



Lêer verw/ 15/3/3-14/Erf_208
File ref: 15/3/6-14/Erf_208

Navrae/Enquiries:
Ms D N Stellenberg

20 February 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 208, YZERFONTEIN

Your application with reference YZE/14771/MH dated 5 September 2025 on behalf of Swartland Municipality has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 February 2026 to approve application for rezoning of Erf 208, Yzerfontein in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- B. The application for subdivision of Erf 208, Yzerfontein is approved in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) as per Annexure T:
- C. The decisions A and B above are subject to the following conditions:

C1 TOWN PLANNING AND BUILDING CONTROL

- (a) Portions of erf 208 be rezoned from Open Space Zone 2 to Resort Zone ($\pm 669\text{m}^2$ in extent) and from Resort Zone to Open Space Zone 2 ($\pm 1436\text{m}^2$ in extent) in order to realise the amended subdivision plan dated December 2025;
- (b) Erf 208 be subdivided as follows:
 - (i) Portion A - $\pm 1,47$ ha (Open Space Zone 2)
 - (ii) Portion B - $\pm 0,53$ ha (Authority zone)
 - (iii) Portion C - $\pm 0,42$ ha (Transport Zone 2)
 - (iv) Remainder - $\pm 7,97$ ha (Resort zone)

D. GENERAL

- (a) The legal certificate which authorises the transfer of the subdivided portions and the consolidated erf in terms of section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
- (b) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;

- 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!

- (c) 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;
- (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.
- (e) 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 R5000-00 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;

E. The application be supported for the following reasons:

- (a) The application formalises long-standing public and community uses—caravan park, sports facilities, community hall, which serve a broad segment of the public. Aligning zoning and cadastral boundaries reinforces existing community-benefiting land uses and ensures continued access to public facilities;
- (b) Except for providing space for the Yzerfontein Bowling Club to accommodate an additional court, no new development or intensification is proposed. Sensitive coastal environments, agricultural land, or ecologically valuable areas are unaffected. The proposal merely organises existing uses more efficiently, supporting long-term sustainable land management;
- (c) The application rationalises existing land uses by placing each use on its own cadastral unit, which will reduce administrative complexity, future uncertainty, and the risk of land use management inefficiencies. Infrastructure use remains unchanged the proposal therefore support efficient use of existing services;
- (d) Retention of the existing spatial structure ensures the settlement remains flexible and adaptive. By keeping established recreational, tourism, and community facilities intact, the proposal maintains the town's ability to absorb environmental or economic shocks;
- (e) The proposal does not alter settlement character, scale, or intensity, and therefore does not undermine the MSDF's intent to maintain Yzerfontein's coastal town character while supporting recreation and tourism-related functions. The proposal is deemed consistent with the MSDF, 2025;
- (a) The proposal does not authorize any other development, intensification, or commercialisation. Should such an application be submitted in the future it will be subject to its own land use application and public participation process.

Yours faithfully


MUNICIPAL MANAGER
 via Department Development Services

/ds

Copies : *Surveyor General, Private Bag X 9028, Cape Town, 8000*

Director : Infrastructure and Civil Engineering Services

Director : Financial Services

E-pos : MadelaineTerblanche@swartland.org.za

SUBDIVISION PLAN

ERF 208 YZERFONTEIN

- LEGEND:**
- Proposed Subdivisions
 - - - Cable servitude represented by Line abcdefghi (SG No. 1446/2011)
 - Existing access points

Figure ABCDE represents Erf 208 Yzerfontein

DESCRIPTION OF ZONINGS:

- PORTION A : OPEN SPACE ZONE 2
- PORTION B : AUTHORITY ZONE
- PORTION C : TRANSPORT ZONE 2
- REMAINDER ERF 208 : RESORT ZONE

*NOTE - REVISION 1

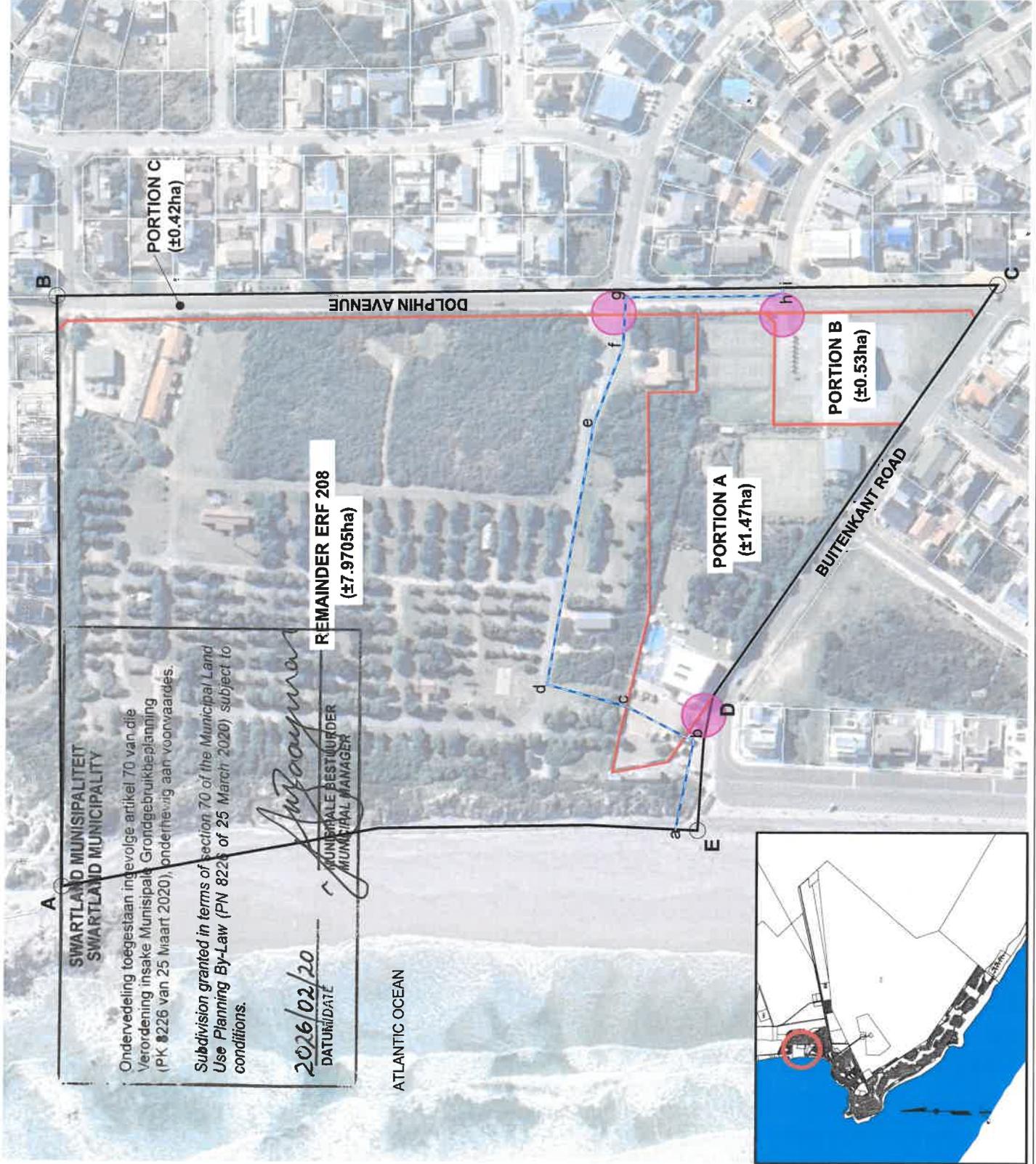
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE: DECEMBER 2025
AUTHORITY: SWARTLAND MUNICIPALITY

REFERENCE: YZE/1471/MH



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

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

2026/02/20

DATUM/DATE

Amboayma
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

REMAINDER ERF 208
(±7.9705ha)

PORTION C
(±0.42ha)

DOLPHIN AVENUE

PORTION A
(±1.47ha)

BUITENKANT ROAD

PORTION B
(±0.53ha)

ATLANTIC OCEAN