



CLEAN AUDITS SINCE 2010/11



Munisipaliteit
Municipality
Umasipala

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File ref: 15/3/3-11/Erf_1013

Enquiries:
Mr AJ Burger

2 August 2021

Friedlander, Burger & Volkman
PO Box 203
RIBEEK KASTEEL

By registered mail

Sir/ Madam

PROPOSED REZONING OF ERF 1013, RIEBEEK KASTEEL

The application with reference RK1013, dated 14 April 2021, on behalf of Jamneck Property Enterprises Pty Ltd, refers.

By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of erf 1013, Riebeek Kasteel from Residential Zone 1 and Business Zone 2 with a consent use for a restaurant ($\pm 370\text{m}^2$ in extent) to Business zone 1 is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING & BUILDING CONTROL

- (a) The Business zone 1 zoning accommodates, but is not restricted to, the following uses, namely: restaurant with indoor and outdoor dining areas, outdoor play area for kids, ablution facilities, service trades (roasting of coffee and production of boutique alcoholic products), tasting facility and shops (meat & biltong and delicatessens) as presented in the application;
- (b) The service trade for the roasting of coffee be restricted to 46m^2 as presented in the application;
- (c) The service trade for the production of boutique alcoholic products be restricted to 61m^2 as presented in the application;
- (d) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval for the change of use of buildings as well as if any alterations are to be done;
- (e) A minimum of 38 on-site parking bays and 1 loading bay be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and that the parking bays and loading bay are clearly demarcated to the satisfaction of the municipality;
- (f) Application for advertising signs be made to the Senior Manager: Built Environment for consideration and approval;
- (g) Application be made for a Trade license at Swartland Municipality;

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;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

4. DEPARTMENT OF TRANSPORT AND PUBLIC WORKS

- (a) Upon the establishment of the 13m side street for the development of erf 878 the access to the proposed development must be created off this new street and the existing access off Main Road 227 must be permanently closed;

5. WEST COAST DISTRICT MUNICIPALITY

- (a) Application be made to the Division: Environmental Health for a compliance certificate in terms of Regulation 638 of 22 June 2018 promulgated in terms of Section 15(1) of the Foodstuffs, Detergents and Disinfectants Act, 1972 (Act 54 of 1972);
- (b) The floor of the distillation and fermentation plants must have a sufficient slope and lead to a water drainage pipe that drains to the sewage system on the site;

6. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R43 382,43 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-188-9210).
- (b) The owner/developer is responsible for the development charge of R3 277,50 towards waste water treatment works, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (c) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

7. GENERAL

- (a) If the extension of existing services are deemed necessary in order to provide the development with services, the cost thereof will be for the owner/developer.
- (b) The approval is, in terms of section 76(2)(w) of the By-law, valid for a period of 5 years. Compliance with all conditions of approval be implemented before the occupation certificate for the building be issued. If the owner/developer does not comply, the approval will lapse;
- (c) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies : *Building Control Officer*
 Director: Civil Engineering Services
 Director: Financial Services
 Jamneck Property Enterprises Pty Ltd, PO Box 67, Riebeek Kasteel, 7307