



File ref: 15/3/10-8/Erf 10433

Enquiries:
A. de Jager

31 October 2024

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

Per Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 10433, MALMESBURY

Your application, with reference number MAL/14007/MH, dated 22 August 2024, on behalf of the J.C.S. Beleggings CC, 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 10433, Malmesbury, is 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 authorises a take-away shop (54m² in extent) in a portion of the existing building on Erf 10433, as presented in the application;
- b) Building plans indicating the footprint sizes of the various uses inside the existing building, be submitted to the Senior Manager: Development Management for consideration and approval;
- c) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage;
- d) Any signage be limited to 1m² in area and may not project over a public street;
- e) A Certificate of Compliance be obtained from the West Coast District Municipality for the operation of the take-away shop;
- f) A trade licence be obtained from Swartland Municipality for the operation of the take-away shop;

2. WATER

- a) The existing water connection be utilised, and no additional connections be provided;

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;

4. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The land use is already in operation and therefore all conditions of approval are to be implemented by 1 December 2024. Failing to comply with the conditions of approval by the specified date will cause the approval to lapse. Should all conditions of approval be met by the specified date, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

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