



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



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File ref: 15/3/10-14/Erf\_1364

Enquiries:  
A. de Jager

22 June 2023

Integrated Learning Solutions (Pty) Ltd.  
58 F Duckitt Street  
YZERFONTEIN  
7351

For attention: L. Jonck & H. Vollgraaff

**e-mail: joncklizelle@gmail.com**

Dear Sir/Madam

## **PROPOSED CONSENT USE ON ERF 1364, YZERFONTEIN**

Your application, dated 1 June 2023, on the subject property, refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), the application for consent use to operate a Place of Education on Erf 1364, 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 Place of Education comprises a home-based learning hub, as presented in the application;
- b) A maximum of 20 learners be permitted on the property at any given time of day;
- c) A minimum of six (6) on-site parking bays be provided, as presented in the application and that the bays be clearly marked and finished in a permanent, dust-free material, such as paving, concrete or any other material that is previously approved by the Senior Manager: Development Management;
- d) The operating hours of the Place of Education be limited to the period between 7:00 to 18:00 from Monday to Friday;
- e) The approval for the Place of Education on Erf 1364 be temporary and will lapse on the first day that the proposed formal facility commences operation on Erf 505, Yzerfontein;
- f) No structural amendments to the dwelling be allowed and that the building reverts back to the use of a dwelling house for a single family, after the temporary Place of Education comes to an end;
- g) Application for an acceptability certificate for a childcare facility be submitted to the Environmental Health Division of the West Coast District Municipality.
- h) If food is to be prepared on the premises, application for a compliance certificate for food preparation be submitted to the West Coast District Municipality's Environmental Health Division;

### **2. WATER**

- a) A single water connection be provided and that no additional connections will be provided;

### **3. SEWERAGE**

- a) The property be provided with a conservancy tank of minimum 8 000 litre capacity and that the tank be accessible to the municipal service truck via the street, to the satisfaction of the Director: Civil Engineering Services;

#### 4. GENERAL

The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. However, should the permanent facility on Erf 505, Yzerfontein be completed and come into operation before the end of the 5 year period, the approval will automatically lapse.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Management  
AdJds

Copies: P.I. Robberts & M. Robberts, Rubernet Street, 56 Veritas Complex, Brackenfell, 7560  
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