



File ref: 15/3/10-11/Erf 1727

Enquiries:  
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13 June 2025

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Sir/Madam

### **PROPOSED CONSENT USE OF ERF 1727, RIEBEEK KASTEEL**

Your application, with reference number RK/13681/MH, dated 10 March 2025, on behalf of A. Heynse, refers.

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 a consent use on Erf 1727, Riebeek Kasteel, 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 house shop, restricted to  $\pm 24\text{m}^2$ , as presented in the application;
- b) The operating hours of the house shop be restricted between 7:00 and 21:00 daily;
- c) Building plans, clearly indicating the house shop in relation to the house, be submitted to the Senior Manager: Development Management, for consideration and approval;
- d) The operation of the house shop may not result in congestion / obstruction along Jasmyn Street, therefore at least one on-site parking bay be provided from Calabash Streets;
- e) No loitering be permitted anywhere on Erf 1727, Riebeek Kasteel, whether it be inside or outside the buildings on the erf or around the entrance to the erf;
- f) The house shop operator and employees be responsible for discouraging loitering and dispatching loiterers from the property;
- g) Application for construction or attaching an advertising sign to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding  $1\text{m}^2$  in area and not exceeding the land unit boundaries with any part of it, be permitted and it indicate only the name of the owner, name of the business and nature of the retail trade;
- h) No more than three persons, including the occupant of the property, are permitted to be engaged in retail activities on the land unit;
- i) Only pre-packaged food products may be sold;
- j) No food preparation be allowed in the house shop;
- k) 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;
- l) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;

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

## **2. WATER**

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

## **3. SEWERAGE**

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

## **4. STREETS AND STORM WATER**

- a) Deliveries to the property be made only 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 a period of 5 years. All conditions of approval be complied with before new land use comes into operation. Failure to comply will result in the approval expiring;
- b) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
ADJ/ds

Copies:      *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
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