



File ref: 15/3/10-6/Erf_170

Enquiries:
Mr HL Olivier

16 February 2025

SCARS (Second Chance Animal Rehab Sactum)
88 Gourits Street,
KALBASKRAAL
7302

Attention: Chinelle Boshoff

PER REGISTERED POST

Dear Madam

PROPOSED CONSENT USE ON ERF 170, 16 UKHANYO STREET, KALBASKRAAL

Your application dated 11 August 2025 received 24 October 2025 regarding the subject 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 8226 of 25 March 2020), the application for a consent use on Erf 170, Kalbaskraal 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 use authorises the operation of commercial pet kennels in the form of a rehabilitation centre for dogs on the property;
- (b) The operation be restricted as being non-commercial in nature therefore, not being open to the public, not hosting visitors, open-days, volunteer programs or walk-ins;
- (c) The property be fully enclosed with secure Vibracrete and fencing;
- (d) A dedicated fully enclosed buffer zone be implemented around the main house as presented in the application;
- (e) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- (f) That a landscaping plan be submitted with the above mentioned building plan application, indicating the proposed sound absorbing shrubs, trees and hedges as mitigation for possible noise nuisance and increased privacy, as presented in the application;
- (g) Application for an advertising sign to the building be submitted to the Senior Manager: Development Management, for consideration and approval. Only one sign, not exceeding 1m² in area and not exceeding the land unit boundaries with any part of it, be permitted, only indicating the name of the owner, name of the business and nature of the operation;
- (h) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be applied;
- (i) The facility can only come into operation once all relevant conditions of approval have been complied with and occupancy certificate is issued;

2. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) 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
HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Email: chinelle@live.com