



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-15/Farm 758/74

Enquiries:
A. de Jager

7 February 2022

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING OF PORTION 74 OF THE FARM GOEDE HOOP NO 758, DIVISION MALMESBURY

Your application, with reference number MAL/112215/ZN/MV, dated 5 November 2021, on behalf of J.L. Abramson, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 a portion of Portion 74 of the farm Goede Hoop, no. 758, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the rezoning of a portion of Portion 74 of the farm Goede Hoop, no. 758 (480m² in extent) from Agricultural Zone 3 to Agricultural Zone 2, in order to establish an agricultural industry in two storage sheds;
- b) Farm 758/74 and farm 758/75 be consolidated;
- c) A minimum of three (3) parking bays be provided, as presented in the application and be clearly demarcated;
- d) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- e) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- f) Building plans be submitted to the Senior Manager: Built Environment, for consideration and approval;
- g) In the event of advertising signs being constructed or attached, application be submitted to the Senior Manager: Built Environment, for consideration and approval.

2. WATER

- a) Municipal drinking water is not available on the property;

3. SEWERAGE

- a) Sewerage services only be made available for the removal of household sewerage, by means of a vacuum truck;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

**Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za**

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

4. GENERAL

- a) The approval does not cause exemption from adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. The land use may only come into effect when all conditions of approval have been met and the necessary certificates have been issued. The owner/developer is responsible to ensure that every condition of approval is complied with. Should all conditions not be met by the end of 5 years, the land use approval will lapse. However, should the conditions of approval be met before the 5 year period lapses, the land use will be permanent and the approval period will not be applicable anymore.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 J.L. Abramson, P.O. Box 744, Malmesbury, 7299