



File ref: 15/3/10-2/Erf 974

Enquiries:  
Mr H L Olivier

6 April 2021

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

**By Registered Mail**

Dear Sir/Madam

### **PROPOSED CONSENT USE ON ERF 974, CHATWORTH**

Your application, with reference number CHA/11573/MH, dated 20 November 2020, on behalf of MJ & J Williams, refers.

By virtue of the authority that is delegated to the Senior Manager: Built Environment 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 974, Chatsworth 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 house shop, restricted to  $\pm 25\text{m}^2$ , as presented in the application;
- (b) As proposed in the application, the portion of the dwelling that is currently being used as shops be demolished / converted to function as part of the existing dwelling on the property;
- (c) Building plans be submitted to the Senior Manager: Built Environment, for consideration and approval;
- (d) Application for construction of or attaching an advertising sign to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding  $1\text{m}^2$  in area and not exceeding the land unit boundaries with any part of it, shall be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- (e) No more than three persons, including the occupier of the property, are permitted to be engaged in retail activities on the land unit;
- (f) Only pre-packaged food products may be sold;
- (g) No food preparation be allowed in the house shop;
- (h) The following activities not be allowed for sale in the house shop:
  - (i) The sale of wine and alcoholic beverages;
  - (ii) Storage or sale of gas and gas containers;
  - (iii) Vending machines;
  - (iv) Video games; and
  - (v) Snooker or pool tables;
- (i) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- (j) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- (k) The municipal approval from Swartland be displayed inside the house shop;

## **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. REFUSE REMOVAL**

- (a) The basic refuse removal tariff will be levied for the dwelling, as well as the business and in the case of the business the tariff will be amended in accordance with the amount of refuse generated;
- (b) Refuse be placed in refuse bags on the nearest municipal sidewalk on the morning of refuse removal.

## **6. 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 by 7 July 2021 due to the house shop already been 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*

*M.J & J Williams, 2<sup>nd</sup> Ave no. 31, Grassy Park, CAPE TOWN, 7941*