



File ref: 15/3/7-14/Erf_2781, 2786

Enquiries:
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8 September 2026

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Dear Sir/Madam

PROPOSED CLOSURE OF A PUBLIC PLACE ON ERF 2781 AND ERF 2786, YZERFONTEIN

Your application with reference 419~2781~Yzer, dated 4 May 2026, on behalf of Yzerfontein Property Developers (Pty) Ltd., 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 closure of a Public Place on Erf 2781, Yzerfontein, is hereby 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 closure of a Public Place on Erf 2789, Yzerfontein, is hereby approved in terms of Section 70 of the By-Law;

Decisions **A.** and **B.** are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval consents to the closure of:
- Erf 2781 (Public Street) of 675m² in extent, as shown on S.G. No. 2465/2016; and
 - Erf 2786 (Public Street) of 595m² in extent, as shown on S.G. No. 2470/2016;
- b) The land use of the erven continues as private roads;
- c) The responsibility for the maintenance of the private roads vests with the owner/developer;

2. GENERAL

- a) It is highly recommended that a home owners association is established and a constitution compiled to ensure that the following aspects are clearly defined:
- The owners association to formally represent the collective mutual interests of the area, suburb or neighborhood delineated in its constitution;
 - Control over and maintenance of buildings, services or amenities arising from the subdivision;
 - The regulation of at least one annual meeting with its members;
 - The ownership by the owners' association of all common property, including —
 - private open spaces;
 - private roads; and
 - land required for services provided by the owners' association;

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- b) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- c) All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- d) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 200,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal 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

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