



File ref: 15/3/3-14/Erf_2788, 3070
15/3/12-14/Erf_2788, 3070

Enquiries:
Mr HL Olivier

17 June 2025

Planscape
P.O. Box 557
MOORREESBURG
7310

Per Registered

Post

Dear Sir/Madam

PROPOSED REZONING OF ERF 2788 AND CONSOLIDATION OF ERVEN 2788 & 3070, YZERFONTEIN

The application, with reference number 388~3070-Yzerf, dated March 2025, on behalf of Yzerfontein Property Developers Pty Ltd, 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 rezoning of erf 2788, Yzerfontein (434m² in extent), from Business zone 2 to Open Space Zone 2, 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 consolidation of erf 2788 (434m² in extent) with unregistered erf 3070 (portion of erf 1626 (2174m² in extent), Yzerfontein, is hereby approved in terms of Section 70 of the By-Law;

The above decisions mentioned in A and B above, are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 2788, Yzerfontein be rezoned from Business Zone 2 to Open Space Zone 2;
- (b) Erf 2788, Yzerfontein be consolidated with unregistered erf 3070 (portion of erf 1626, Yzerfontein);
- (c) The consolidation plans be submitted to the Surveyor General for approval, including proof of the following:
- (i). The approval letter for the consolidation, containing the conditions of approval;
 - (ii). The approved consolidation plans;
- (d) The consolidated property be transferred to the Ocean Villas Owners Association;

- 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!

2. GENERAL

- (a) The legal certificate which authorises transfer of the consolidated portions, in terms of Section 38 of the By-Law, 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 existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (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 valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5-year validity period starts from the date of outcome of the decision against the appeal;
- (e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Yzerfontein Property Developers Pty Ltd, PO Box 44211, CLAREMONT, 7506
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 planscape@telkomsa.net

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

2153

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

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

3069

2025/06/17
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

DENNIS KATZ SQUARE

3030

2151

3070

3030
(FYNBOS CLOSE)

2786
(Public Street)

2970

2784

2949

2948

2785

1627
(Public Place)

Erf 3070 (2174m²) and Erf 2788
(434m²) are consolidated to form an
Erf, 2608m² in extent.

Project: Erven 3070 & 2788, Yzerfontein

Title: Consolidation plan

Owner: Yzerfontein Property Developers



Notes:

Date: 18/03/2025

Reference: 388~3070-Yzer



PLANSCAPE

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