



File ref: 15/3/6-14/Erf_1963

Enquiries:
AJ Burger

4 November 2025

Pearl Point Home Owners Association
221 Atlantic Drive
YZERFONTEIN
7351

Via e-mail: Johan van der Merwe fimbrio@gmail.com

Sir

AMENDMENT OF THE DESIGN GUIDELINES FOR THE PEARL POINT DEVELOPMENT : ERF 1963, YZERFONTEIN

Your application dated 9 October 2025, 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 the architectural design guidelines for the Pearl Point Development on erf 1963, Yzerfontein, is approved in terms of Section 39 of the By-Law.

The following clause is amended to read as follows:

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"...Point 3.10

The Owners Association may in the Owners Associations sole discretion consent to and approve any organic shapes and/or angles that are less than 90 degrees upon and subject to such terms and conditions as the Owners Association in its sole discretion may deem fit under the circumstances of each case..."

The approval is subject to the following condition:

- a) Any consent provided for a organic shape and/or angle that are less than 90 degrees needs to be motivated by the applicant and the Owners Association. Both motivations must form part of the building plan application submitted to Swartland Municipality for consideration and approval.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AUB/ds

- Swartland vooruitdenkend 2040 - waar mense hul drome uiteleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!