



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



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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/10-8/Erf_4936

Enquiries:
Mr HL Olivier

23 May 2024

SSD Terblanche
64 Ford Street
MALMESBURY
7300

Per registered mail

Dear Madam

PROPOSED CONSENT USE ON ERF 4936, MALMESBURY

Your application received by Swartland Municipality on 4 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 4936, Malmesbury, 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 (legal consultation room) to be operated from a portion of the existing dwelling ($\pm 16\text{m}^2$ 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 five 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 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 Ford Street or Voortrekker Road due to the operation of the legal consulting rooms;

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 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