



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



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File ref: 15/3/10-14/Erf_627

Enquiries:

Mr HL Olivier

11 July 2024

ZB Rademeyer
PO Box 122
YZERFONTEIN
7351

Per registered mail

Dear Madam

PROPOSED CONSENT USE ON ERF 627, YZERFONTEIN

Your application received by Swartland Municipality on 19th of April 2024, 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 627, Yzerfontein, is hereby 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 (medical doctors consultation room) to be operated from a portion of the existing dwelling ($\pm 33\text{m}^2$ in extent), 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 2m^2 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 four (4) 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 the 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 Mondays to Fridays and closed on Saturdays and Sundays;
- (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;

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

- (m) The applicant ensures that clients / visitors park on the subject property, at the designated parking and that no congestion occurs in Versveld Street due to the operation of the medical doctors consulting room;

2. WATER

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

3. GENERAL

- (a) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (b) All conditions of approval be implemented before the new land use come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Department Financial Services (Attention: Michael Nolan)*
 Department Civil Engineering Services
 Building Control Officer