



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

File ref: 15/3/10-9/Erf 6409

Enquiries:  
Me A de Jager

25 November 2021

Lusanda Skokwana  
6409B Sibanye Square  
MOORREESBURG  
7307

**By hand**

Sir/Madam

### **PROPOSED CONSENT USE OF ERF 6409, MOORREESBURG**

Your application, pertaining to the abovementioned, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 6409, Moorreesburg, is approved in terms of Section 70 of the aforementioned By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The consent authorises a house shop, restricted to 21m<sup>2</sup>, as presented in the application;
- b) A building method be employed that complies with the SANS 10400 regulations;
- c) Building plans be submitted to the Manager: Built Environment, for consideration and approval;
- d) No person be allowed to utilise the house shop as a dwelling unit and that no person may sleep in the proposed house shop;
- e) Application for construction of or attaching an advertising sign to the building be submitted to the Director: Development Services, for consideration and approval. Only one sign, not exceeding 1m<sup>2</sup> in area and not exceeding the land unit boundaries with any part of it, shall be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- f) No more than three persons, including the property owner, are permitted to be engaged in retail activities on the land unit;
- g) Only pre-packaged food products may be sold;
- h) No food preparation be allowed in the house shop;
- i) 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;
- j) Application for a trade licence be submitted to the Director : Development Services for consideration and approval;
- k) The owner/developer adheres to all requirements of the West Coast District Municipality regarding health and safety of the house shop;
- l) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- m) The municipal approval from Swartland be displayed inside the house shop;

*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**

## **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 may only be made 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, only valid for a period of 5 years. All conditions of approval be complied with before the house shop comes into operation and failing to do so will result in further administrative action. However should all the conditions of approval be met before the 5 year approval period lapses, the consent use will be permanent and the approval period will not be applicable anymore.

Yours sincerely



**MUNICIPAL MANAGER**  
per Department Development Services

ADJ/ds

*Copies:*            *Director: Civil Engineering Services*  
                         *Director: Financial Services*  
                         *Director: Corporate Services*  
                         *Building Control Officer*

## **SUMMARY:**

You, Lusanda Skokwana, must bring to the Municipality:

- a) **Building plans** drawn by a draughtsman;
  - i) Building plan fee: R650,00
- b) **Advertising sign** application:
  - i) Drawings of your sign. Show the writing on it? Show the measurements;
  - ii) Where will it be on the building? Make a drawing that shows how high it will be on the house shop;
  - iii) You can only have a name on a board OR on the wall, not both.  
If you have your shop name on a Coca-cola board, then you cannot have Double "o" on the building;
  - iv) Application form at Town Planning;
  - v) R710,00
- c) Phone André Scott at the West Coast District Municipality to help you get a **Compliance Certificate** (022) 433 8400;
- d) Phone Kobus Marais at Swartland Municipality for a **Business Licence** (022) 487 9400. The cost is R28,50.

If you do not have all the items on the list above, Law Enforcement can still close the shop. But if you do have all the documents, then the house shop is 100% legal.

All approved documents clearly displayed within the house shop.