



Lêer verw/ 15/3/4-14/Erf_2071

Navrae/Enquiries:
Ms D N Stellenberg

18 August 2026

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By Registered Mail

Sir/Madam

PROPOSED DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 2071, YZERFONTEIN

Your application dated 23 April 2026 on behalf of EDP Family Trust has reference.

A. The Municipal Planning Tribunal has resolved at a meeting held on 12 August 2026 to approve application for the departure of development parameters on erf 2071, Yzerfontein in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the following conditions:

1. Departure of the 2 m rear building line to 0 m and
2. Departure of the 1,5 m side building line (southern boundary) to 0 m for the erection of a garage.

B. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5 200,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;

C. The application be supported for the following reasons:

- (a) The application complies with the principles of LUPA and SPLUMA;
- (b) The existing structure on Erf 2071 already has an adverse impact on the privacy and light exposure of erf 2075 which is within the land use rights of the property. The impact of the proposed garage is deemed to be minimal;
- (c) The visual impact of the proposed garage from erf 2075 will be no different than that of a boundary wall of 2,85m in height;
- (d) The concrete roof of the proposed garage will not be used as an outdoor living area/balcony;
- (e) The potential impact on the property value of erf 2075 is speculative;
- (f) The development proposal is in compliance with the title deed restrictions applicable to the property

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Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : *Building Control Officer*

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