



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/10-3/Erf 1941
15/3/4-3/Erf 1941

Enquiries:
Mr H L Olivier

19 February 2021

Me J Papier
11 Second Ave
DARLING
7345

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURES ON ERF 1941, DARLING

Your application dated 24 November 2020 refers.

A. By virtue of the authority delegated to the Senior Manager: Built Environment 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), application for consent use on Erf 1941, Darling, is hereby approved in terms of section 70 of the By-Law, subject to the conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a home occupation (taxi business) as presented in the application;
- (b) Building plans, clearly indicating the home occupation in relation to all other structures on the property, be submitted to the Senior Manager: Built Environment, for consideration and approval;
- (c) Application for construction of or attaching an advertising signs to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding 1m² in area which does not exceed the land unit boundaries, with any part thereof, be permitted indicating only the name of the owner, name of the business and nature of the retail trade;
- (d) The dominant use of the dwelling or dwelling unit shall be for the living accommodation of a single family;
- (e) 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 2m² in area and shall indicate only the name, telephone number and profession or occupation of the occupant;
- (f) On-site parking must be provided at the satisfaction of the municipality;
- (g) 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;
- (h) 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;
- (i) Any new structure, or alteration to the existing dwelling or outbuilding, shall conform to the residential character of the area concerned;

2. WATER

- (a) The existing water connection be used and that no additional connections 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. SEWERAGE

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

B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 departure of development parameters in relation to the abovementioned home occupation on erf 1941, Darling, is approved in terms of Section 70 of the abovementioned By-law, as follows:

(a) Departure of the permissible extent of the home occupation from 50m² to a maximum of 70m².

(b) Departure of the permissible business hours from 7h30 to 17h00 to allow the taxi business to operate from 06h30 to 24h00.

C. GENERAL

(a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be met before 19 April 2021 as the home occupation is already in use. Failure to do so will result in this approval lapsing;

(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

HLO/ds

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