



File ref: 15/3/10-8/Erf 809

Enquiries:
A. de Jager

29 November 2024

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 809, MALMESBURY

Your application, with reference number MAL/14002/RP, dated 11 October 2024, on behalf of Toit Trust CC, refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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), the application for consent use on Erf 809, 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 consent use authorises a shop (83m² in extent) in a portion of the existing building on Erf 809, as presented in the application;
- b) Building plans indicating the footprint sizes of the various uses inside the existing building, be submitted to the Senior Manager: Development Management for consideration and approval;
- c) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage;
- d) Any signage be limited to 1m² in area and may not project over a public street;

2. WATER

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

3. SEWERAGE

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

4. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued. Failing to do so will cause the approval to 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.

- c) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AdjDs

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
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