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waar mense hul drome kan uitleef!

File ref: 15/3/10-15/Farm 574

Enquiries:
A. de Jager

15 September 2023

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON THE REMAINDER OF THE FARM DOORN FONTEIN NO. 574, DIVISION MALMESBURY

Your application, with reference number DAR13058/EB/NG, dated 30 June 2023, on behalf of K2022388087 (South Africa) (Pty) Ltd, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for consent uses on the Remainder of the farm Doorn Fontein, no. 574, Division 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 first consent use authorises the development of five (5) additional dwelling units, as presented in the application as follows:
 - i. Additional dwelling unit 1: 89m² in extent;
 - ii. Additional dwelling unit 2: 114m² in extent;
 - iii. Additional dwelling unit 3: 114m² in extent;
 - iv. Additional dwelling unit 4: 120m² in extent
 - v. Additional dwelling unit 5: 120m² in extent;
- b) The second consent use authorises the conversion of the existing hunters' residence into a lodge, as presented in the application;
- c) The layout of the existing and new facilities be completed in accordance with Site Development Plan MAL/13011/EB/NG, dated June 2023, as presented in the application;
- d) Building plans, clearly indicating the use of each existing building, as well as new structures, be submitted to the Senior Manager: Development Management, for consideration and approval, no later than 30 October 2023;
- e) Any structural changes to the existing buildings, whether it be internal or external, be carried out to the satisfaction of Heritage Western Cape and that copies of the written approval in this regards accompany any building plans that are to be submitted;
- f) In the event of advertising signs being constructed or attached, application be submitted to the Senior Manager: Development Management, for consideration and approval;
- g) Application be made to the West Coast District Municipality for a Certificate of Compliance for the preparation of food on the premises;

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

h) Application be made to the Director of Development Services in order to obtain a Business Licence;

2. WATER

a) The municipal drinking water is not available and alternative water provision be established;

3. SEWERAGE

a) Sewerage services only be available for the removal of household sewerage, by means of a vacuum truck;

4. GENERAL

- a) The approval does not exempt the owner/developer from adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) The conditions from the Department of Water & Sanitation, letter dated 21 August 2023, with reference 16/2/7/G21A/A/8 be complied with;
- 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 against the appeal.

All conditions of approval be implemented before the new land uses 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
AdJ/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 K2022388087 (South Africa) (Pty) Ltd, 45 Buitengracht Street, Cape town, 8000
 project@rheboksfontein.co.za