

SWARTLAND MUNISIPALITEIT

KENNISGEWING 10/2025/2026

VOORGESTELDE OPHEFFING VAN BEPERKINGS EN HERSONERING ERF 513, YZERFONTEIN

Aansoeker:	Integrated Development Solutions, Collingsweg 6, Oostersee, 7500. Tel no. 0842320942
Eienaar:	JMA & MDCR Moniz, Pincushionslot 2, Protea Valley, Bellville, 7530. Tel no. 0837428814
Verwysingsnommer:	15/3/3-14/Erf_513 15/3/5-14/Erf_513
Eiendomsbeskrywing:	Erf 513, Yzerfontein
Fisiese Adres:	H/v Buitenkant- en Gey van Pittiusstraat, Yzerfontein

Volledige beskrywing van aansoek:

Die aansoek om opheffing van beperkende voorwaardes op erf 513, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaarde C.6(a), C.6(b), C.6(b)(i) en C.6(b)(ii) van Transport Akte T9429/89 opgehef word ten einde die beperking rakende die gebruik van die perseel en boulyne te verwyder.

Die aansoek om hersonering van erf 513, Yzerfontein, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat erf 513 (groot 863m²) hersoneer word vanaf Residensiële sone 1 na Sakesone 1 ten einde die perseel te ontwikkel met winkels/kantore en 5 woonstelle.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit : Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00-13:00 en 13:45 - 17:00 en Vrydag 08:00-13:00 en 13:45 - 15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder : Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **15 September 2025 om 17:00**. **Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar.** Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder

Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

15 Augustus

SWARTLAND MUNICIPALITY

NOTICE 10/2025/2026

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

Applicant:	Integrated Development Solutions, 6 Collings Road, Oostersee, 7500 Tel nr. 0842320942
Owner:	JMA & MDCR Moniz, 2 Pincushion Close, Protea Valley, Bellville, 7530. Tel nr 0837428814
Reference number:	15/3/3-14/Erf_513 15/3/5-14/Erf_513
Property Description:	Erf 513, Yzerfontein
Physical Address:	c/o Buitenkant and Gey van Pittius Street, Yzerfontein

Detailed description of proposal:

An application for the removal of restrictive title on erf 513, Yzerfontein in terms of section 25(2)(f) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that condition C.6(a), C.6(b), C.6(b)(i) and C.6(b)(ii) be removed from Title Deed T9429/89 in order to do away with the restriction with regard to the use of the premises and building lines.

An application for rezoning of erf 513, Yzerfontein in terms of section 25(2)(a) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 513 (863m² in extent) be rezoned from Residential Zone 1 to Business Zone 1 in order to develop the premises with shops and/offices and 5 flats.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Management, office of the Senior Manager : Development Management, Municipal Office, Church Street, Malmesbury. **Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440/e-mail – swartlandmun@swartland.org.za on or before 15 September 2025 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments.** Telephonic enquiries can be made to the town planning division (Alwyn Burger, Herman Olivier or Annelie de Jager) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

J J SCHOLTZ
Municipal Manager

Municipal Office
Church Street
MALMESBURY

15 August 2025