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waar mense hul drome kan ultiëef!

File ref: 15/3/10-15/Farm_1163

Enquiries:
Mr AJ Burger

21 November 2023

Liezel Engelbrecht
PO Box 622
MALMESBURY
7299

Email: liezl.engelbrecht@gmail.com

Per Registered Mail

Dear Madam

PROPOSED CONSENT USE ON REMAINDER FARM NO 1163, DIVISION MALMESBURY

Your application received by Swartland Municipality on 15 August 2023, regarding the subject 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 the remainder farm no 1163, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent uses be restricted to a tourist facility (artisan workshop, farm market and conference centre), a farm shop (farm shop and deli/restaurant) and a nursery and associated parking area, as presented in the application;
- (b) The total footprint of the consent uses be restricted to 4386m² as presented in the application.
- (c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval for the alteration of existing buildings to the proposed uses;
- (d) Application be made at the Department: Development Services for a business license if meals are to be served;
- (e) Application be made at the West Coast District Municipality for a compliance certificate if meals are to be served;

2. WATER

- (a) No municipal drinking water can be provided;

3. SEWERAGE

- (a) Sewerage services can be supplied by means of a vacuum truck for household sewerage only;
- (b) Sewerage services cannot be supplied to the market and deli/restaurant;

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

5. GENERAL

- (a) Comply with the letter from Eskom dated 16 October 2023, with reference 12380-23;
- (b) Comply with the letter from the Department of Water & Sanitation dated 18 September 2023, with reference 16/2/7/G21A/A/8;
- (c) Comply with the letter from OpenServe dated 12 September 2023, with reference WWIP_WMY+3253_23;
- (d) 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;
- (e) 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;
- (f) All conditions of approval be implemented before the new land use 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
AJB/ds

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