



File ref: 15/3/3-9/Erf 4358

Enquiries:
A. de Jager

9 October 2025

Planscape
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via e-mail: planscape@telkomsa.net

Sir / Madam

**PROPOSED REZONING AND DEPARTURE ON ERF 4358 (71 PALM STREET),
MOORREESBURG**

Your application with reference number 393~4358~Mrb, dated July 2025, on behalf of C.E. Taki and N. Losana, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for the rezoning of Erf 4358, Moorreesburg, from Residential Zone 2 to Business Zone 2, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 4358, Moorreesburg, be rezoned from Residential Zone 2 to Business Zone 2, in accordance with Site Plan 393~4358~Mrb, dated 18 July 2025, as presented in the application;
- b) The land use be restricted to a shop in accordance with Site Plan 393~4358~Mrb, dated 18 July 2025, as presented in the application;
- c) Building plans, clearly indicating all buildings on the property and the use of the buildings, be submitted to the Senior Manager: Development Management for consideration of approval, within 30 days of the date of registration of this approval;
- d) Application for an advertising sign be submitted to the Senior Manager: Development Management, for consideration and approval. Only one sign, not exceeding the land unit boundaries with any part of it, be permitted and only indicating the name of the owner, name of the business and nature of the retail trade;
- e) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- f) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- g) The operating hours of the shop be restricted between 6:00 and 21:00 daily;
- h) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be applied;
- i) Any music played on the property only be audible inside the shop and no appliances used for the broadcasting or amplification of sound may be positioned or affixed outside the shop, including to any awning, stoep or shade structure;
- j) No loitering be permitted anywhere on Erf 4358, Moorreesburg whether it be inside or outside the buildings on the erf or around the entrance to the erf;

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• Swartland forward thinking 2040 - where people can live their dreams!
• ISwartland ijongse phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- k) The shop operator and employees be responsible for discouraging loitering and dispatching loiterers from the property;

2. WATER

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

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;

4. ROADS AND STORM WATER

- a) Delivery vehicles to the site be restricted to a maximum gross vehicle mass of 16 000kg;

- B. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for the departure from development parameters on Erf 4358, Moorreesburg, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 3m southern side building line be departed from to 1m, as presented in the application;
- b) The 3m western side building line be departed from to 1m, as presented in the application;
- c) The departures are applicable only to the portions of the existing buildings that already encroach on the building lines and do not apply to the building lines in its entirety;
- d) The requirement for 3 parking bays be departed from and no parking bays be provided;
- e) The owner/developer is responsible for the amount of R5 512,50 towards the non-provision of parking bays, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/222-303-9212);

2. GENERAL

- a) The approval letter from Swartland Municipality be displayed inside the shop;
- b) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, 15 January 2026;
- c) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes, will result in legal action to enforce compliance;
- d) A occupancy certificate for building work completed in accordance with the approved building plan for the house shop be obtained within 6 months after the approval of the building plan;
- e) 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
Ad./ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 C.E. Taki and N. Losana, 71 Palm Street, Moorreesburg, 7310