



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/10-13/Erf 8145

Enquiries:  
A. de Jager

15 August 2022

J. & R. Swarts  
7 Prothero Street  
RIVERLANDS  
7345

**Per Registered Post**

Sir/Madam

### **PROPOSED CONSENT USE OF ERF 8145, RIVERLANDS**

Your application, dated 3 May 2022, pertaining to the abovementioned, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for a consent use in order to operate a house shop on Erf 8145, Riverlands, is approved in terms of section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The house shop is restricted to 6,84m<sup>2</sup>, as presented in the application;
- b) Building plans, clearly indicating the house shop in relation to the house, be submitted to the Senior Manager: Built Environment, for consideration and approval;
- c) Application for construction of or attaching an advertising sign to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding 1m<sup>2</sup> in area and not exceeding the land unit boundaries with any part thereof, shall be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- d) No more than three persons, including the property owner, are permitted to be engaged in retail activities on the land unit;
- e) Only pre-packaged food products may be sold;
- f) No food preparation be allowed in the house shop;
- g) The following activities not be allowed for sale in the house shop:
  - i. The sale of wine and alcoholic beverages;
  - ii. Storage or sale of gas and gas containers;
  - iii. Vending machines;
  - iv. Video games; and
  - v. Snooker or pool tables;
- h) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- i) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- j) The municipal approval from Swartland be displayed inside the house shop;

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**Darling** Tel: 022 492 2237

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

**Moorreesburg** Tel: 022 433 2246

*Kindly address all correspondence to:*

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

**Yzerfontein** Tel: 022 451 2366

**1. WATER**

- a) The existing water connection be used and no additional connections be provided;

**2. SEWERAGE**

- a) The existing sewerage connection be used and no additional connections be provided;

**3. STREETS AND STORM WATER**

- a) Deliveries to the property be restricted to delivery vehicles not exceeding 16 000kg gross vehicle mass.

**4. GENERAL**

- a) The approval is valid for a period of 5 years in terms of section 76(2)(w) of the By-Law. All conditions of approval be complied with within 90 days from the date of the letter and failing to do so will result in this approval expiring.

Yours sincerely



**MUNICIPAL MANAGER**  
per Department Development Services  
ADJ/ds

Copies:            *Director: Civil Engineering Services*  
                      *Director: Financial Services*  
                      *Director: Corporate Services*  
                      *Building Control Officer*  
                      [Jerryswarts103@gmail.com](mailto:Jerryswarts103@gmail.com)