



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



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File ref: 15/3/10-8/Erf_838

Enquiries:
Mr AJ Burger

21 August 2023

ML & E Ritter
62 Ford Street
MALMESBURY
7300

By Registered mail

Sir/Madam

PROPOSED CONSENT USE OF ERF 838, MALMESBURY

Your application received on 10 July 2023, regarding the subject refers.

By virtue of the authority that is delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 May 2020 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on Erf 838, Malmesbury is approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a home occupation, restricted to 42m², as presented in the application;
- (b) No trade or activity be conducted on the property that is potentially harmful due to fumes, smell, vibration, noise, waste products or other causes deemed by the Municipality to be a nuisance or offence to the general public or persons in the surrounding area.
- (c) The home occupation be restricted to the conducting of an enterprise which includes the servicing of LPG equipment, the manufacturing of pipe spool pieces for remote installation and functionality tests;
- (d) No storage and sale of LPG cylinders on the property is permitted;
- (e) A building method be employed that complies with the SANS 10400 regulations;
- (f) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- (g) The dominant use of the dwelling or dwelling unit shall be for the living accommodation of a single family;
- (h) 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;
- (i) 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 1(i);
- (j) 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;
- (k) On-site parking must be provided at the satisfaction of the municipality;
- (l) No products, goods, or supplies connected with the home occupation may be stored on the land unit outside a building;
- (m) 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;
- (n) 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;
- (o) The hours of operation shall not extend beyond the hours of 07h30 to 17h30 from Mondays to Fridays and from 08h00 to 13h00 on Saturdays;

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

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORM WATER

- (a) Deliveries to the property may only be made by delivery vehicles not exceeding 16 000kg gross vehicle mass.

5. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. However, the home occupation is already in operation, therefore all conditions of approval be complied with before 31 October 2023. 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
AUB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Email: Martin Ritter martin@rittergas.co.za