



CLEAN AUDITS SINCE 2010/11



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We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/10-13/Erf_8086

Enquiries:
A. de Jager

7 December 2021

J.H. van Schalkwyk
2 Pelikaan Street
Riverlands
7353

By Registered mail

Dear Madam

PROPOSED CONSENT USE OF ERF 8086, RIVERLANDS

Your application dated 21 September 2021, received by Swarthland Municipality on 9 November 2021, regarding the subject refers.

By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 May 2020 as determined in Section 79(1) of the Swarthland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on Erf 8086, Riverlands is 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 $\pm 25\text{m}^2$;
- (b) The temporary structure be upgraded and a building method be employed that complies with the SANS 10400 regulations;
- (c) Building plans be submitted to the Senior 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 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, 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 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) The municipal approval from Swarthland be displayed inside the house shop;~~

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swarthlandmun@swarthland.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

2. WATER

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

3. SEWERAGE

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

4. REFUSE REMOVAL

- (a) Refuse removal will take place according the normal schedule for the area and no additional refuse will be removed;

5. STREETS AND STORM WATER

- (a) Deliveries to the property may only be made by delivery vehicles not exceeding 16 000kg gross vehicle mass.

6. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be complied with before 30 June 2022 as the house shop is already in use. Failure to do so will result in this approval lapsing;
- (b) Should the owner not be able to adhere to the conditions of approval before 30 June 2022, application be made for the extension of the approval period, at least two week before it lapses;
- (c) 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

SUMMARY:

You, the owner, J.H. van Schalkwyk, must bring to the Municipality:

- a) **Building plans** drawn by a draughtsman;
 - i) Building plan fee: R650,00;
 - ii) Show where the house shop will be and how the structure will be altered to accommodate the shop;
- b) **Advertising sign** application:
 - i) Drawings of your sign. Show the writing on it. Show the measurements;
 - ii) Where will it be on the building? Make a drawing that shows how high it will be on the house shop;
 - iii) You can only have a name on a board OR on the wall, not both.
If you have your shop name on a Coca-cola board, then you cannot have Double "o" on the building;
 - iv) Application form at Town Planning;
 - v) R710,00
- c) Phone Jimmy Looock at the West Coast District Municipality to help you get a **Compliance Certificate** (022) 433 8400. You must work with him to get the house shop to the right standard of a legal shop;
- d) Phone Kobus Marais at Swartland Municipality for a **Business Licence** (022) 487 9400. The cost is R28,50.

If you do not have all the items on the list above, Law Enforcement can still close the shop. But if you do have all the documents, then the house shop is 100% legal.