



CLEAN AUDITS SINCE 2010/11



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Lêer verw/
File ref: 15/3/10-1/Erf_997

Navrae/Enquiries:
Ms D N Stellenberg

14 September 2021

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 997, ABBOTSDALE

Your application with reference ABB/11960/MH dated 18 May 2021 on behalf of Rowena Marcoline Engelbrecht has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 8 September 2021 to reject the application for the consent use on erf 997, Abbotsdale, in terms of Section 70 of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).
- B. **GENERAL**
- a) The applicant be informed of their right to appeal against the decision of the Municipal Planning Tribunal, in terms of section 89(2) of the By-Law.
- C. The application be refused for the following reasons:
1. The sheer lack of space as well as the position of existing ESKOM services supporting structure restricts the provision of adequate on-site parking and loading bays for the proposed land use.
 2. The operation of a house tavern will increase the risk and safety those directly affected.
 3. The proposed consent use will have a negative impact on the surrounding residential land uses.
 4. The proposed consent use will be prejudicial to the interest of the surrounding community.
 5. The benefit of operating the house tavern for the owner of erf 997 will not be in the short or long term in the interest of the community.

In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 8226 of 25 March 2020), you as well as the objectors have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against Council's decision.

Should you decide to appeal, you can write to the following address:

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

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299

Please note that if the applicant/objector does appeal, an appeal fee of R2400-00 is payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copy : R M Engelbrecht, 28 Eikeboom Street, Abbotsdale, 7301