



File ref: 15/3/10-12/Erf_1695

Enquiries:
Mr AJ Burger

25 September 2024

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1695, RIEBEEK WEST

Your application with reference no. RW/13861/NJdK, dated 6 June 2024, on behalf of Grandselect 126 Pty Ltd, 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 1695, Riebeeek West, 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 restaurant (restricted to 80m²), as presented in the application;
- b) The number of seats (indoor and outdoor) at the restaurant be restricted to a total of 19 seats, as presented in the application
- c) Building plans, indicating the change of use of the building to a restaurant be submitted to the Senior Manager: Development Management for consideration and approval;
- d) Application be made at the Senior Manager: Development Management for the display of advertising signs;
- e) Application be made at the Director: Development Services for a trade license and at the West Coast District Municipality for a compliance certificate. Both the license and certificate be displayed inside the restaurant;
- f) Noise levels created by the operation of the restaurant complies with the Western Cape Noise Control Regulations;

2. 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. If no appeal is received, all conditions of approval be implemented before 31 October 2024.
- c) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal 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. 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

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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
A/B/bs

Copies: *Building Control Officer*
 Grandselect 126 Pty Ltd, PO Box 23, Vredenburg, 7380.
 Email: accounts@swemmer.co.za