



File ref: 15/3/3-14/Erf 2132
15/3/6-14/Erf 2132
15/3/8-14/Erf 2132

Enquiries:
A de Jager

13 June 2025

Planscape
PO Box 557
MOORREESBURG
7310

Per e-mail: planscape@telkomsa.net

Dear Mr. Langenhoven

PROPOSED AMENDMENT OF REZONING, SUBDIVISION AND SERVITUDE REGISTRATION ON ERF 2132, YZERFONTEIN

Your application with reference number 375~2132~Yzer, dated 11 April 2025, on behalf of B.J. and A.A. van der Walt, refers.

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 amendment of approval conditions pertaining to the rezoning, subdivision and servitude registration on Erf 2132, Yzerfontein is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Conditions A.B.1.b) and A.B.1.c) in approval letter 15/3/6-14/Erf 2132, dated 19 February 2025, that read as follows:

"...1.b) Erf 2132 (6 476m² in extent) be subdivided into Portion A (1 875m² in extent) and the Remainder (4 601m² in extent);

1.c) The zoning on each of the new Subdivisional Areas be allocated as follows:

- i. Portion A (1 875m² in extent): Open Space Zone 2 of 1 475m² in extent; and Residential Zone 1 of 400m² in extent; and*
- ii. The Remainder (4 601m² in extent): Open Space Zone 2 of 2 659m² in extent; and Residential Zone 1 of 1 942m² in extent;*

be amended to read as follows:

"...1.b) Erf 2132 (5 761m² in extent) be subdivided into Portion A (1 160m² in extent) and the Remainder (4 601m² in extent);

1.c) The zoning on each of the new Subdivisional Areas be allocated as follows:

- i. Portion A (1 160m² in extent): Open Space Zone 2 of 760m² in extent; and Residential Zone 1 of 400m² in extent; and*
- ii. The Remainder (4 601m² in extent): Open Space Zone 2 of 2 659m² in extent; and Residential Zone 1 of 1 942m² in extent;*

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- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

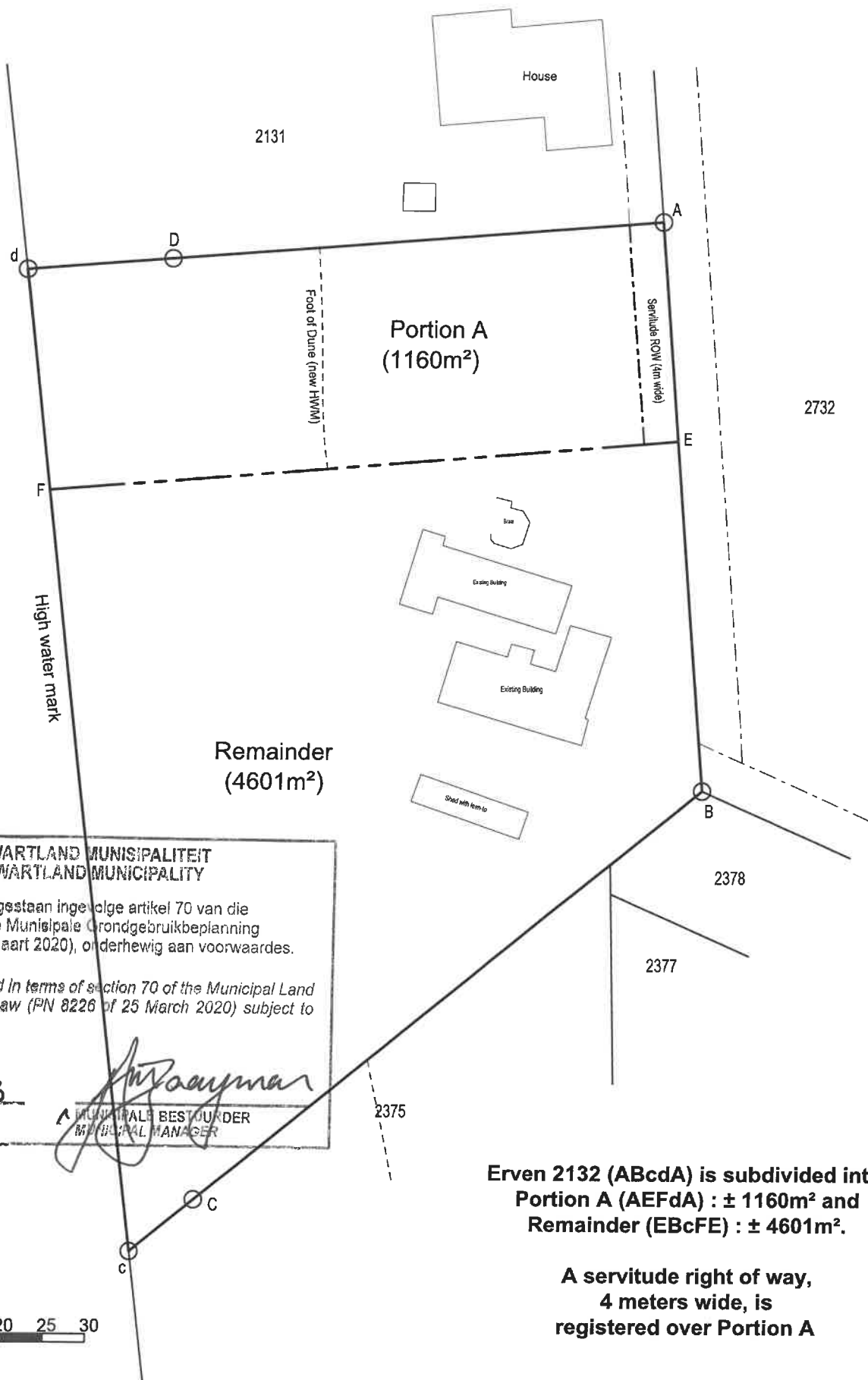
2. GENERAL

- a) The remaining conditions contained in approval letter 15/3/6-14/Erf 2132, dated 19 February 2025, remain applicable to the proposed development;
- b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- c) The amendment does not extend the approval period. The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, calculated from the date of the original approval, i.e. 19 February 2025. All conditions of approval be implemented before the new land uses come into operation/or transfer takes place. Failing to do so will cause the approvals to lapse. Should all conditions of approval be met within the 5 year period, the land uses become permanent and the approval period will no longer be applicable.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. 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
Adj/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 B.J. and A.A. van der Walt, P.O. Box 1523, Afafi, 0260
 stay@rooisee.com



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Ondervedeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PIN 8226 of 25 March 2020) subject to
conditions.

2025/06/13
DATUM/DATE

[Signature]
MUNISIPALE BESTOENDER
MUNICIPAL MANAGER

Scale
0 5 10 15 20 25 30
Meters

**Erven 2132 (ABcdA) is subdivided into:
Portion A (AEFdA) : ± 1160m² and
Remainder (EBcFE) : ± 4601m².**

**A servitude right of way,
4 meters wide, is
registered over Portion A**

Project: Erf 2132, Yzerfontein

Title: Subdivision and Servitude plan

Owner: BJ & AA van der Waldt



Notes: All area subject
to surveying.

Date: 11/04/25

Reference: 375~2132-Yzer



PLANSCAPE

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