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waar mense hul drome kan uitleef!

File ref: 15/3/10-15/Farm 628/01

Enquiries:
A. de Jager

29 November 2023

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

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON PORTION 1 OF THE FARM GOEDGEDACHT, NO. 628, DIVISION MALMESBURY

Your application, with reference number RK/13213/EB/NG, dated 22 August 2023, on behalf of the Goedgedacht Welbeloon Trust, 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 a consent use on Portion 1 of the farm Goedgedacht, no. 628, 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 consent use authorises the development of a lodge, containing six en-suite bedrooms, a communal kitchen, dining room and various storage/utility rooms, as presented in the application;
- b) The layout of the existing and new facilities be completed in accordance with Site Development Plan presented in the application;
- c) Building plans, clearly indicating the use of each existing building, as well as new structures, be submitted to the Senior Manager: Development Management, for consideration and approval;
- d) In the event of advertising signs being constructed or attached, application be submitted to the Senior Manager: Development Management, for consideration and approval;
- e) Application be made to the West Coast District Municipality for a Certificate of Acceptability for the food preparation area, to confirm that the premises complies with Regulation 638: Regulation governing general hygiene requirements for food premises, the transport of food and related matters;
- f) Application be made to the West Coast District Municipality for a Health Certificate to confirm that the premises complies with the norms and standards for accommodation establishments;

2. WATER

- a) The municipal drinking water is not available and alternative water provision be established;

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

3. SEWERAGE

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

4. WASTE MANAGEMENT

- a) No solid waste removal service be available to the development;
- b) Transport to the landfills, such as the Riebeek Wes Drop Off, Riebeek Kasteel Drop Off and Highlands Landfill, be provided through private initiative;
- c) Waste accepted at the landfill be subject to the regulations pertaining to the types of waste allowed at each particular landfill, as well as relevant fees payable;

5. GENERAL

- a) The approval does not exempt the owner/developer from adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) Cognisance be taken of the letter from the National Department: Water and sanitation, with reference number 16/2/7/G21C/A/8, dated 9 October 2023;
- c) 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

All conditions of approval be implemented before occupation will be granted and 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Goedgedacht Welbeloon Trust, P.O. Box 458, Malmesbury, 7299
 donoradmin@goedgedacht.org