



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/10-8/Erf 1972

Enquiries:  
Mr AJ Burger

19 July 2021

CK Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

**Per Registered Mail**

Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 1972, MALMESBURY**

Your application with reference no. MAL/11893/ZN/MV, dated 21 April 2021, on behalf of AM Liedeman, refers.

- A. 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), the application for consent uses for a second dwelling and home occupation on Erf 1972, Malmesbury, 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 for a second dwelling be restricted to the dwelling unit of 68,61m<sup>2</sup> in extent;
- b) The second dwelling complies with the applicable zoning parameters;
- c) The total number of dwelling units on erf 1972 be restricted to only 2;
- d) The consent use for a home occupation (clothing enterprise) be restricted to 45,11m<sup>2</sup>, as presented in the application;
- e) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- f) The dominant use of the dwelling or dwelling unit shall be for the living accommodation of a single family;
- g) No portion of such dwelling, and no home occupation, shall be used for the purposes of a noxious trade, a risk activity or the sale of alcoholic beverages;
- h) No goods for sale shall be publicly displayed and no external evidence of the home occupation shall be visible from the street, except for an advertising sign in accordance with (f);
- i) No advertising sign shall be displayed other than a single un-illuminated sign or notice not projecting over a street, and such sign shall not exceed 2m<sup>2</sup> in area and shall indicate only the name, telephone number and profession or occupation of the occupant;
- j) No products, goods, or supplies connected with the home occupation may be stored on the land unit outside a building;
- k) No more than four persons in total may be engaged in home occupation activities on a land unit, including the occupant or occupants and any assistants;
- l) 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;
- m) The hours of operation shall not extend beyond the hours of 07h30 to 17h30; and any new structure, or alteration to the existing dwelling or outbuilding, shall conform to the residential character of the area concerned.

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

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

- n) A minimum of 5 on-site parking bays be provided on the property and that the parking bays be clearly marked and finished in a permanent, dust-free surface, be it tar, concrete, paving or a material previously approved by the Director: Civil Engineering Services;

## **2. WATER**

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

## **3. SEWERAGE**

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

## **4. DEVELOPMENT CHARGES**

- a) The development charge towards the bulk supply of regional water amounts to R6 534,30 (R10 890,50 x 0.6) and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R7 340,83 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The development charge towards sewerage amounts to R3 631,57 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The development charge towards streets and storm water amounts to R5 410,05 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/247-144-9210);
- e) The development charge towards electricity amounts to R4 358,90 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/253-164-9210);
- f) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and may be revised thereafter. The discount is not applicable to 4.a).


- B. 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), the application for departure on Erf 1972, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

## **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The departure authorises the non-provision of 13,31m<sup>2</sup> parking space, as presented in the application;
- b) The amount of R10 381,80 is payable by the owner/developer at building plan stage towards the non-provision of parking. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/222-303-9212).

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 before the occupation certificate be issued for both consent uses and failing to do so will result in the approval expiring.

Yours sincerely



**MUNICIPAL MANAGER**

per Department Development Services  
AUB/ds

*Copies:*            *Department Financial Services*  
                         *Department Civil Engineering Services*  
                         *Building Control Officer*  
                         *AM Liedeman, 124 Winkel Street, Abbotsdale, 7301*