



File ref: 15/3/5-14/Erf_265
15/3/10-14/Erf_265

Enquiries:
Mr AJ Burger

5 June 2026

CK Rumboll & Partners
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By registered mail

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Dear Sir/Madam

PROPOSED REMOVAL OF RESTRICTIVE CONDITION AND CONSENT USE ON ERF 265, YZERFONTEIN

Your application with reference YZE/15091/JL/GB, dated 9 March 2026, on behalf of FW van der Wal, 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 removal of restrictive conditions on erf 265, Yzerfontein, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING

a) Conditions B.I(1) in Title Deed T55557/2025 that read as follows:

"...B.I(1) Tat the erf be used for residential purposes only;..."

be removed from the Deed completely.

- b) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive condition;
- c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
 - Original Title Deed, and
 - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

B By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for consent use on Erf 265, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

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

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use authorises a home occupation (art studio) to be operated from a portion of the existing dwelling (50m² in extent), as presented in the application;
- b) The dominant use of the dwelling shall continue to be for the living accommodation of a single family;
- c) Building plans indicating the home occupation on the property, be submitted to the Senior Manager: Development Management for consideration and approval.
- d) No portion of the dwelling and the home occupation be used for the purposes of a noxious trade, a risk activity or the sale of alcoholic beverages;
- e) No goods for sale be publicly displayed and no external evidence of the home occupation be visible from the street, except for an advertising sign in accordance with (e);
- f) No advertising sign be displayed other than a single un-illuminated sign or notice not projecting over the street, and such sign shall not exceed 2m² in area and shall indicate only the name, telephone number and profession or occupation of the occupant. The application for said advertising sign be submitted to the Senior Manager: Development Management for consideration and approval;
- g) A minimum of two on-site parking bays be provided for clients;
- h) No products, goods, or supplies connected with the home occupation may be stored on the land unit outside a building;
- i) No more than four persons in total be engaged in home occupation activities on the erf, including the occupant or occupants and any assistants;
- j) No more than one commercial vehicle with a gross weight exceeding 10 000 kg, may be utilised for the home occupation, provided that a vehicle used by an occupant exclusively for personal purposes shall not be regarded as a commercial vehicle;
- k) The hours of operation shall not extend beyond the hours of 07h30 to 17h30 Mondays to Fridays and from 07h30 to 13h00 on Saturdays;
- l) Any new structure, or alteration to the existing dwelling or outbuilding, conforms to the residential character of the area;

C. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official 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 decision. An appeal is to comply with Section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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

AJB/ds

Copies: *Department Financial Services*
Building Control Officer
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