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File ref: 15/3/10-8/Erf_8160

Enquiries:
A. de Jager

6 July 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Sir/Madam

PROPOSED CONSENT USE OF ERF 8160, MALMESBURY

Your application with reference MBURY/12169/MH, dated 5 May 2023, on behalf of A. Mulugeta, 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 8160, Malmesbury is approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a house shop, restricted to $\pm 25\text{m}^2$, as presented in the application;
- (b) A building method be employed that complies with the SANS 10400 regulations;
- (c) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- (d) No person be allowed to utilise the house shop as a dwelling unit and that no person may sleep in the proposed house shop;
- (e) Application for construction of, or attaching an advertising sign to the building be submitted to the Senior Manager: Development Management, for consideration and approval. Only one sign, not exceeding 1m^2 in area and not exceeding the land unit boundaries with any part of it, shall be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- (f) No more than three persons, including the occupier of the property, are permitted to be engaged in retail activities on the land unit;
- (g) Only pre-packaged food products may be sold;
- (h) No food preparation be allowed in the house shop;
- (i) The following activities not be allowed for sale in the house shop:
 - (i) The sale of wine and alcoholic beverages;
 - (ii) Storage or sale of gas and gas containers;
 - (iii) Vending machines;
 - (iv) Video games; and
 - (v) Snooker or pool tables;
- (j) Application for a business licence be submitted to the Director: Development Services for consideration and approval;
- (k) The owner/developer adheres to all requirements of the West Coast District Municipality regarding health and safety of the house shop;

- (l) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- (m) The municipal approval from Swartland be displayed inside the house shop;

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORM WATER

- (a) Deliveries to the property may only be made by delivery vehicles not exceeding 16 000kg gross vehicle mass.

5. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. However, the house shop is already in operation, therefore all conditions of approval be complied with before 31 October 2023. Failure to do so will result in this approval lapsing;
- (b) 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 A. Mulugeta, 31 Visarend Street, Malmesbury, 7300