



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-11/Erf 2480

Enquiries:  
A. de Jager

30 November 2021

M.S. & A. Thomas  
26 Tontelberg Street  
RIEBEEK KASTEEL  
7307

Per hand

Dear Sir and Madam

### PROPOSED CONSENT USE OF ERF 2480, RIEBEEK KASTEEL

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 2480, Riebeek Kasteel, 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 15m<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) All the approvals, licence and certificate be displayed inside the house shop;

#### 2. WATER

- a) The existing water 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

### **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*