



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/10-2/Erf_1278

Enquiries:
Mr HL Olivier

19 February 2021

AA Mohamed
1278 Ninth Avenue
CHATSWORTH
7345

By Registered mail

Sir/Madam

PROPOSED CONSENT USE OF ERF 1278, CHATSWORTH

Your application received on 29 October 2020 regarding the subject 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 1278, 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 $\pm 20\text{m}^2$, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Built Environment, for consideration and approval;
- c) Application for construction of, or attaching an advertising signs to the building be submitted to the Senior Manager: Built Environment, for consideration and approval. Only one sign, not exceeding 1m^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;
- d) No more than three persons, including the occupier of the property, are permitted to be engaged in retail activities on the land unit;
- e) Only pre-packaged food products may be sold;
- f) No food preparation be allowed in the house shop;
- g) 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;
- h) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- i) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- j) 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;

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

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 valid for a period of 5 years in terms of section 76(2)(w) of the By-Law. All conditions of approval must be complied with before the house shop come into operation, failing to do so will result in this approval expiring after the 5 year period.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
HLG/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 SR Boyi, 414 Market Street, Chatsworth, 7345