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# Mossel Bay

MUNICIPALITY

MOSSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

In antwoord verwys na nommer  
In reply quote number  
Xa Uphendula chaza Le Nombolo

15/4/17/6;15/4/17/4/M Engelbrecht  
C 9321857 (Item)  
App 46-08/2022

13 January 2023

Marlize de Bruyn Planning  
PO Box 540  
MOSSSEL BAY  
6500

**PER REGISTERED POST**

Sir/Madam

**APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15 OF THE MOSSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2021: ERVEN 56 & 57, 5 & 7, MKUZI STREET, MOSSDUSTRIA FOR A TRUCK STOP**

Your application in the above regard refers. It was resolved under Resolution DP53-12/2022, as follows:

- “1. That the application for consent use on Erven 56 & 57, Mossdustria in terms of Section 15(2)(o) of the Mossel Bay By-Law on Municipal Land Use Planning, 2021 to establish a truck stop on both properties, **be approved** in terms of Section 60 of the said By-Law.
2. That the approval above is subject to the following conditions imposed in terms of Section 66 of the said legislation:
  - 2.1. That a detailed Site Development Plan (SDP) in line with the Site Plans dated July 2021 on an acceptable scale, be submitted for approval by the Director: Planning and Economic Development before any building plans can be considered.
  - 2.2. That Erven 56 & 57, Mossdustria must be notarially tied.
  - 2.3. That proof must be provided to the Director: Planning & Economic Development that Erven 56 & 57, Mossdustria is notarially tied before the Site Development Plan can be submitted.
  - 2.4. That developer must submit an electrical engineering report to the Director: Infrastructure Services for approval.
  - 2.5. That waste management must be to the satisfaction of the Director: Community Services.
  - 2.6. That the use of the property may not cause dust pollution.
  - 2.7. That the Applicant/Owner provide mitigation measures for prevention of potential dust pollution to the satisfaction of the Director: Community Services.

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- 2.8. That the wash bay must comply with appropriate regulations.
  - 2.9. That all the plans for above and below ground fuel storage to be submitted to the Fire Services for approval.
  - 2.10. That adequate access and turn movements for trucks must be provided to the satisfaction of the Director: Infrastructure Services.
  - 2.11. That the Stormwater Management Plan must be submitted to the office of the Director: Infrastructure Services for consideration.
  - 2.12. That this approval does not exempt the Applicant from compliance with any other relevant legislation and/or procedures applicable to the proposed use.
3. That the recommendations above are made due to the following reasons:
- 3.1 The proposal will not have a negative impact on the character of the area.
  - 3.2 The proposal will create employment opportunities which can enhance the local economy.
  - 3.3 The proposal will address a need for a truck stop that was identified in the area and Mossdustrria will be the most desirable location considering the industrial land uses and associated activities.

**Kindly note:**

- That the National Building Regulations be adhered to at all times.
- That advertising must be in compliance with the Council's By-Law relating to Outdoor Advertising and Signage to the satisfaction of the Director: Planning & Economic Development.
- That the Applicant must obtain the approval of any other relevant controlling authority, where applicable, such as the Garden Route Health Authority, if required
- That this approval does not exempt compliance with any other legislation that may be applicable to the proposed development.
- That all costs related to the development be for the account of the Applicant/Owner.
- That the Applicant/Owner must comply to the letter from the Department of Environmental Affairs & Development Planning: Environmental Section dated 20 September 2022."

Please note that you have a right to appeal in writing to the Municipal Manager, Mossel Bay Municipality, PO Box 25, Mossel Bay, 6500 within 21 calendar days from date of this letter.

Yours faithfully



**DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**

/jk