



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 uitleef!

File ref: 15/3/10-8/Erf 10060

Enquiries:
Mr H L Olivier

18 October 2023

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 10060, MALMESBURY

Your application with reference 13340/MAL/JL/EM, dated 15 September 2023, on behalf of Mr & Mrs Henn, 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 10060, Malmesbury, is hereby 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 be restricted to a bed and breakfast establishment, as presented in the application;
- (b) The dominant use of the land unit must remain as a dwelling for the living accommodation of a single family;
- (c) As presented in the application, no more than two rooms be used for bedroom accommodation for paying guests or lodgers who is supplied with lodging or meals at any time;
- (d) Guest rooms not be converted to, or used as separate dwelling units;
- (e) The establishment only supply meals to guests or lodgers whom have lodging at the bed and breakfast establishment;
- (f) No advertising sign be displayed other than one sign or notice which is not projecting over a public street and which does not exceed 1m² in area;
- (g) On top of the 2 parking bays required for the existing dwelling house, at least 3 additional parking bays be provided as presented in the application. The parking bays be provided with a permanent dust free surface whether it be tar, concrete, paving or any other material, as approved by the municipality beforehand. The parking bays be clearly demarcated;
- (h) No more than six persons are permitted at any one time, as paying guests or lodgers.
- (i) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (j) Application be made at the Department: Development Services for a business license if meals are to be served;
- (k) Application be made at the West Coast District Municipality for a compliance certificate if meals are to be served;

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

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The property be provided with a single sewer connection and no additional connections be provided;

5. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all 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 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) All conditions of approval be implemented before the new land use 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;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 Mr F and Mrs W henn, 11 Merino Street, MALMESBURY, 7299
 fenwhenn@me.com