



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uiteef!

File ref: 15/3/10-3/Erf_3213

Enquiries:
Mr HL Olivier

28 May 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 3213, DARLING

Your application with reference DAR/13246/NJdK, dated 28 February 2024, regarding the subject refers.

- A By virtue of the authority that is delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 May 2020 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use for a house tavern on erf 3213, Darling is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use be restricted to accommodate a house tavern (maximum 25m² in extent), accommodated as part of an extension of the existing dwelling as presented in the application;
- (b) Liquor only be sold for off-consumption purposes;
- (c) The dwelling unit on the property be occupied by the proprietor of the house tavern;
- (d) Building plans, clearly indicating the house tavern in relation to the house, be submitted to the Senior Manager: Built Environment, for consideration and approval;
- (e) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be adhered to, to the satisfaction of the relevant authority;
- (f) 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 1m² in area and not exceeding the land unit boundaries with any part of it, be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- (g) The trading hours of the house tavern, as determined in the Swartland Municipality: By-law relating to Control of Undertakings that Sell Liquor to the Public (PG 8680 of 11 November 2022), be restricted from Monday to Saturday from 09:00 to 20:00 and be closed on Sundays and closed days including, Good Friday and Christmas;
- (h) A copy of the letter of approval be displayed in the house tavern;
- (i) At least two (2) parking bays be provided on the subject property as indicated on the site development plan;

2. WATER

- (a) The existing connection be used and that no additional connections be provided;

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) The existing connection be used and that no additional connections be provided;

4. STREETS AND STORMWATER

- (a) Deliveries may only be done by delivery vehicles with a gross vehicle mass of 16000kg;

5. GENERAL

- (a) The approval does not exempt the applicant from obtaining any necessary approval from any other applicable statutory authority;
- (b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (c) The applicant/proprietor of the house tavern note that in terms of Section 100(c) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the Municipality may withdraw the approval for the consent use if the conditions of approval are not met;
- (d) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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;
- (e) The applicant/objectors 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, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000-00 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 faithfully


MUNICIPAL MANAGER

Via Department Development Services

HLO/ds

Copies : Director : Civil Engineering Services
 Director : Financial Services
 Building : Control Officer
 CS Herman, 774 Port Jackson Street, Darling, 7345
 christodoggy@gmail.com