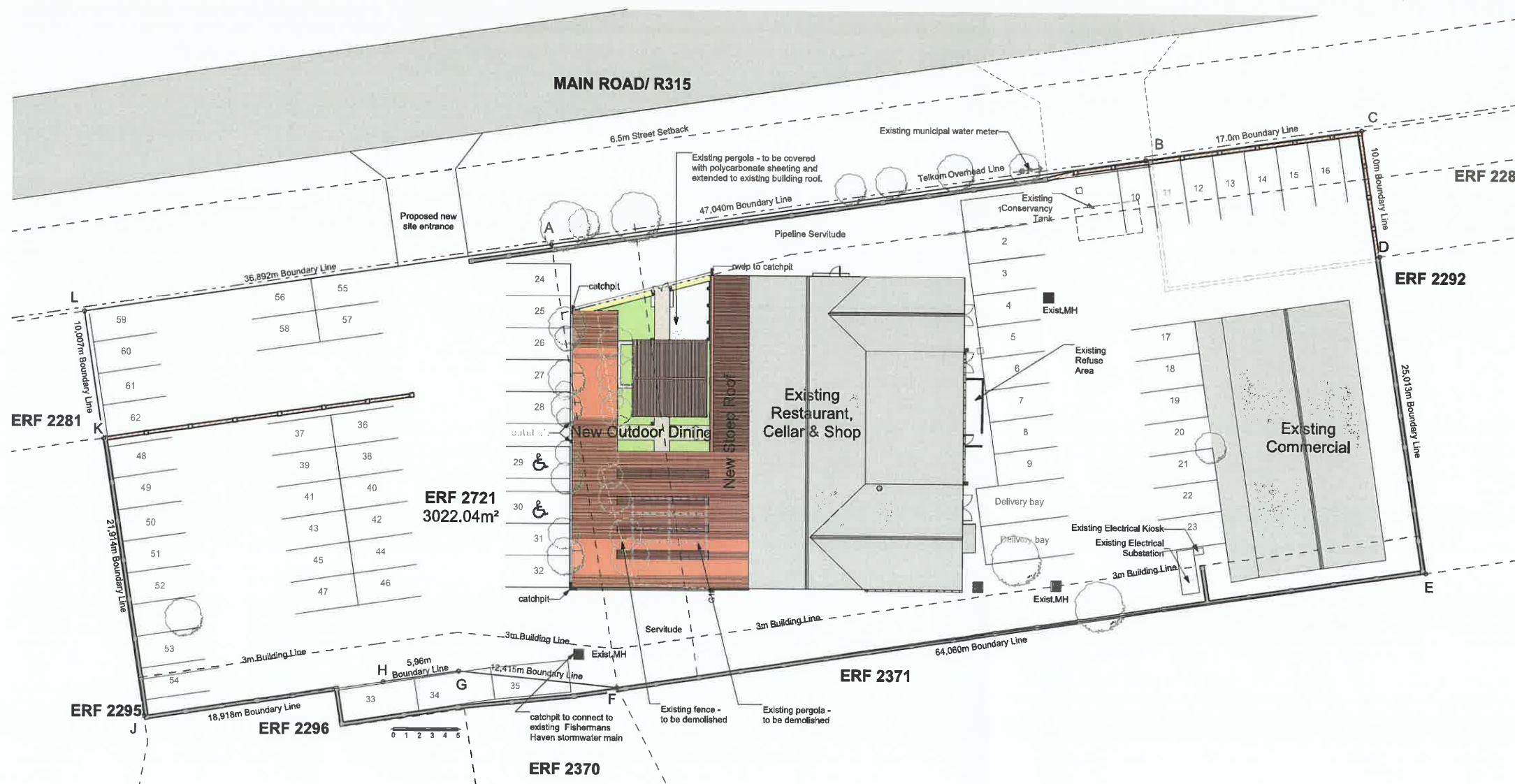
Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2023/09/27
DATE

MUNICIPAL MANAGER



LOCALITY PLAN
scale 1:5000



SITE PLAN
scale 1:200

NOTE:
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND
REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST
BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY
DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ARCHITECT: Johannes Malherbe
(Secep Reg. 3130)
CLIENT: Andries Blake Familie Trust
(Registered Owner)

Occupancy Classification: A1, J1
Climatic Zone: 4

Site Area: 3440 m²

AREA SCHEDULE	
EXISTING:	
Existing Commercial Building	250.14 m²
Existing Restaurant, Cellar & Shop	412.87 m²
Raised Restaurant Stoop Roof	79.41 m²
COVERAGE:	742.52 m²

NEW:	
New Covered Outdoor Restaurant	196.1 m²
New Uncovered Outdoor Restaurant	450.08 m²
New Kids Playground	16.86 m²
New Alcohol Store	10.57 m²
COVERAGE:	208.67 m²

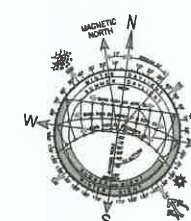
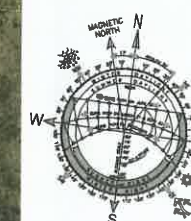
TOTAL COVERAGE: 949.19 m²

TOTAL FLOOR AREA: 1233.39 m²

AREA OF NEW WORK:	0 m²
AREA OF ADDITIONS:	673.61 m²
AREA OF ALTERATIONS:	79.41 m²

Parking requirements:	
Existing Buildings	30 bays
158 new seats	40 bays
Total parking required	70 bays
TOTAL PARKING PROVIDED:	62 BAYS

TOTAL ABLUTION REQUIRED:	
SANS 10400 Part P: table 4 & 6 (7 staff)	
Disabled	1
Male toilet pan	2
Male washbasin	2
Male urinal	1
Female toilet pan	3
Female washbasin	2



Eastern access to property
be permanently closed as
per Dpt T & PW letter.
Angusman
2023/09/27

D	2023/09/2	Townplanning Submission
C	2023/07/19	Townplanning Submission
B	2023/05/16	HOA, HWC & MUN Submission
A	2022/10/21	HOA, HWC & MUN Submission
DATE:		DRAWING DESCRIPTION:

Malherbe Rust Architects
228 Main St, Paarl 7648
PO BOX 65, Paarl 7622
T +27 21 672 1623
P 1501
info@mrarch.co.za
CC1989/003378/23

CLIENT:	ANDRIES BLAKE FAMILIE TRUST
PROJECT:	Erf 2721, Main Road/R315, Yzerfontein
PROJECT:	House of Blake's Courtyard
PROJECT:	Additions & Alterations to Existing Building
PROJECT:	Locality & Site Plan
PROJECT:	Townplanning Submissions
DATE:	2023/09/27
DATE:	As shown @ A1
PROJECT NO:	1726
PROJECT NO:	101
PROJECT NO:	D



**Western Cape
Government**

Infrastructure
Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/ACC-26/27 (Job 30301)

The Municipal Manager
Swartland Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms DN Stellenberg

Dear Madam

**ERVEN 2721, 2295, REMAINDER ERF 2281, YZERFONTEIN: PROPOSED SUBDIVISION, REZONING
AND CONSOLIDATION**

1. The following refer:
 - 1.1. Atlas Town Planning's unreferenced letter to your Mr A Burger dated 21 July 2023, and
 - 1.2. This Branch's letter to Blake Family Wines referenced TPW/CFS/RP/LUD/ACC-26/27 (Job 30301) dated 1 June 2023.
2. The application affects Main Road 215 for which this Branch is the Road Authority.
3. The proposal is for the following:
 - 3.1. The subdivision of the Remainder of Erf 2281 into Portion A (370m²) and Remainder,
 - 3.2. The subdivision of a portion of Galjoen Street into Portion C (48m²) and Remainder,
 - 3.3. The rezoning of the subdivided Portions A, B and C from Open Space Zone 2, Transport Zone 2 and General Residential Zone 2 respectively to Business Zone 2, and
 - 3.4. The consolidation of Portion A, B and C with Erf 2295, Yzerfontein.
4. This Branch has clearly stated in its letter referenced in paragraph 1.2 the following:

"The applicant may select one of either of the accesses as part of their land use submission to Swartland Municipality ensuring that it is clearly indicated on the site development plan that the other access will be permanently closed."

The Site Development Plan prepared by Malherbe Rust Architects, plan number 1726-101-C dated 19/07/2023 indicates the eastern access still being used as a service/fire department access. This will not be permitted. The report prepared by Atlas Town

ENDORSEMENTS

- 1. Swartland Municipality
Attention: Ms DN Stellenberg (e-mail: swartland@swartlandmun.org.za)
Mr A Burger (e-mail: alwynburger@swartland.org.za)
Mr A Zaayman (e-mail: zaaymana@swartland.org.za)
- 2. Atlas Town Planning
Attention: Mr K Oliver (e-mail: koos@atlasplanning.co.za)
- 3. District Roads Engineer
Paarl
- 4. Mr E Smith (e-mail)
- 5. Mr F Oliphant (e-mail)
- 6. Mr D Fortuin (e-mail)
- 7. Mr S Carstens (e-mail)
- 8. Mr J van der Merwe (e-mail)