



Lêer verw/ 15/3/5-14/Erf_513
File ref. 15/3/3-14/Erf_513

Navrae/Enquiries:
Ms D N Stallenberg

19 March 2026

Integrated Development Solutions
6 Collings Road
OOSTERSEE
7500

By Registered Mail

Sir/Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND REZONING OF ERF 513, YZERFONTEIN

Your application with reference CP27-513-01 dated 8 October 2025 on behalf of JMA & MDCR Moniz has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 March 2026 to approve application for removal of restrictive title conditions on Erf 513, Yzerfontein in terms of Section 70 of the By-Law, as follows:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Conditions C.6(a), C.6(b), C.6(b)(i) and C.6(b)(ii) be removed from Title Deed T9429/89 that read as follows:

"...C.6.(a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die, doel eendes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die Plaaslike Owerheid goedkeur, met dien verstande dat, indien die erf in die gebied van 'n Dorpsaanlegskema ingesluit is, die Plaaslike Owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

(b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straat lyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die Plaaslike Owerheid:—

(i)'n buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy— en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoek erf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens ;

- 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!

(ii)'n buitegebou ingevolge subparagraaf (i) slegs nader aan In sy grens of agter— grens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie..."

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 conditions;
 - (c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original Title Deed, and
 - (iii) 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. The application for the rezoning of erf 339, Malmesbury is approved in terms of Section 70 of the By-law, subject to the following conditions:

B1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 513 be rezoned from Residential Zone 1 to Business Zone 1 in order to use the property as a business premises and flats as presented In the amended building plan application with Project Number 338-24, dated June 2024, Revision 6;
- (b) Building plans for the proposed development be submitted to the Senior Manager: Development Management for consideration and approval;
- (c) At least 16 parking bays and loading bay be provided on site as presented in the amended application as mentioned in paragraph B1(a). The parking bays be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by the municipality and that the parking bays are clearly marked;
- (d) The use of the 8 parking bays obtaining access from Buitenkant Street be restricted for use by the businesses only;
- (e) The use of the 8 parking bays obtaining access from Gey van Pittius Street be restricted for use of the flats only;
- (f) Application for the display of advertising signs be made to the Senior Manager: Development;
- (g) A landscaping plan be submitted to the Director: Civil Engineering Services for consideration and approval;

B2 WATER

- (a) The proposed development be provided with a single connection of suitable size which shall connect to the Municipal water distribution network at a suitable location;
- (b) The water connection be designed by an Engineer suitably registered in terms of the provisions of Act 46 of 2000;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the Engineer;

B3 SEWERAGE

- (a) The engineering report indicates that the proposed development will be provided with a single sewage suction tank for the joint use of the five apartments and business premises. Therefore, responsibility be taken by way of an owners' association for the operation of the joint sewage system, which includes the emptying of the tank. Since separate tanks are not provided for each consumer unit, the Municipality will not provide pumping services and this be undertaken by a private service provider, which arrangements must be established and maintained by the owners' association;
- (b) An internal sewage distribution network including the sewage tank and suction point of the sewage tank be designed by an Engineer suitably registered in terms of the provisions of Act 46 of 2000;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which the construction work must be carried out under the supervision of the Engineer;

B4 STORMWATER

- (a) Stormwater runoff from the development be conducted underground to the nearest suitable municipal collection point;
- (b) The parking spaces, accesses, stormwater connections and pavement improvements be designed by an Engineer suitably registered in terms of the provisions of Act 46 of 2000;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the Engineer;

B5 REFUSE REMOVAL

- (a) A communal refuse area be provided that is properly secured and equipped with a water connection and a drainage system connected to a septic tank. The communal refuse areas be accessible to the service truck;

B6 ELECTRICITY

- (a) No additional electrical capacity is available for the site until Eskom has increased the maximum demand of the municipality. There is no time frame for when the maximum demand will be increased. Currently the size of the electrical connection is 60 Amp single phase, therefore there is only 13.8 kVA available (33%) of the estimated 42 kVA (AEP Electrical & Electronic Consulting Engineers) required for the development;

B7 DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R14 824,97 towards the bulk supply of regional water at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R2 466,14 towards bulk water reticulation at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R11 386,63 towards sewerage at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R27 630,02 towards the waste water treatment works at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R19 274,34 towards roads and storm water at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) 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;

C. 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) If the expansion of any existing services is necessary to accommodate the development of services, this will be for the cost of the owner/developer;
- (c) The rates and taxes of the property be changed from residential to business;
- (d) 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;

D. The application be supported for the following reasons:

- (a) Once the existing structures are demolished, the property does not consist of any physical restrictions which may impact negative on the application;
- (b) The proposed mixed uses of business and residential are complementary to the existing mixed use character of the area;
- (c) The development proposal complies with all the applicable zoning parameters of the Business Zone 1 zoning;
- (d) The development proposal in terms of scale, massing and placement remains in keeping with the development potential of surrounding single residential erven;
- (e) The application complies with the spatial planning of Yzerfontein;
- (f) The application complies with the principles of LUPA and SPLUMA;
- (g) Existing municipal services (water and sewerage) to the property are deemed sufficient in order to accommodate the proposed business use. Insufficient electricity capacity exists. However, the deficit can be supplemented with renewable energy;
- (h) The removal restrictive conditions do not affect the value of rights, personal or social benefits nor the rights of the surrounding property owners;
- (i) The additional impact by traffic generated by the proposed development is deemed to be minimal;
- (j) The tendency that the municipal values of properties will increase is anticipated to continue.

Yours faithfully


MUNICIPAL MANAGER

via Department Development Services

/ds

Copies : Director : Infrastructure and Civil Engineering Services

Director : Financial Services

Director : Electrical Services

Building Control Officer

JMA & MDCR Moniz, 11 Anfield Road, Blackheath Industria, 7581. E-mail –
anthony@mantos.co.za.



ERF 513, Yzerfontein : Development parameters					
Parameter	Residential (R1)	Title Deed	Business (BZ1)	Actual	Comment
Title Deed	N/A	T9429/89	N/A	N/A	N/A
ERF size	N/A	N/A	N/A	863m ²	N/A
Primary use	2 Dwellings	One Residence : C6(a)	Business premises, Flats	4 Line shops + 5 apartments	Resone from R21 to BZ1
Coverage	50%	N/A	100%	38%	Complies with DMS
Floor Factor	0	N/A	3.0	943/863 = 1.1	Complies with DMS
Floor Space	N/A	N/A	2589m ²	943m ²	Complies with DMS
Height : Wall plate	8m	N/A	6 Storeys	9.265m	Complies with DMS
Height : Top of roof	10.5m	N/A	6 Storeys	10.540m	Complies with DMS
Building line : Street	4.0m	5.0m : C6(b)	0m	6.200m	Complies with DMS & Title deed
Building line : Lateral	1.5m	1.5m : C6(b)	1.5m	1.500m	Complies with DMS & Title deed
Building line : Rear	2.0m	3.0m : C6(b)	3.0m	3.000m	Complies with DMS & Title deed
Parking	2/Unit	N/A	1/25m ² + 1,5/Unit	Required : 16 Parking bays Provided : 19 Parking bays	Complies with DMS

property information	
ERF No	513
Size of the property	863m ²
Co-Ordinates (entrance)	-33.346664, 18.160090
S.G. Diagram	S.G. No. 618979 - General Plan No. 10142
Deed of Transfer	T9429/89
Zoning	Current : Residential Zone 1 (R1)
Building Classification	Current : H4 (Dwelling house)
Design Population	Current : 146
	2 Persons per bedroom
	In accordance with SANS 10400 - A21 - Table 2



Municipaliteit Swartland Municipality
 19 MAR 2026
[Signature]

buitenkant street development

Site plan + Ground Storey – Existing layout



COUNCIL SUBMISSION - CONCEPT PROPOSAL					
13/01/2028	As per submission to Swartland Municipality	Reference to the parking arrangement - Loading bay	1:120	Jun '24	338-24
			1:120		A/3 : 1:120

Signature

hardie van schalkwyk
ARCHITECTURE

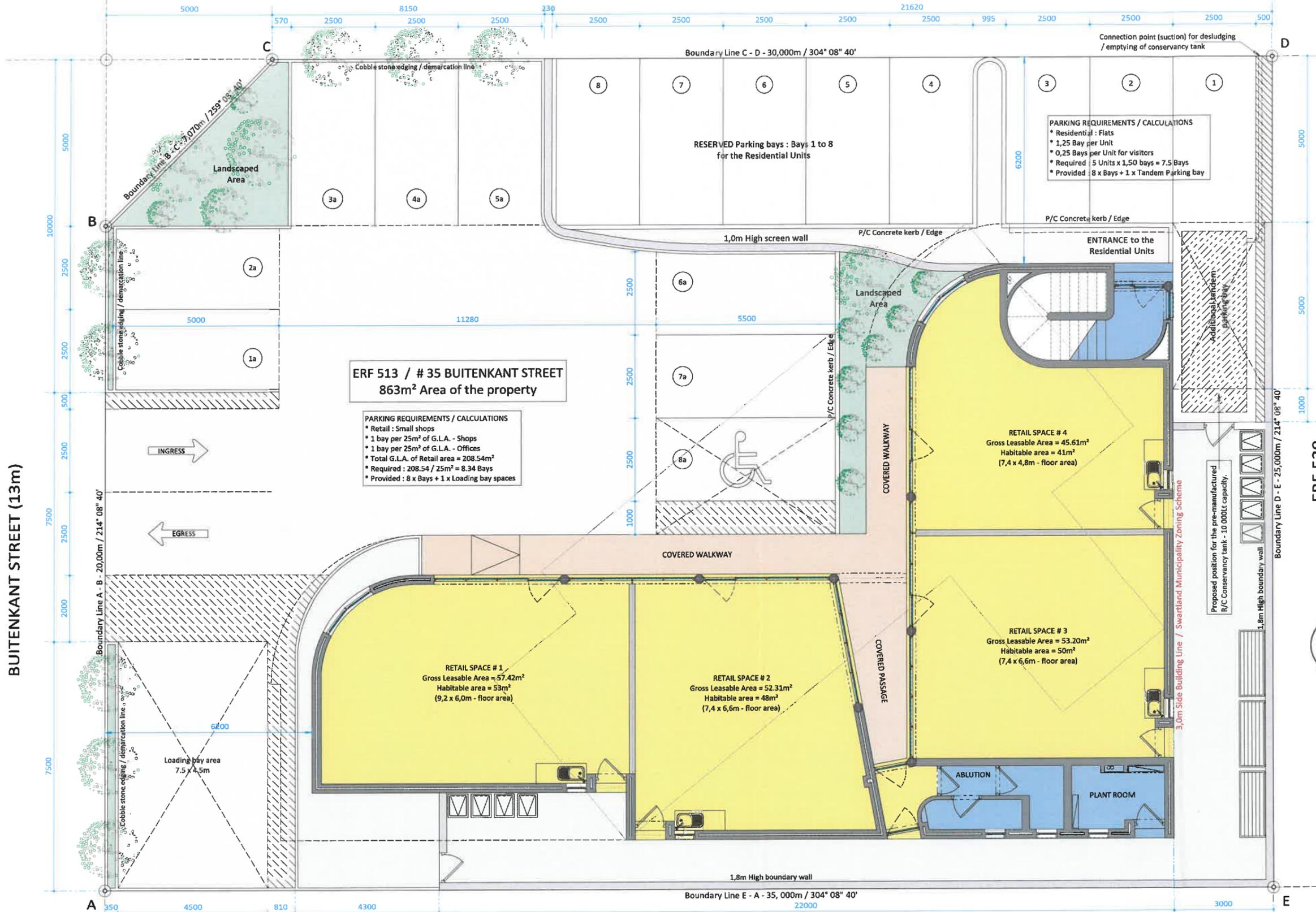
Proposed re-development on the property : Commercial & Residential Units.
 ERF 513 at No. 36 Buitenkant Street, Yzerfontein, Western Cape.
 For : Mr & Mrs MONIZ

Client Signature

Conceptual framework of the intended re-development.
 Drawings / Layouts of the Existing and Proposed
 Scale 1:120 / On A3 size drawing

Ph.S. Arch. T. MIAAT (SA) CFPA
 SAAT 70736 / SACAP ST 0283
 19 duiz str., waldensdorp 7530 / 021 7377151 / har01@hvs.co.za

GEY VAN PITTIUS STREET (13m)



ERF 513 / # 35 BUITENKANT STREET
863m² Area of the property

PARKING REQUIREMENTS / CALCULATIONS
 * Retail : Small shops
 * 1 bay per 25m² of G.L.A. - Shops
 * 1 bay per 25m² of G.L.A. - Offices
 * Total G.L.A. of Retail area = 208,54m²
 * Required : 208,54 / 25m² = 8,34 Bays
 * Provided : 8 x Bays + 1 x Loading bay spaces

PARKING REQUIREMENTS / CALCULATIONS
 * Residential : Flats
 * 1,25 Bay per Unit
 * 0,25 Bays per Unit for visitors
 * Required : 5 Units x 1,50 bays = 7,5 Bays
 * Provided : 8 x Bays + 1 x Tandem Parking bay

RETAIL SPACE # 1
Gross Leasable Area = 57,42m²
Habitable area = 53m²
(9,2 x 6,0m - floor area)

RETAIL SPACE # 2
Gross Leasable Area = 52,31m²
Habitable area = 48m²
(7,4 x 6,6m - floor area)

RETAIL SPACE # 4
Gross Leasable Area = 45,61m²
Habitable area = 41m²
(7,4 x 4,8m - floor area)

RETAIL SPACE # 3
Gross Leasable Area = 53,20m²
Habitable area = 50m²
(7,4 x 6,6m - floor area)

property information	
ERF No.	513
Size of the property	863m ²
Co-Ordinates (entrance)	-33,346644, 18,160900
S.G. Diagram	S.G. No. 6189/79 - General Plan No. 10142
Deed of Transfer	T9423/09
Zoning	
Current	Residential Zone 1 (R1)
Proposed "Re-Zoning" application	Business Zone 1 / 2 (B21 or B22)
Building Classification	
Current	144 (Dwelling house)
Proposed / To be rezoned	F2 (small shop) / G.F. Areas
H3 (domestic residential) : 1st & 2nd flr Areas	
In accordance with SANS 10400 - A20 - Table 1	
Design Population	
Current	144
2 Persons per bedroom	
Proposed : F2 & H3	
F2 : 1 Person per 10m ²	
H3 : 2 Persons per bedroom	
In accordance with SANS 10400 - A21 - Table 2	
floor area calculations	
Floor Areas	
* Ground Storey Footprint (TOTAL) :	297,42m ²
- Covered walkway :	34,48m ²
- Covered passage :	08,52m ²
- Aisleway :	13,85m ²
- Staircase :	14,04m ²
- Plant room :	05,26m ²
- Retail Area :	222,87m ²
- TOTAL Habitable area (Retail) :	192,50m ²
* First Storey Footprint (TOTAL) :	322,71m ²
- Covered passage :	42,21m ²
- Staircase :	15,13m ²
- Plant room :	00,54m ²
- Flat roof area :	04,51m ²
- Residential area :	260,32m ²
- TOTAL Habitable area :	200,00m ²
* Second Storey Footprint (TOTAL) :	322,71m ²
- Covered passage :	42,21m ²
- Staircase :	15,13m ²
- Plant room :	00,54m ²
- Flat roof area :	04,51m ²
- Residential area :	260,32m ²
- TOTAL Habitable area :	193,00m ²
* G.L.A. of Retail area (G.S.) :	208,54m ²
* G.L.A. of Residential area (F.S.) :	249,11m ²
* G.L.A. of Residential area (S.S.) :	249,11m ²
* Coverage : 922,71m ² / 863m ²	37,4%
off-street parking requirements	
Parking requirements, in accordance with the Swartland Municipality Zoning Scheme, 25 March 2020.	
* Chapter 3, Items 3.1.1 & 3.2.1.1	
* Chapter 23, Items 13.1.1 / 13.1.3 / 13.1.4 / 13.1.5 / 13.1.6 / 13.1.7 and 13.1.8	
GROUND FLOOR	
In accordance with Item 13.1 - (Chapter 13), Table : Off-street parking.	
* Retail : Small shops : F2	
* 1 x Parking bay per 25m ² of G.L.A. - Shops	
* 1 x Parking bay per 25m ² of G.L.A. - Offices	
* Total G.L.A. of Retail area = 208,54m ²	
* Required : 208,54 / 25m ² = 8,34 Bays	
* Parking bays provided : 8 x Bays + 1 x Loading bay spaces	
FIRST & SECOND FLOOR	
* Residential : Flats : H3	
* 1,25 Bay per Unit	
* 0,25 Bays per Unit for visitors	
* Required : 5 Units x 1,50 bays = 7,5 Bays	
* Provided : 8 x Bays + 1 x Tandem Parking bay	
Parking and Access in accordance with the Swartland Municipality Municipal Land Use Planning By-Law 2020.	
* Total area to be finished off in an approved standard sized pre-cast concrete inter-locking paving (samples and layout to be approved)	
* Pavers to be laid in accordance with the construction specifications and to fall towards the stormwater catchpits.	
* Parking and Loading bay areas, to be demarcated with an approved white paint line so dimensions and layout.	

Municipaliteit Swartland Municipality
19 MAR 2026
J. van der Merwe

buitenkant street development

Site plan + Ground Storey - Proposed new development

Proposed re-development on the property : Commercial & Residential Units.
Erf 513 at No. 36 Buitenkant Street, Yzerfontein, Western Cape.
For : Mr & Mrs MONIZ

Client Signature
Conceptual framework of the intended re-development.
Drawings / Layouts of the Existing and Proposed
Scale 1:120 / On A3 size drawing

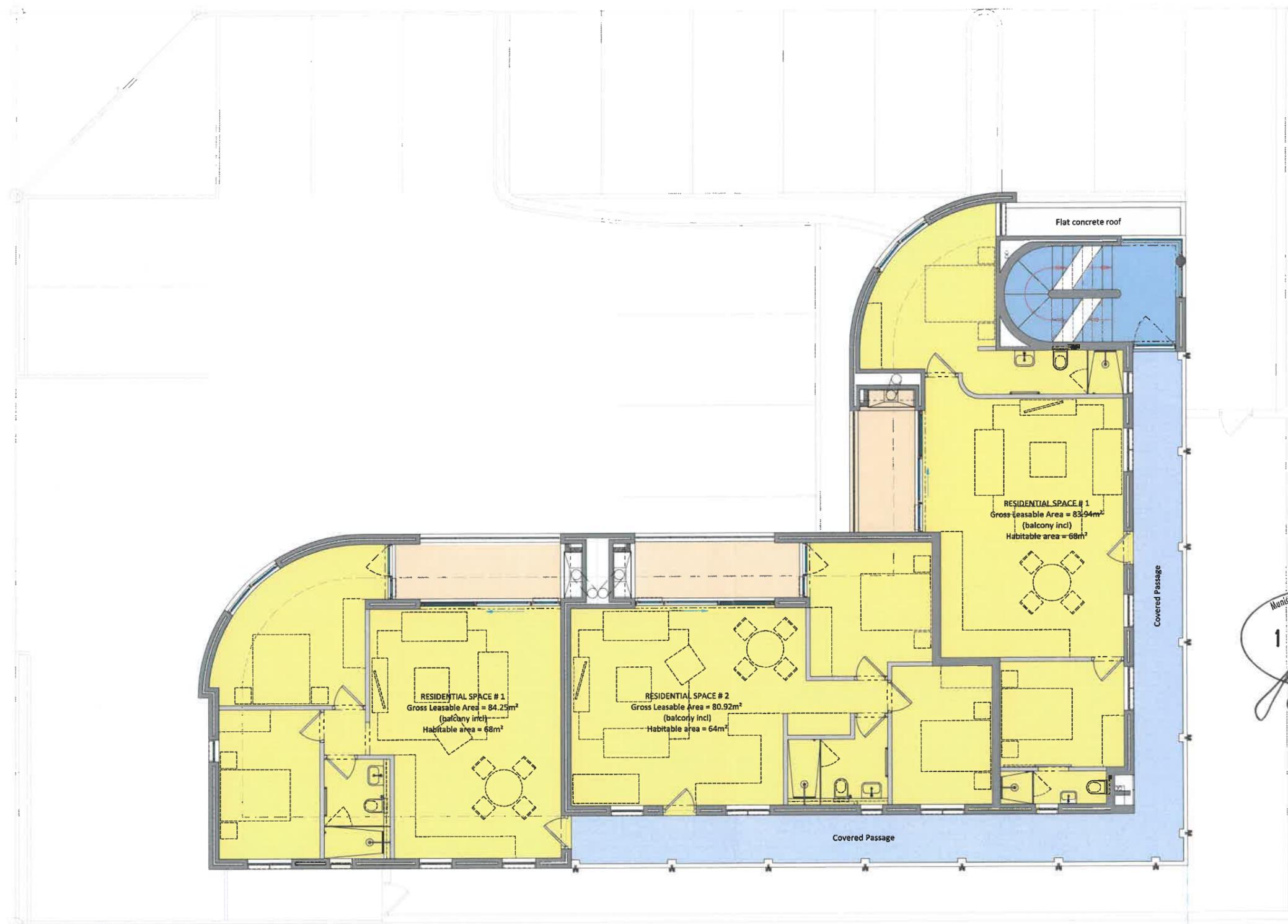


COUNCIL SUBMISSION - CONCEPT PROPOSAL					
13/02/2026	Submitted to Swartland Municipality	100	100	100	100
1:120	Jun '26	338-24	2-100	8	A/3 : 1:120

Signature

hardie van schalkwyk
ARCHITECTURE

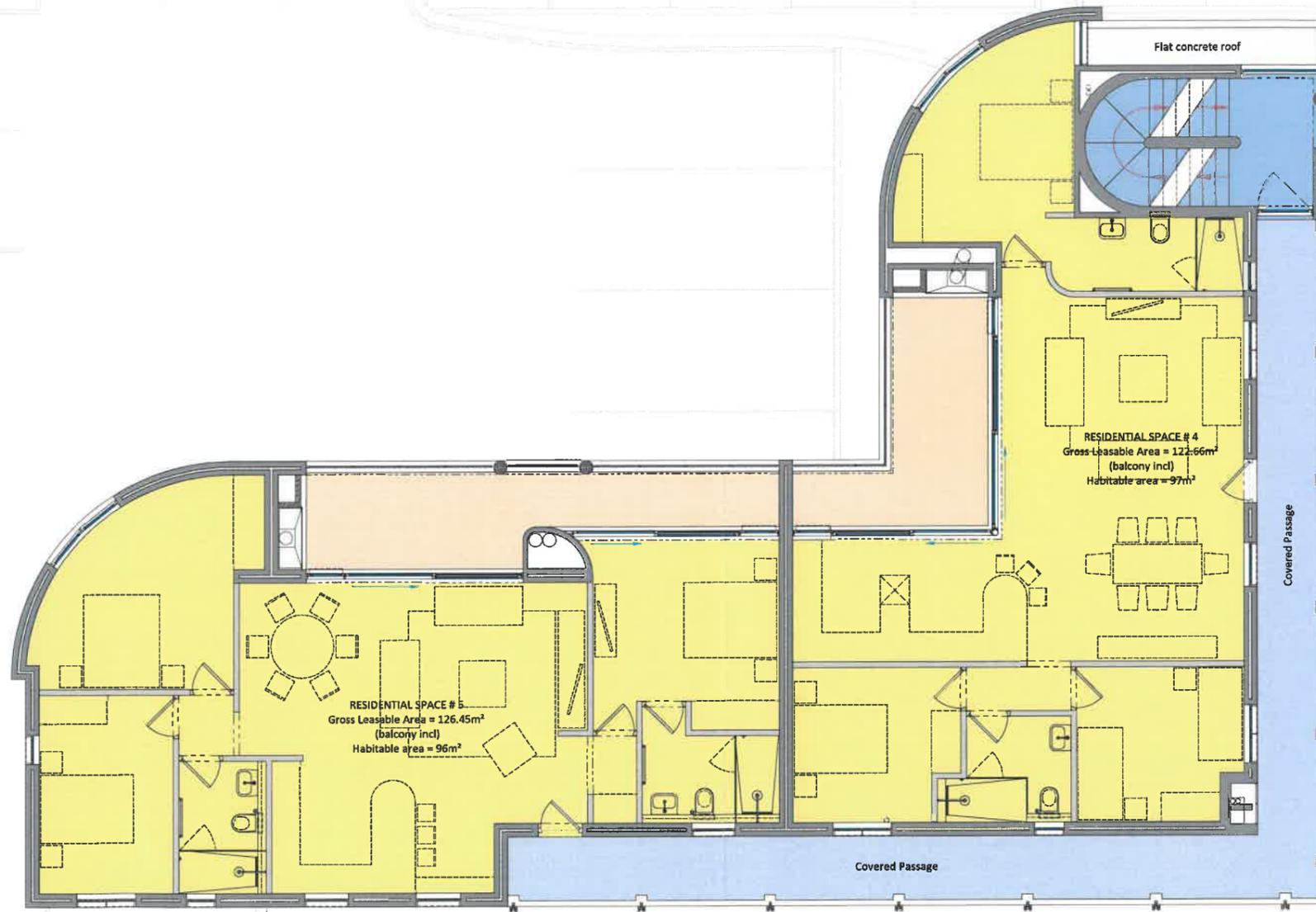
Pr. & Arch. T. MIAAT (SA) CPFA
SABAT, 70736 / SACAP, ST 0263
19 cloz str. wilsmed 7536 / 082 2371161 / hardie@hvs.co.za



First Storey – Concept B : 3 x 2-Bedroom Units

property information	
ERF No.	513
Size of the property	863m²
Cn Ordinates (entrance)	-38.346464, 18.188000
S.G. Diagram	S.G. No. 618979 - General Plan No. 30142
Deed of Transfer	19429/89
Zoning	
- Current :	Residential Zone 1 (R1)
- Proposed "Re-Zoning" application :	Business Zone 1 / 2 (BZ1 or BZ2)
Building Classification	
- Current :	H4 (Dwelling house)
- Proposed / To be re-coded :	F2 (small shop) : G.F. Areas H3 (domestic residence) : 1st & 2nd Flr Areas
- In accordance with SANS 10400 - A20 - Table 1	
Design Population	
- Current :	H4 2 Persons per bedroom
- Proposed :	F2 & H3 F2 : 1 Person per 10m² H3 : 2 Persons per bedroom
- In accordance with SANS 10400 - A21 - Table 2	
floor area calculations	
Floor Areas	
* Ground Storey Footprint (TOTAL) :	297.42m²
- Covered walkway :	34.48m²
- Covered passage :	08.92m²
- Ablutions :	11.85m²
- Staircase :	14.04m²
- Plant room :	05.26m²
- Retail Areas :	222.87m²
- TOTAL Habitable area (Retail) :	192.00m²
* First Storey Footprint (TOTAL) :	322.71m²
- Covered passage :	42.21m²
- Staircase :	15.13m²
- Plant room :	00.54m²
- Flat roof area :	04.51m²
- Residential areas :	260.32m²
- TOTAL Habitable area :	200.00m²
* Second Storey Footprint (TOTAL) :	322.71m²
- Covered passage :	42.21m²
- Staircase :	15.13m²
- Plant room :	00.54m²
- Flat roof area :	04.51m²
- Residential areas :	260.32m²
- TOTAL Habitable area :	193.00m²
* G.L.A. of Retail area (G.S.) :	208.54m²
* G.L.A. of Residential area (F.S.) :	249.11m²
* Coverage :	322.71m² / 893m²
	37.4%
off-street parking requirements	
Parking requirements, in accordance with the Swartland Municipality Zoning Scheme, 25 March 2020:	
* Chapter 5, Items 5.1.1.K & 3.2.1.J	
* Chapter 13, Items 13.1.1 / 13.1.3 / 13.1.4 / 13.1.5 / 13.1.6 / 13.1.7 and 13.1.8	
GROUND FLOOR	
In accordance with Item 13.1 - (Chapter 13), Table : Off-street parking.	
* Retail : Small shops : F2	
* 1 x Parking bay per 25m² of G.L.A. - Shops	
* 1 x Parking bay per 25m² of G.L.A. - Offices	
* Total G.L.A. of Retail area = 208.54m²	
* Required : 208.54 / 25m² = 8.34 Bays	
* Parking bays provided : 8 x Bays + 1 x Loading bay spaces	
FIRST & SECOND FLOOR	
* Residential : flats : H3	
* 1.25 Bay per Unit	
* 0.25 Bays per Unit for visitors	
* Required : 5 Units x 1.50 bays = 7.5 Bays	
* Provided : 8 x Bays + 1 x Tandem Parking bay	
Parking and Access in accordance with the Swartland Municipality Municipal Land Use Planning By-Law 2020:	
Total area to be fenced off in an approved standard sized pre-cast concrete inter-locking paver (samples and layout to be approved)	
Pavers to be laid in accordance with the construction specifications and to fall towards the stormwater catchpits.	
Parking and Loading bay areas, to be demarcated with an approved white paint line to dimensions and layout.	

Municipaliteit Swartland Municipality
 19 MAR 2026
J. J. J. J.

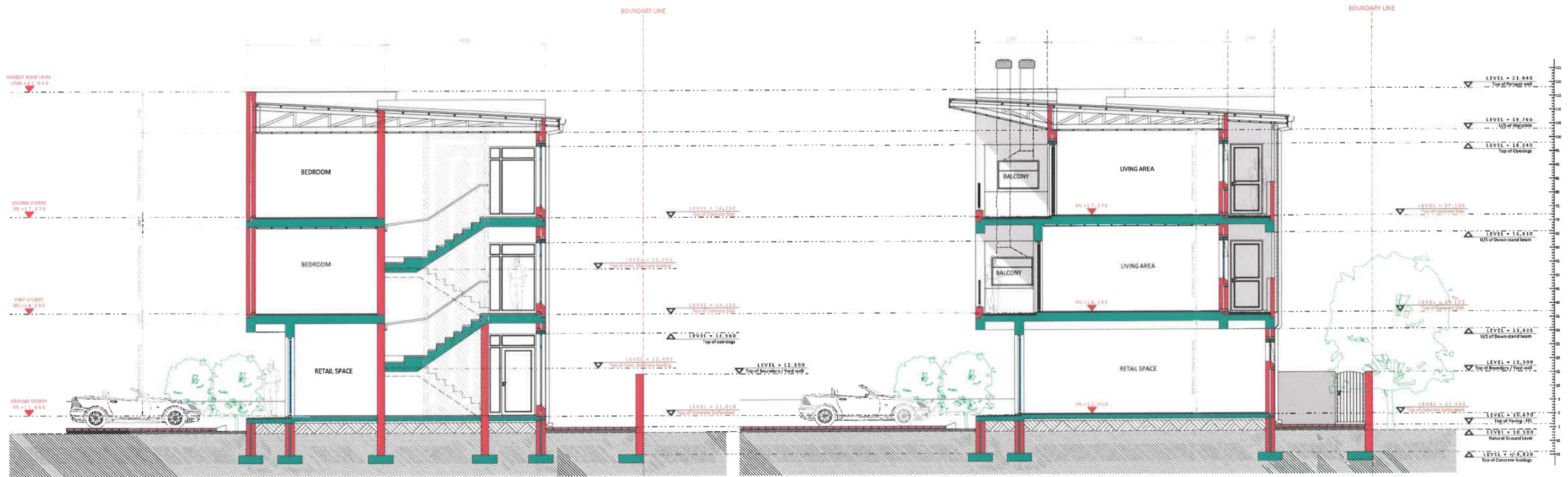


Second Storey – Concept B : 2 x 3-Bedroom Units

property information	
ERF No.	513
Site of the property	863m²
Co-Ordinates (entrance)	-33.346454, 18.160600
S.G. Diagram	S.G. No. 618575 - General Plan No. 10142
Deed of Transfer	T9429/89
Zoning	
- Current :	Residential Zone 1 (R1)
- Proposed "Re-Zoning" application :	Business Zone 1 / 2 (B21 or B22)
Building Classification	
- Current :	H4 (Dwelling House)
- Proposed / To be returned :	F2 (small shop) - G.F. Areas
	H3 (domestic residence) : 1st & 2nd Flr Areas
	- In accordance with SANS 10400 - A20 - Table 1
Design Population	
- Current :	H4
	2 Persons per bedroom
- Proposed :	F2 & H3
	F2 : 1 Person per 10m²
	H3 : 2 Persons per bedroom
	- In accordance with SANS 10400 - A21 - Table 2
floor area calculations	
Floor Areas	
* Ground Storey Footprint (TOTAL) :	297.42m²
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- Plant room :	00.54m²
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- Residential areas :	260.32m²
- TOTAL Habitable area :	200.00m²
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* Coverage : 322.71m² / 863m²	37.4%
off-street parking requirements	
Parking requirements, in accordance with the Swartland Municipality Zoning Scheme, 25 March 2020:	
* Chapter 5, Items 5.1.1.4 & 5.2.1.1	
* Chapter 13, Items 13.1.1 / 13.1.3 / 13.1.4 / 13.1.5 / 13.1.6 / 13.1.7 and 13.1.8	
GROUND FLOOR	
In accordance with Item 13.1 - (Chapter 13), Table : Off-street parking.	
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* 1 x Parking bay per 25m² of G.L.A. - Shops	
* 1 x Parking bay per 25m² of G.L.A. - Offices	
* Total G.L.A. of Retail area = 208.54m²	
* Required : 208.54 / 25m² = 8.34 Bays	
* Parking bays provided : 8 x Bays + 1 x Loading bay spaces	
FIRST & SECOND FLOOR	
* Residential : Flats : H3	
* 1.25 Bay per Unit	
* 0.25 Bays per Unit for visitors	
* Required : 5 Units x 1.50 bays = 7.5 Bays	
* Provided : 8 x Bays + 1 x Tandem Parking bay	
Parking and Access in accordance with the Swartland Municipality Municipal Land Use Planning By-Law 2020.	
* Total area to be finished off in an approved standard stred pre-cast concrete inter-locking paver (samples and layout to be approved)	
* Pavers to be laid in accordance with the construction specifications and to fall towards the stormwater catchpits.	
* Parking and Loading bay areas, to be demarcated with an approved white paint line to dimensions and layout.	

Municipaliteit Swartland Municipality
 19 MAR 2026
J. van der Merwe





Typical Section : Section A - A
Scale : 1:120

Typical Section : Section B - B
Scale : 1:120

Municipaliteit Swartland Municipality
19 MAR 2026
[Signature]

buitenkant street development

Proposed re-development on the property : Commercial & Residential Units.
Erf 513 at No. 36 Buitenkant Street, Yzerfontein, Western Cape.
For : Mr & Mrs MONIZ

Client Signature

Detail Sections – Proposed new development

Conceptual framework of the intended re-development.
Drawings / Layouts of the Existing and Proposed
Scale 1:120 / On A3 size drawing



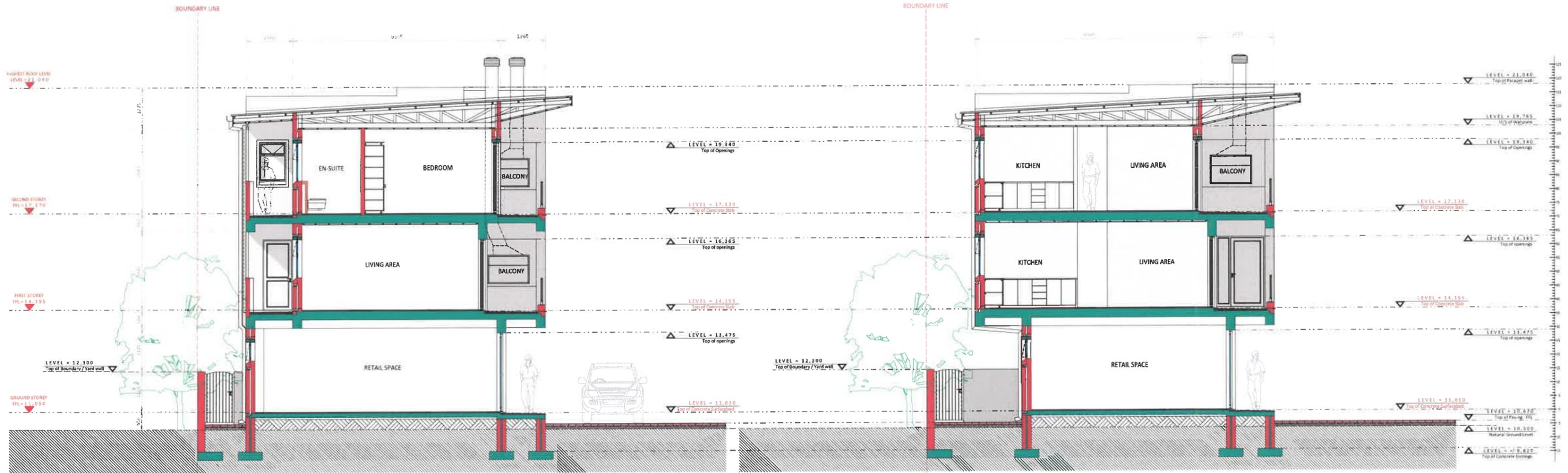
COUNCIL SUBMISSION - CONCEPT PROPOSAL					
DATE	BY	NO.	SCALE	NO.	NO.
1:120	Jun '24	328-24	2:100	8	1:120

Signature

[Signature]

hardie van schalkwyk
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P: S. Arch: T. Mbat (SA) C&FA
SAAT: 70736 / SACAP: ST 0293
19 duiz str. welgemoed 7530 / 082 7377151 / hardie@hvs.co.za



Municipaliteit Swartland Municipality
19 MAR 2026
Handwritten signature

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COUNCIL SUBMISSION - CONCEPT PROPOSAL

1:120	Jun '24	338-24	2-104	9	Aug 2024	A/3 : 1:120
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Signature

Handwritten signature

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North North-East Elevation : View from Gey van Pittius Street
Scale : 1 : 120

Municipaliteit Swartkops
19 MAR 2026
[Signature]

buitenkant street development

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Erf 513 at No. 36 Buitenkant Street, Yzerfontein, Western Cape.
For : Mr & Mrs MONIZ

Client Signature

Detail Elevations – Proposed new development

Conceptual framework of the intended re-development.
Drawings / Layouts of the Existing and Proposed
Scale 1:120 / On A3 size drawing



COUNCIL SUBMISSION - CONCEPT PROPOSAL					
DATE	SCALE	NO. OF SHEETS	SHEET NO.	PROJECT	DATE OF ISSUE
1:120	Jun '24	328-24	2-105	8	A/3 : 1:120

Signature

[Signature]

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West North-West Elevation : View from Buitenkant Street
Scale : 1 : 120

Munisipaliteit Swartland Municipality
19 MAR 2026
Handwritten signature

buitenkant street development

Proposed re-development on the property : Commercial & Residential Units.
Eit 513 at No. 36 Buitenkant Street, Yzerfontein, Western Cape.
For : Mr & Mrs MONIZ

Client Signature

Detail Elevations – Proposed new development

Conceptual framework of the intended re-development.
Drawings / Layouts of the Existing and Proposed
Scale 1:120 / On A3 size drawing



COUNCIL SUBMISSION - CONCEPT PROPOSAL					
DATE	BY	FOR	NO.	SCALE	APP. NO.
11/20	Jun '24	308-24	2 - 100	5	AUG 1:120

Signature

Handwritten signature

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