



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-1/Erf_107

Enquiries:
D N Stallenberg

18 October 2021

Edgar Williams
Hot n Cold Solution Pty Ltd
Winkelstraat 130
ABBOTSDALE
7301

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 107, ABBOTSDALE

Your application received in this office on 8 September 2021, refers.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 13 October 2021 to approve the application for consent use on Erf 107, Abbotsdale, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use be restricted to accommodate a house tavern ($\pm 41\text{m}^2$ in extent), in a portion of the existing outbuilding as presented in the application;
- (b) Liquor only be sold for off-consumption purposes;
- (c) In addition to the house tavern, the land unit contains a dwelling which is occupied by the proprietor of the house tavern;
- (d) Building plans, clearly indicating the house tavern in relation to the house, be submitted to the Senior Manager: Built Environment, for consideration and approval;
- (e) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be adhered to, to the satisfaction of the relevant authority;
- (f) Application for construction of or attaching an advertising sign to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding 1m^2 in area and not exceeding the land unit boundaries with any part of it, be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;

2 WATER

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

3 SEWERAGE

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

4 STREETS AND STORMWATER

- (a) Deliveries may only be done by delivery vehicles of with a gross vehicle mass of 16000kg;

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

B. GENERAL

- (a) The approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with within the time period from the date of notice of the approval and that failing to do so will result in the lapsing of the approval;
- (b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority;
- (c) The objectors be informed of their right to appeal against the decision of the Municipal Planning Tribunal, in terms of section 89(2) of the By-Law;

C. The application is supported for the following reasons:

- (a) The application is in compliance with the SDF and promotes mixed uses along activity street;
- (b) The proposed house tavern complies with the requirements of the zoning scheme regulations;
- (c) The house tavern will not increase the risk and safety of the community as the business cannot be blamed for the existing social problems;
- (d) Have a complimentary impact on the surrounding residential land uses as well as the existing neighbouring shop by enhancing the shopping experience in the area;
- (e) Is in the interest of the surrounding community.

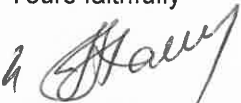
In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 8226 of 25 March 2020), you as well as the objectors have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against Council's decision.

Should you decide to appeal, you can write to the following address:

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299

Please note that if the applicant/objector does appeal, an appeal fee of R2400-00 is payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours faithfully



MUNICIPAL MANAGER

Via Department Development Services

/ds

Afskrifte : Director : Civil Engineering Services

Director : Financial Services

Building : Control Officer