



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



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File ref: 15/3/10-8/Erf_244

Enquiries:
A. de Jager

13 April 2023

J. Nel
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MALMESBURY
7300

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Dear Madam

PROPOSED CONSENT USE ON ERF 244, MALMESBURY

Your application, dated 6 April 2023, 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 Swartland Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), the application for consent use on Erf 244, 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 authorises a home occupation to be operated from a portion (50m² in extent) of the existing dwelling, as presented in the application;
- 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. The application for said advertising sign be submitted to the Senior Manager: Development Management for consideration and approval;
- f) A minimum of three on-site parking bays 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: Development Management for consideration and approval;

2. WATER

- a) The existing connection be used and that no additional connections will be provided;

3. SEWERAGE

- a) The existing connection be used and that no additional connections will be provided;

4. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented before the occupancy certificate for the proposed home occupation be issued.
- b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AdJ/ds

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

