



File ref: 15/3/10-8/Erf 4321

Enquiries:  
Mr H L Olivier

22 January 2021

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

**By Registered Mail**

Dear Sir/Madam

**PROPOSED CONSENT USE ON ERF 4321, MALMESBURY**

Your application, with reference number MAL/11598/ZN/MV, dated 19 October 2020, on behalf of Amir Hussien Rooble, 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), application for consent use on Erf 4321, Malmesbury, is hereby approved in terms of section 70 of the By-Law, subject to the conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The consent use authorises a house shop that does not exceed 50% of the floor area of the main dwelling unit, but limited to 25m<sup>2</sup>;
- (b) Building plans, clearly indicating the house shop in relation to all other structures on the property, 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 which does not exceed the land unit boundaries, with any part thereof, be permitted indicating only the name of the owner, name of the business and nature of the retail trade;
- (d) A maximum of three persons, including the property owner, be 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 products/activities are not 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 license 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 by Swartland Municipality be displayed inside the house shop;

**2. WATER**

- (a) The existing water connection be used;
- (b) No additional connections will be provided;

**3. SEWERAGE**

- (a) The existing sewerage connection be used;
- (b) No additional connections will be provided;

**4. STREETS AND STORMWATER**

- (a) Deliveries only be made with light delivery vehicles not exceeding a GVM of 16 000kg;

**5. REFUSE REMOVAL**

- (a) The basic refuse removal tariff be levied for the dwelling, as well as the business and in the case of the business the tariff will be amended in accordance with the amount of refuse generated and removed;

**6. GENERAL**

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All the conditions of approval be met, before the house shop comes into operation after when the 5-year period will no longer be applicable. However, should the conditions of approval not be implemented within these 5 years, the approval will lapse.

Yours sincerely

  
**MUNICIPAL MANAGER**

per Department Development Services

HLO/ds

Copies:      *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *AM Rooble, 70 Alfa Street, MALMESBURY, 7300*