



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



Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sakha ikusasa elingcono!

File ref: 15/3/10– 14/Erf 1531

Enquiries:
A. de Jager

26 October 2022

Z.B. Rademeyer
P.O. Box 122
YZERFONTEIN
7351

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 1531, YZERFONTEIN

Your application, dated 26 August 2022, regarding the subject, 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 1531, Yzerfontein, 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 (architectural technologist) to be operated from a portion (9m²) 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;

2. WATER

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

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

3. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval must be complied with within 30 days from registration of the approval letter and failing to do so may result in administrative action taken by the municipality.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Civil Engineering Services*
 Department: Financial Services
 Building Control Officer