



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-8/Erf 890
15/3/4-8/Erf 890
15/3/14-8/Erf 890

Enquiries:
A. de Jager

25 November 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING, DEPARTURE AND CONSENT USE ON ERF 890, MALMESBURY

Your application with reference number MAL/11985/ZN/MV, dated 16 July 2021, on behalf of the Koos Brand Familie Trust, refers.

- A.** 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 8227 of 25 March 2020), the application for the partial rezoning of Erf 890, Malmesbury, from Industrial Zone 1 to Industrial Zone 2, is approved in terms of Section 70 of the By-Law;
- B.** 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 8227 of 25 March 2020), the application for a consent use on Erf 890, Malmesbury, is approved in terms of Section 70 of the By-Law;

Approvals A and B above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the rezoning of a portion of Erf 890, Malmesbury (423m² in extent) from Industrial Zone 1 to Industrial Zone 2, restricted to a funeral parlour, as presented in the application;
- b) The consent use authorises the operation of a funeral parlour from the ground floor of the existing building, as presented in the application;
- c) A minimum of six (6) on-site parking bays be provided as presented in the application and that the parking areas be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services, and the parking bays need to be clearly demarcated;
- d) Building plans, indicating the change in use, be submitted to the Senior Manager: Built Environment for consideration and approval;
- e) Application be made to the Senior Manager: Built Environment for the right to display the name board/sign of the facility on the site;
- f) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- g) Regulation 363 of the National Environmental Health Norms and Standards promulgated on 24 December 2015 (Notice 1229 of 2015) in terms of the National Health Act, 2003 (Act 61 of 2003) be adhered to, to the satisfaction of the Environmental Health Division of the West Coast District Municipality;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 482 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2266

2. WATER

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

3. SEWERAGE

- b) The existing sewerage connection be used and that no additional connections be provided;
- c) 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 8227 of 25 March 2020), the application for the departure from development parameters on Erf 890, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A minimum of six (6) on-site parking bays be provided in lieu of the seven (7) parking bays required;
- b) The owner/developer be responsible for the amount of R7 500,00 towards the non-provision of one on-site parking bay, at building plan stage. The amount is payable to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (MSCOA: 9/222-303-9212);

2. GENERAL

- a) The approval does not exempt the applicant from adherence to any other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be complied with by no later than 30 January 2022 and failing to do so will result in further administrative action. Once all the conditions of approval have been met by the specified date, the land use and departure will be permanent and the approval period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Koos Brand Familietrust, P.O. Box 300, Malmesbury, 7299