



File ref: 15/3/3-8/Erf_7605

Enquiries:
AJ Burger

20 September 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Sir / Madam

PROPOSED REZONING OF ERF 7605, MALMESBURY

Your application with reference number MAL/13817, dated 2 May 2024, on behalf of Gasment & Sons Pty Ltd, regarding the subject, 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), application for the rezoning of Erf 7605, Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 7605 (1500m² in extent) be rezoned from Industrial zone 2 to Industrial zone 3 for a risk activity for the storage of diesel and gas, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration of approval;
- c) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage against the buildings or on the property;

2. WATER

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

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;
- b) The drainage of collection pits may not be connected to the sewer system;

4. GENERAL

- a) The letter from the West Coast District Municipality with reference 13/2/12/1/1, dated 7 June 2024, be complied with;
- b) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;

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- c) 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 on the appeal;
- d) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely


^ MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
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