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Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

Lêer verw: 15/3/3-15/Farm_497/5

Navrae:
Mr AJ Burger

29 November 2023

PJ le Roux Town Planners
PO Box 3457
PAARL
7620

Attention: PJ le Roux

pj@pjlroux.co.za

By Registered Mail

Sir/ Madam

PROPOSED REZONING OF PORTION 5 OF FARM WELTEVREDE NO. 497, DIVISION MALMESBURY

Your application, with reference H 10-184, dated 4 September 2023, on behalf of the NA Serdyn Trust, regarding the subject 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 rezoning of portion 5 of farm Weltevrede no 497, 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) A portion of Portion 5 (256m² in extent) of farm Weltevrede no 497, Division Malmesbury, be rezoned from Agricultural Zone 1 to Agricultural Zone 2 in order to accommodate a boutique distillery which includes tasting and sales, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- c) Application be made to the West Coast District Municipality for a compliance certificate for the handling of foodstuff;
- d) A trade licence be obtained from Swartland Municipality for the operation of the agricultural industry;
- e) Application be submitted to the Senior Manager: Development Management for the construction and/or attaching of advertising signs, for consideration and approval;

2. WATER

- a) No municipal drinking water can be provided;
- b) Water that is supplied for drinking complies to SANS 241;

3. SEWERAGE

- a) Sewer services can only be provided by means of a vacuum tanker. In order to utilise this service, sufficient on site storage must be provided;

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

4. REFUSE REMOVAL

- a) If any of the municipal dump sites are to be used, pre-paid coupons must be obtained from a municipal office and supplied to the dump site before refuse can be dumped;

5. GENERAL

- a) The conditions from the Department of Water Affairs & Sanitation with reference 16/2/7/G10F/A/8, dated 2 November 2023 be adhered to;
- b) The conditions from Eskom with reference 12380-23, dated 16 October 2023 be adhered to;
- 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;
- d) 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 faithfully


MUNICIPAL MANAGER
via Department Development Services
AJB/ds

Copies: *Director : Civil Engineering Services*
 Director : Financial Services (Attention: Michael Nolan)
 Building Control Officer
 NA Serdyn Trust, PO Box 12, Riebeek West, 7306
 Email: admin@serdyn.co.za