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SKOON OUDITS SEDERT 2010/11



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waar mense hul dromë kan uitleef!

File ref: 15/3/10-14/Erf_3098

Enquiries:
Mr HL Olivier

25 June 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 3098, YZERFONTEIN

Your application with reference YZE/13729/MH, dated 8 April 2024, regarding the subject refers.

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 on erf 3098, Yzerfontein 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 existing service trade (165m² in extent) be expanded with an additional 205m² by including an existing building on the property as part of the micro winery and tasting facility;
- (b) The existing building mentioned in (a) above be used as a space for the fermentation and maturation of wine produced on the premises;
- (c) The wine be stored in stainless steel tanks and / or wine barrels;
- (d) Provision also be made for the storage of boxed wine as presented in the application;
- (e) Building plans be submitted to the Senior Manager: Built Environment, for consideration and approval;
- (f) The owner / developer ensures that the operations of the winery including the storage, fermentation and maturation of wine in the building as proposed in the application, does not cause or potentially cause any offensive odours or noise deemed a nuisance to the owners / residents of the neighbouring residential development, due to the mixed use character of the area;

2. WATER

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

3. SEWERAGE

- (a) Sewerage services be provided for household sewerage only by means of a sewerage suction truck;

4. GENERAL

- (a) The approval does not exempt the applicant from obtaining any necessary approval from any other applicable statutory authority;

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

- (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 notes 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 use come into operation/or occupancy certificate be issued. Failing to do so the will result in the lapsing of the approval. 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 faithfully


^ MUNICIPAL MANAGER
Via Department Development Services
HLO/ds

Copies : Director : Civil Engineering Services
 Director : Financial Services
 Building : Control Officer
 Andries Blake Familietrust, Posbus 626, Yzerfontein, 7351
 planning1@rumboll.co.za
 marinda@blakefamilywines.com