



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



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File ref: 15/3/10– 11/Erf 1020

Enquiries:
A. de Jager

30 November 2022

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7300

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1020, RIEBEEK KASTEEL

Your application, with reference number RK/12617/ZN/MV, dated 4 October 2022, on behalf of the Dacoma Trust, refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 a consent use on Erf 1020, Riebeek Kasteel, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use authorises a home occupation (sewing service) to be operated from a portion (20m² in extent) of the existing dwelling;
- b) The dominant use of the dwelling shall continue to be for the living accommodation of a single family;
- c) No portion of the dwelling and the home occupation be used for the purposes of a noxious trade, a risk activity or the sale of alcoholic beverages;
- d) No goods for sale be publicly displayed and no external evidence of the home occupation be visible from the street, except for an advertising sign in accordance with (e);
- e) No advertising sign be displayed other than a single un-illuminated sign or notice not projecting over the street, and such sign shall not exceed 2m² in area and shall indicate only the name, telephone number and profession or occupation of the occupant;
- f) One (1) on-site parking be provided as presented in the application;
- g) No products, goods, or supplies connected with the home occupation may be stored on the land unit outside a building;
- h) No more than four persons in total be engaged in home occupation activities on the erf, including the occupant or occupants and any assistants;
- i) No more than one commercial vehicle with a gross weight exceeding 10 000 kg, may be utilised for the home occupation, provided that a vehicle used by an occupant exclusively for personal purposes shall not be regarded as a commercial vehicle;
- j) The hours of operation shall not extend beyond the hours of 07h30 to 17h30;
- k) Any new structure, or alteration to the existing dwelling or outbuilding, conforms to the residential character of the area;
- l) Building plans indicating the home occupation on the property, be submitted to the Senior Manager: Built Environment for consideration and approval;

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

2. WATER

- a) The property be provided with a single water connection and that no additional connections will be provided;

3. SEWERAGE

- a) The property be provided with a single sewerage connection and that no additional connections will be provided;

4. STREETS AND STORMWATER

- a) A minimum of one (1) additional on-site parking bay be provided as presented in the application and that the parking bay be clearly demarcated and finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;

5. GENERAL

The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before the home occupation becomes operational, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Civil Engineering Services*
 Department: Financial Services
 Building Control Officer
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 annemariebuo@gmail.com