



File ref: 15/3/10-8/Erf\_5652

Enquiries:  
Mr AJ Burger

3 October 2025

MC Rautenbach  
74 Ford Street  
MALMESBURY  
7300

By registered mail

Dear Madam

### **PROPOSED CONSENT USE ON ERF 5652, 74 FORD STREET, MALMESBURY**

Your application received by Swartland Municipality on 28 July 2025, regarding the subject 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 5652, 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 (beauty salon) to be operated from a portion of the existing dwelling (18m<sup>2</sup> 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<sup>2</sup> 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 two on-site parking bays be provided for clients;
- 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 from 07h30 to 13h00 on Saturdays;
- 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;

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## **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 does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, therefore before 30 December 2025;
- c) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes, will result in legal action to enforce compliance;
- d) An occupancy certificate for building work completed in accordance with the approved building plan for the home occupation be obtained within 6 months after the approval of the building plan;
- a) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official in terms of Section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. An appeal is to comply with Section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

### **MUNICIPAL MANAGER**

per Department Development Services

AJB/ds

Copies:        *Department Financial Services*  
                  *Department Civil Engineering Services*  
                  *Building Control Officer*  
                  Email: [mariette.beautyspot@googlemail.com](mailto:mariette.beautyspot@googlemail.com)