



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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*Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!*

File ref: 15/3/10-8/Erf_5282

Enquiries:
Mr AJ Burger

17 January 2024

PP Willemse
65 Begonia Street
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED CONSENT USE OF ERF 5282, MALMESBURY

Your application received on 17 November 2023 regarding the subject refers.

By virtue of the authority that is delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 May 2020 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on Erf 5282, Malmesbury is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a house shop, restricted to a maximum of 25m², 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 Senior Manager: Development Management, 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 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, 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 occupier of the property, are permitted to be engaged in retail activities on the land unit;
- (g) Only pre-packaged food products 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 business 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;

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

- (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 Municipality be displayed inside the house shop;

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, valid for 5 years. However, the house shop is already in operation, therefore all conditions of approval be complied with before 29 February 2024. Failure to do so will result in this approval lapsing;
- (b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

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