File ref: 15/3/4-3/Erf_3437
15/3/10-3/Erf_3437

Enquiries:
Mr HL Olivier

26 October 2026

Schuur Architects PTY Ltd
Unit 3, Cascades 1,
12 Waterfront Road,
Tygervalley Waterfront
BELLVILLE
7530

PER REGISTERED MAIL

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURE ON ERF 3437, DARLING

Your application dated 8 July 2026, on behalf of Megurim PTY Ltd, regarding the subject refers.

A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for the consent use on Erf 3437, Darling, is hereby approved in terms of Section 70 of the By-Law;

B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision 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 of 25 March 2020), the application for a departure on Erf 3437, Darling, is hereby approved in terms of Section 70 of the By-Law;

A. & B. is subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

(a) Building plans be submitted to Senior Manager: Development Management for consideration and approval;
(b) The consent use hereby authorised be limited to the operation of an occupational practice in the form of a medical consultation room not exceeding 50m² in floor area and conducted from a portion of the existing dwelling on the property;
(c) The operation of the doctors' consultation room complies with the provisions of the applicable development management scheme;
(d) The departure is restricted solely to the encroachment of the proposed pedestrian access bridge/ramp within the prescribed 4m street building line and not authorise any additional structures within the street building line area;
(e) The operating hours of the medical consultation room be restricted to 07:30 to 17:30;

(f) Application for an advertising sign to the building be submitted to the Senior Manager: Development Management, for consideration and approval. a single un-illuminated sign or notice not projecting over a 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;

2. WATER

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

3. SEWER

(a) The existing sewer connection be used and that no additional sewer connections be provided;

4. TRAFFIC AND LAW ENFORCEMENT

(a) The operation of the establishment shall not result in undue congestion or obstruction within Hoog Street or adversely affect traffic safety;

5. GENERAL

(a) It be noted that in terms of Par. 6.2(g)(ii) of the Swartland Municipality Development Charge Policy, May 2024, that development charges do not apply to applications for the establishment of a home occupation with a total extent not exceeding 50m²;
(b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
(c) The approval for the consent use and departure lapse if the rights granted in terms of this approval are not exercised within five (5) years from the date of approval, unless an extension is granted in accordance with the applicable legislation and the Swartland Municipality Land Use Planning By-Law;
(d) Upon the rights having been lawfully exercised and all relevant conditions of approval having been complied with, the approval for the consent use and departure remain valid and shall not lapse;
(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 200,00 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
HLO/ds

Copies: *Building Control Officer*
Megurim PTY (Ltd), 25 Hoogstreet, Darling, 7345
lianivw@gmail.com