



File ref: 15/3/3-9/Erf_3615
15/3/4-9/Erf_3615

Navrae/Enquiries:
Mr HL Olivier

5 September 2025

Planscape Town and Regional Planners
P.O. Box 557
MOORREESBURG
7310

Sir/ Madam

PROPOSED REZONING & DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 3615, NO. 23 RANONKEL STREET, MOORREESBURG

Your application with reference number 392~3615-Mrb, dated May 2025, on behalf of K & NA Jacobs, refers.

- A. 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 8227 of 25 March 2020), the application for rezoning of erf 3615, Moorreesburg from Residential Zone 2 to Business Zone 2, is hereby approved in terms of Section 70 of the By-Law.
- B. 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 8227 of 25 March 2020), the application for the departure of development parameters on erf 3615, Moorreesburg, is hereby approved in terms of Section 70 of the By-Law as follows:

Decisions A. & B. above be subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The use of the property be restricted to a shop;
- (b) The departure entails accommodating the existing building 1,5m (eastern) side boundary in lieu of the 3m restriction;
- (c) The structures be altered in such a manner as to comply with the provisions as contained in the development management scheme as well as the National Building Regulations;
- (d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (e) Application be made to the Senior Manager: Development Management for the erection of any advertising signs;
- (f) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- (g) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- (h) The operating hours of the shop be restricted between 6:00 and 21:00 daily;
- (i) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be applied;
- (j) Any music played on the property only be audible inside the shop and dwelling and no appliances used for the broadcasting or amplification of sound may be positioned or affixed outside the shop, including to any awning, stoep or shade structure;
- (k) The operation of the shop may not result in congestion / obstruction along Ranonkel Street;
- (l) No loitering be permitted anywhere on the subject property, whether it be inside or outside the buildings on the erf or around the entrance to the erf;
- (m) The shop operator and employees be responsible for discouraging loitering and dispatching loiterers from the property;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (n) The on-site parking bays be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked;

2. WATER

- (a) The existing water connection be use and that no additional connections be provided.;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R 2 265.37 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (b) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

5. GENERAL

- (a) The letter of authorization from Swartland Municipality be displayed inside the shop;
- (b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (c) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, therefore before 5 December 2025;
- (d) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes, will result in legal action to enforce compliance;
- (e) An occupancy certificate for building work completed in accordance with the approved building plan for the shop be obtained within 6 months after the approval of the building plan;
- (f) 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, 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

HL/Ods

Copies:

Director: Civil Engineering Services

Director: Electrical Engineering Services

Director: Financial Services

Building Control Officer

K & NS Jacobs, 23 Ranokel Street, Moorreesburg, 7310

Email: planscape@telkomsa.net