



File ref: 15/3/4-14/Erf 1151
15/3/5-14/Erf 1151

Enquiries:
A. de Jager

18 July 2025

Planscape
PO Box 557
MOORREESBURG
7310

For attention: M. Langenhoven

Via e-mail: planscape@telkomsa.net

Dear Sir

PROPOSED DEPARTURE AND AMENDMENT OF RESTRICTIVE TITLE CONDITIONS ON ERF 1151, YZERFONTEIN

Your application, with reference 391~1151~Yzer, dated 7 July 2025, on behalf of the Marnel Trust, 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 building line departure on Erf 1151, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The building line departure authorises the encroachment of the 2m north-eastern rear building line to 1,5m to accommodate the garage and storeroom;
- b) The departure be restricted to the garage and storeroom that encroach on the building line, in accordance with Site Development Plan 391~1151~Yzer, dated 3 April 2025, as presented in the application;
- c) Building plans for the garage and storeroom be submitted within sixty (60) days from the date of registration of the approval letter, to the Senior Manager: Development Management for consideration and approval;

- 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 amendment of restrictive condition B.7.(b). in Title Deed T72072/2011, of Erf 1151, Yzerfontein, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition B.7.(b). registered in Title Deed T72072/2011 that reads as follows:

*"...B.7.(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5 metres from the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1.5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:-
..."*

be amended to read as follows:

"...B.7.(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5 metres from the street line which forms a boundary of this erf, nor within 1.5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:-..."

- b) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the amendment of the restrictive condition;
- c) The following minimum information must 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.

2. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) All conditions of approval be implemented before the new garage and storeroom come into operation/or the occupancy certificate be issued. 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;
- c) 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 faithfully


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Department: Civil Engineering Services*
 Building Control Officer
 Marnel Trust, p/a Eddie Davis, edavis@speedflame.co.za