



REPORT TO: **MUNICIPAL PLANNING TRIBUNAL**

ITEM NO **MPTNE21/05/19**

**WARD 2: APPLICATION FOR CONSENT USE IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015: ERF 5769, PAROW, 24 4<sup>TH</sup> AVENUE, CHURCHILL ESTATE.**

Case ID	70367970
Case Officer	ZMFEYA
Case Officer phone number	021 444 7843
District	TYGERBERG
Ward	2
Ward Councillor	Cllr Leonore Van Der Walt
Report date	10/04/2019

## 1. EXECUTIVE SUMMARY

Property description	Erf 5769, Parow
Property address	24 4 <sup>th</sup> Avenue, Parow
Application components / description	Proposed consent use in order to permit the operation of a house shop from the existing garage.
Site extent	496.5 m <sup>2</sup>
Current zoning	Single Residential 1
Current land use	Dwelling house
Overlay zone applicable	None
PHRA or SAHRA heritage	None
Public participation outcome summary	Notices to surrounding neighbours were served. 3 objections were received.
<b>Recommended decision</b>	
Approval	<input checked="" type="checkbox"/>
Refusal	<input type="checkbox"/>
Approval in part & Refusal in part	<input type="checkbox"/>

## 2. BACKGROUND FACTS

- 2.1. An application for administrative penalty for operation of the tuck shop without relevant documentation/approval was submitted. The MPT committee considered the application and certain amount was determined as a fine. The applicant has paid the amount determined by the MPT committee.

### 3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The applicant's motivation of the proposed development (see Annexure D) may be summarised as follows:

- Applicant apply to operate a luck shop from the existing garage on the premises.
- Only two people will be employed to assist with the running of the shop.
- The shop will be operating from Mondays to Sundays and the operation hours will be from 07h00 – 21h00.
- No impact is envisaged on the surrounding properties such as noise generation.
- The shop will be selling small products.
- There are two on-site parking bays provided.

### 4. PUBLIC PARTICIPATION

		Applicable	Dates / Comments
Advertising	Notice in the media (s81)		
	Notice to a person (s82)	✓	02/10/2017
	Notice to Community organization (s83)		
	Notice to Ward Councillor (s83)	✓	02/10/2017
	Notice of no objection (s84)		
	Notice to Provincial Government (s86)		
	Notice to an Organ of State (s87)		
	Public meeting		
	On-site display		
Outcome	Objections	✓	3 objections received.
	Objection petition		
	Support / No objection		
	Comments		
	Ward Councillor response	✓	

#### Summary of objections / comments/ support received

4.1. Objections / comments / support received in respect of the application (see Annexure E) may be summarised as follows:

- The luck shop will affect the value of surrounding properties.
- A building/garage was constructed without the neighbour's consent.
- The proposed 'off-site' parking is located only 5m from the intersection. This is going to cause traffic congestion. The parking is also right opposite the objector's driveway will result in obstruction of the objector's drive way.
- The shop also intrudes on the privacy of the surrounding properties, when people stand in front of the shop and overlook neighbours properties.
- Unwanted substances, such as drugs might potentially be sold from the premises.
- The safety of the surrounding properties is also negatively affected.

### **Summary of applicant's response to public participation**

- 4.2. The applicant's response to objections received (see Annexure F) may be summarised as follows:

- The applicant does not agree that Balfour Street is a busy street and have addressed this issue with the operator of the shop.
- As to the allegation that the garage/shop was constructed without building plans, a building plan was handed in and approved.
- As to the allegation that unwanted products such as drugs will be sold from the store. This issue has been addressed in the lease agreement and Metro Police also visits the shop to check for presence of drugs.

## **5. BACKGROUND TO PROPOSAL**

### **Background**

- 5.1. None.

### **Description of the area / surrounding land uses**

- 5.2. The subject property is located within the residential suburb of Parow and is surrounded by similarly zoned single residential properties with the public open space located north east of the subject property.

### **Property description**

- 5.3. The subject property has been developed with a residential building and is used for residential purposes with the existing unauthorized tuck shop.

### **Proposed development**

- 5.4. The application is for a consent use to permit the operation of a 29m<sup>2</sup> house shop from a garage on the property.

## **6. PROPOSAL ASSESSMENT**

After the application was advertised to the surrounding property owners, objections were received. The objectors concerns relate to the possible potential increase in traffic volumes, loitering and noise as a result of the proposed tuck-shop. The applicant has submitted a response to address the issues raised by the objectors.

It should be noted that, the scale of the house shop and the products that will be sold at the shop (as indicated in the applicant's motivation) are considered similar to other shops approved within the greater residential area at Parow.

This office can therefore only determine whether the application is desirable or not on the basis of Town Planning principles and the assessment criteria as listed in the Municipal Planning By-Law.

### **Criteria for deciding application**

#### **6.1. Consideration of criteria in terms of Section 99(2)**

##### **6.1.1. Any applicable spatial development framework:**

The subject property is earmarked for urban development purposes in terms of the Tygerberg District Plan. Policy objectives of the Cape Town SDF encourages a wide variety of urban uses such as housing development, public open spaces, community facilities, mixed use /business development (where appropriate).

##### **6.1.2. Relevant criteria contemplated in the DMS:**

The current zoning of the property, which is Single Residential (SR1), makes no provision for a house shop as primary land use right. Hence the applicant submitted an application for a consent use to permit the operation of the house shop (29m<sup>2</sup>) from the existing garage structure.

The applicant has already converted the garage on the property into a house shop. It is not expected that the shop will cause a noise disturbance, given that the shop is limited in size and that the applicant is involved in the daily operation of the business. The shop will further have no electronic gaming machines that may attract loiterers to the shop or potentially increase the noise levels on the property.

Access to the shop is obtained from Balfour Street and most of the clients visiting the house shop to do so by foot as the shop's target market is nearby residents. Due to the scale of the house shop it is unlikely that the operation will have a significant negative impact on traffic volumes along Balfour Street. Furthermore, the TDA: TIA and Development Control Department renders no objection to the use of the garage for a house shop and are satisfied with the provision of on-site parking.

The primary use and character of the property will remain that of a residential property as indicated by the applicant and there are no external alterations proposed to the existing dwelling.

In general, the scale of the house shop is regarded as small, with limited impact foreseen on the surrounding neighbourhood in terms of traffic generation, noise and general nuisance. The operation of the house shop will be under the supervision of the owner.

6.1.3. Applicable policy or strategy approved by the City to guide decision making

There is no policy relevant to the proposed application

6.1.4. Consideration in terms of Section 99(3) of the extent of desirability of the following criteria:

a. *Socio-economic impact*

The house shop should have a positive socio-economic impact with an employment opportunity created. The activity will also make goods of necessity easily accessible to the surrounding community.

b. *Compatibility with surrounding uses*

The house shop will not significantly change the character and the aesthetics of the existing building. Therefore, it will not negatively impact on the character of the area and is considered complimentary to the surrounding uses, as long as any signage attached to the structure is limited in extent.

c. *Impact on the external engineering services.*

No foreseeable, negative impact on external engineering services is expected. It is further noted that the application is supported by all relevant service departments of the City of Cape Town.

d. *Impact on safety, health and wellbeing of the surrounding community.*

It is the opinion of this office that the proposed land use will not have a direct negative impact on the health or wellbeing of the surrounding community as the owner will be residing on the premises to monitor the daily operations of the business.

Although the applicant has indicated proposed trading hours, it is the opinion of this office that the proposed tuckshop should comply with the trading hours as stipulated on the DMS as it is considered appropriate to a residential environment.

The DMS restricts the hours of operation of a house shop to between 07h00 to 21h00, Mondays – Saturdays and 08:00 to 13:00 on public holidays or Sundays.

e. *Impact on the biophysical environment.*

The subject property is a developed property and therefore has no impact on the biophysical environment.

f. *Traffic impacts, parking, access and other transport related considerations.*

Council's Department TDA: TIA and Development Control supports the application as sufficient space is available for on-site parking on the property.

*g. Conditions that can mitigate an adverse impact of the proposed land use*

It is the opinion of this office that the conditions to be imposed will be sufficient mitigating measures to limit adverse impact on the surrounding area.

**6.1.5. Impact on existing rights (other than the right to be protected against trade competition)**

The proposed house shop does not impact on the right of adjoining properties.

**I am satisfied that the decision making criteria in Section 99(2) have been complied with.**

**I am satisfied that the considerations in Section 99(3) have been assessed and that the proposed land use is desirable.**

**7. REASONS FOR DECISION**

Reasons for the recommended decision for **approval** relating to the application for the consent use, may be summarised as follows:

- 7.1 The house shop is of a small scale and is unlikely to have a significant negative impact in terms of noise nuisance, traffic congestion, wellbeing of the surrounding community and the character of the area.
- 7.2 The dominant use of the property will remain that of a single residential dwelling property and the owner will be residing on the premises to monitor the daily operation of the shop.

**8. RECOMMENDATION**

In view of the above, it is recommended that:

- 8.1. The application for consent use in respect of Erf 5769, Parow to permit the operation of a house shop **be approved** in terms of Section 98(b) of the Municipal Planning By-Law 2015, in accordance with the plan attached as Annexure C (Dwg No. DRWG 85769\*S.J.J.\*17\*08\*30\*05\* dated 3/07/2017), subject to conditions listed in attached Annexure A.

**ANNEXURES**

Annexure A	Application details and approval conditions to be imposed
Annexure B	Locality plan / Public participation map

Annexure C	Site development	861
Annexure D	Applicant's motivation	
Annexure E	Objections/comments received	
Annexure F	Applicant's response to objections /comments received	
Annexure G	Internal departmental comments	



Section Head

Name: T.R. Kotze

Tel no: 021 444 7506

Date: 26.04.2019



District Manager



021 444 7840

26/04/2019

# Annexure

# A



## ANNEXURE A

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means Erf 5769, Parow

"Bylaw" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015 (as amended)

"Item" refers to the relevant section in the Development Management Scheme

"Dir: DM" means Director: Development Management or his/her delegatee.

**CASE ID: 70367970**

### **1. APPLICATIONS GRANTED IN TERMS OF SECTION 98 (b) OF THE BYLAW**

- 1.1. A consent use to permit the operation of a house shop from the existing garage on the property.

### **2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BYLAW**

#### **LAND USE MANAGEMENT**

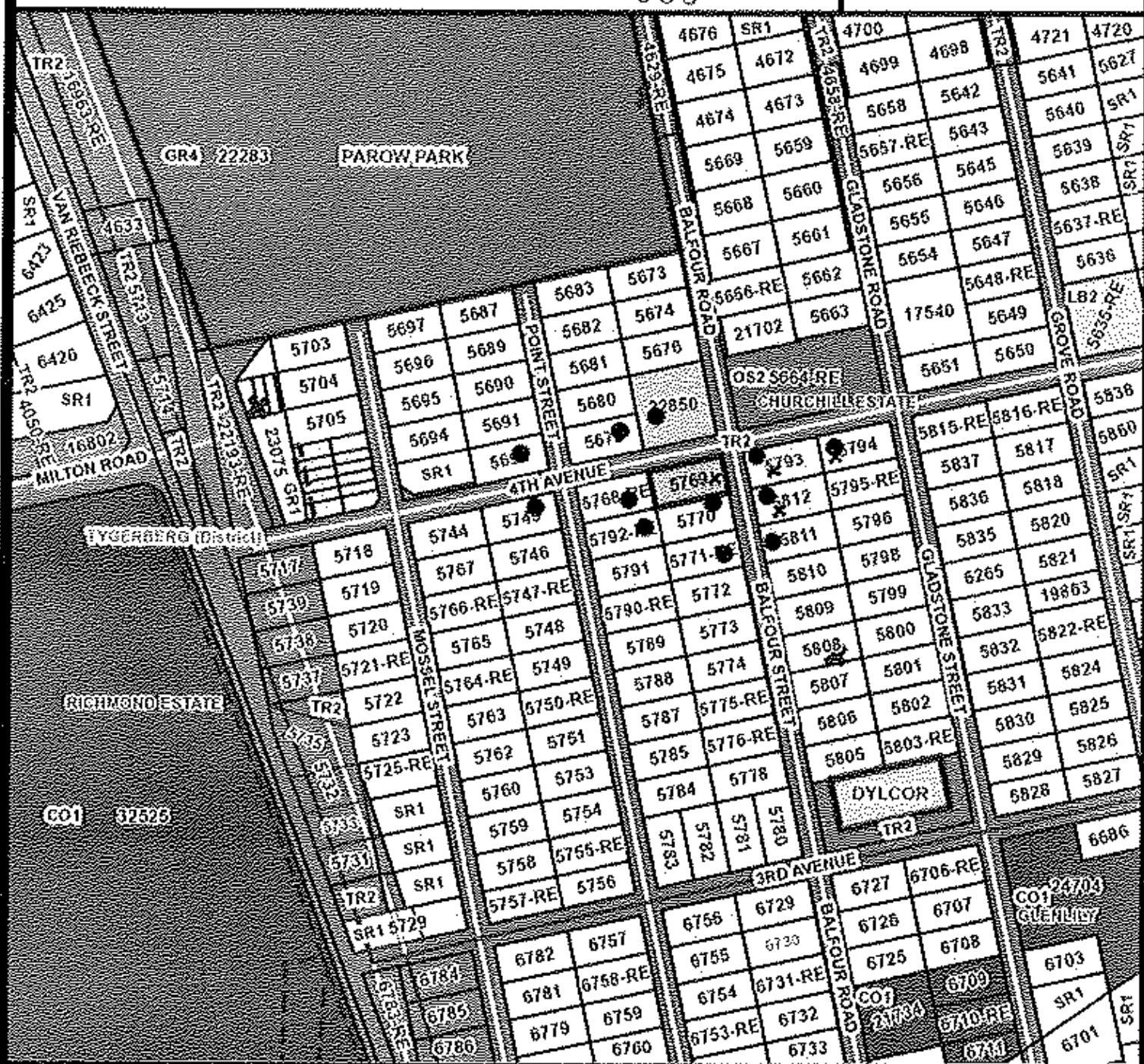
- 2.1 That the operation of the house shop on the property shall be in accordance with Site Development Plan, Dwg No. DRWG 85769\*S.J.J.\*17\*08\*30\*05\* dated 3/07/2017, attached as Annexure C.
- 2.2 That the hours of operation of the house shop be restricted to between 07h00 to 21h00, Mondays – Saturdays and 08:00 to 13:00 on public holidays or Sundays.
- 2.3 That no sale of liquor or alcohol beverages, storage or sale of fireworks, gas and gas containers, vending machines, gaming machine, video game and pool tables, shall be permitted on the premises in connection with the business activity.
- 2.4 That the owner/operator of the house shop must reside on the property and must be involved in the daily operation of the house shop.
- 2.5 That only one un-illuminated sign is permitted in accordance with Council's Outdoor Advertising and Signage by-law, which shall be affixed to the wall of the house shop or boundary wall, and shall not exceed 0.5m<sup>2</sup> in area.
- 2.6 That not more than one vehicle may be used in connection with a house shop and shall not exceed 3 500 kg gross weight, including delivery vehicles.

# Annexure

# B

**ANNEXURE :**

865



## Enf. 5769

Alcohol: PAROXY

Yard: 2

District: TYGERBERG

Suburb: CHURCHILL ESTATE

Sub Council: Subcouncil 6



1:2400

## Notices Served

Support  
Received

## Petition Signatory



### Objections Received



Generated by:

Date: 11 April 2019

**File Reference:**



CITY OF CAPE TOWN  
ISIIXENK SASEKAPA  
STAD KAAPSTAD

2019年12月15日

# Annexure

## C

## 867

15740

[illegible]

G & G Designs  
74 Wallace Street  
Cincinnati  
45202

GEORGE SJANTJES  
E-mail: g.sjantjes@yahoo.com  
t(0) 021-592-7885

6742261971  
6729573523

DRWG. #37458 11/17/65 3205

0-265-1-1 E. M. SWAN

Attest: *[Signature]*  
Dated: *[Signature]*

Drain: G & J 2005

**COVERAGE:**

13f - 4/20/03 scg

Ex Hesse = 134.00 gms

En George Conynck de Smet - 1900 354

Total: - 181.00 USD

Full Coverage	0.3537	4%
---------------	--------	----

NOTES: TUCKS:GP

SEE APPROVED PLAN 97528152

DATE 3/07/2017

TOTAL OF SHOP &amp; STORE - 22 x 3 1/2"

N510P - 17.32 gms

STORE ~ 5.51 sec

**EX.DWELLING**

**ERF 5769**

FOURTH AVENUE

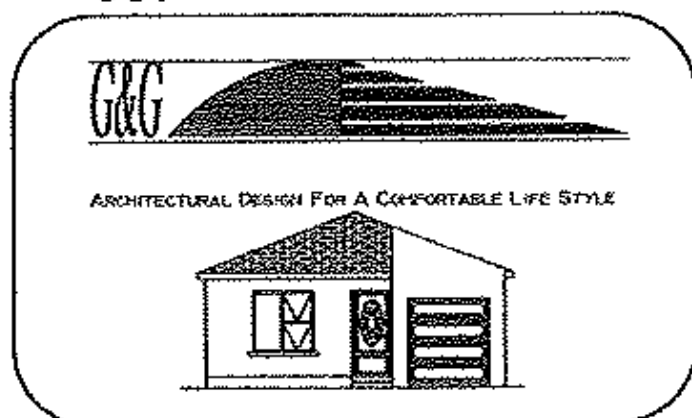
BALFOUR STREET

# Annexure

## D

869

G.S.Jantjies  
74 Wallace Street  
Goodwood  
7460



To whom it may concern

30/08/2017

### APPLICATION FOR OPERATING A TUCKSHOP

Ref: Erf 5769 24 Balfour Street Parow

I hereby wish to apply to council to operate a Tuckshop from my premises as per attached plan.

Due to economic situation I am forced to generate an extra income to make ends hence my application.

#### The Tuckshop:

- 1: We will be only 2 persons in the shop to assist clients  
we will be dropped in the mornings & pick up in evenings
- 2: Clients estimation 20-30 early morning than less during day  
untill people come from work.
- 3: Our operating hours will be from 07H00-21h00 [Mon - Sun]
- 4: No impact envisage on adjoining properties like noise generation
- 5: Will primary be used to sell sealed goods obtain for authorised merchants.
- 6: The nearest businesses are 500m away and other 250m away.
- 7: There are 2 on site parking bays [5.00x2.50]


I implore the council please to approve my application to operate a tuckshop from my property.

Your favourable assesment of my situation is much appreciated.

Thanking you.

Yours sincerely

J.J.Swart

 / E.M. SWART

# Annexure

# E



**From:** Theodore Janse van Rensburg <t.jansvanrensburg@gmail.com>  
**Sent:** 20 October 2017 06:32 PM  
**To:** Zweledinga Mfeya  
**Subject:** Case Id ..70367970

To who it may concern :

I Theodore Janse van Rensburg will soon be the owner of Erf : 5812 do not agree with a house shop at 24 4th avenue .

My concern is the following :

Balfour street is already a busy street , and we already struggle to get into the road, a shop on the corner will cause more traffic and this will things more difficult They are operating and it cause traffic jam

It also intrude into the privacy of my property , when people stand in front of the shop and look into my bedroom when i open my window , this is not exceptable . there is already 4 shops in a radius of 600 meter, the one shop is already been rob 2 times For safety reasons you cant allowed a house shop as my safety will be also in jeopardy.

thank you  
Theodore Janse van Rensburg .

20 October 2017

872

Mr. Sean Harold Lloyd  
26 – 4th Ave  
Parow  
7500  
Cell : 0828565490  
e-mail : [seanharold.lloyd@capetown.gov.za](mailto:seanharold.lloyd@capetown.gov.za)  
Owner of the above mentioned property.

**OBJECTION TO :** Proposed application for consent use – Cape Town Municipal Planning By Law  
Section 42(1) : ERF 5769, 24 – 4<sup>th</sup> Avenue , Churchhill Estate, Parow.

Application no.  
70367970  
ERF. No. 5769  
CASE I.D. No. 70367970

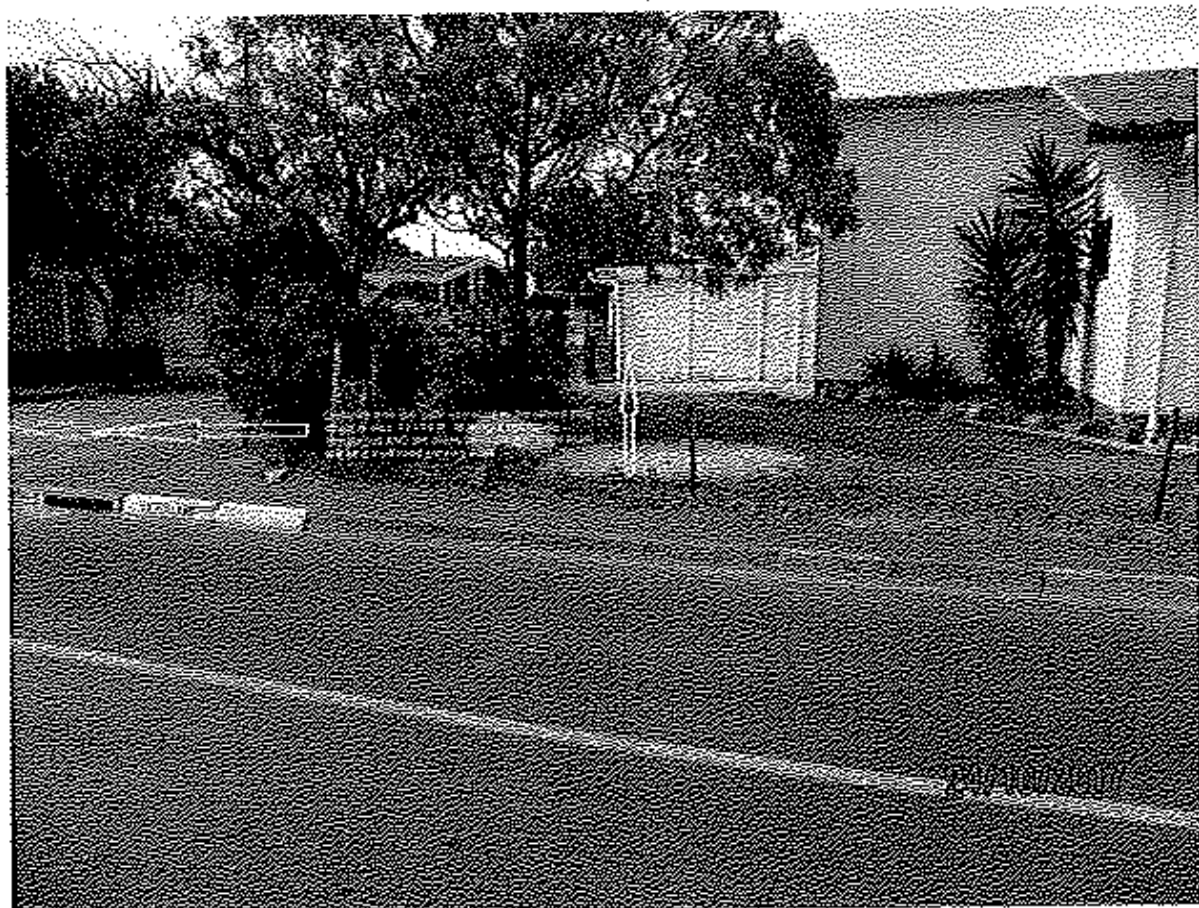
Sir / Madam

I have several concerns to raise:

- 1) A building was constructed without the neighbour's consent and as far as I know without building plans. The properties are zoned as SR1 Single Residential Zone 1 : Conventional housing in terms of the development management scheme which constitutes schedule 3 of the City of Cape Town's Municipal By-law, 2015 ( ' the by-law )  
Sections 35(2) and 3 of the By-law provides that :  
- 35(2) No person may use or develop land unless the use or development is permitted in terms of the zoning scheme or an approval is granted or deemed to have been granted in terms of the By-law. And/or  
35(3) No person may contravene or fail to comply with a condition of approval imposed or deemed to have been imposed in terms of this By-law.  
In terms of section 133 of the By-law, a person is guilty of an offence if the person – (a) contravenes a -  
(i) decision taken or a condition imposed or deemed to have been taken or imposed in terms of this By-law ;  
(ii) provision of the development management scheme ;  
(iii) uses land in a manner other than permitted by the development management scheme  
(iv) compliance notice issued in terms of section 126 ;  
(v) directive issued in terms of section 128.  
In terms of section 133(4) of the By-law, the owner who permits their land to be used , or fails to take reasonable steps to ensure that their land is not used in a manner which constitutes an offence in terms of this By-law is guilty of an offence and upon conviction is liable to the penalties contemplated in subsection (2)
- 2) According to the Zoning scheme of the municipality (Zone 1 : conventional housing { SR1) , doors, garage doors, windows, carports, etc . has to be 4,5m from the street boundary. This was NOT done, as the roll-up garage door is about a meter from the boundary – let alone the building line.
- 3) Chapter 18 (General provisions of building lines 18.1.2) states that " A building line of 5m shall apply to any boundary adjacent to a designated metropolitan road , unless otherwise agreed by Council.

- 4) Balfour Street is a thru-fare between Frans Conradie and Giel Basson which makes it a VERY busy and dangerous road. As can be seen from the attached photos it is within the white marking of the Stop street line.
- 5) The proposed site is 5 m from a raised intersection and the proposed 'off-site' parking is as far as that from the intersection. This is going to cause huge traffic jams. The parking is also right opposite my driveway which is going to make it virtually impossible to get in and out of my property. ( this has happened several times already ) There is a lamp post that will obstruct the so called 'off-site parking' as well.
- 6) There are 5 shops in 150-200m of the vicinity where the proposed shop is. ( despite that the shop is operational already as from the 14<sup>th</sup> of September 2017 )
- 7) Chapter 5 – Single residential zones 5.1.1. ( iii ) states : The proprietor of the activity concerned shall live on the property- , but the applicant in this case is not the proprietor. The facility is being sub-let.
- 8) Please take careful note of the labelled photographs which are attached to give a understanding of the situation.





I trust that this objection will viewed in a very serious light due to the dangers and inconveniences high-lighted in the letter and the necessary action will be taken.

Your favourable consideration will be appreciated.

Kind regards,  
Séan Lloyd.

24 October 2017

Ms Madelein B van der Merwe

32 4<sup>th</sup> Avenue

Parow

7500

Cell: 0834505231 e-mail: [madelein@madeleinproperties.co.za](mailto:madelein@madeleinproperties.co.za)

Owner of the above-mentioned property

OBJECTION TO: Proposed application for consent use – Cape Town Municipality Planning By Law  
Section 42(1): Erf 5769, 24 4<sup>th</sup> Avenue, Churchill Estate, Parow

Application No: 70367970

Erf No: 5769

Dear Sir/Madam

I have some concerns to raise.

We have two main routes into Parow – Tallent street and Balfour street – both of them are very busy, Balfour street in particular has become a problem over the past few years. The street is very narrow with no place to park. My house in 4<sup>th</sup> Avenue has been in our family for more than 55 years. In the last few years with Parow Park around the corner and the open park opposite my house I notice the neglect and deterioration of our area.

Many years ago my Dad purchased a house in Tallent street, on the corner of 4<sup>th</sup> Avenue. I have my office in 36 Tallent street. The Municipality at the time approached all the owners and made an offer to buy a section of their ground. The plan was to broaden the road and to make it a double road. This never materialized but this gave all of us ample parking in front of our houses. This is a luxury Balfour street do not have.

I have been living and working as an Estate Agent here for most of my life. I recently had a client selling her home in Balfour street due to the fact she was not able to cope with the two shops just between 4<sup>th</sup> and 5<sup>th</sup> Avenue. Her worst complaint was that people would go to the shop, eat their chips etc and use her house as a dustbin.

I see no reason why there should be so many shops (one the Corner of 4<sup>th</sup> & Grove, another one on the Corner of 3<sup>rd</sup> and Gladstone and then two more in Balfour street above 4<sup>th</sup> Avenue.

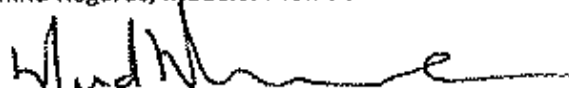
I feel strongly that once competition become to touch this will force the shop owner to sell other items which is not good for the problems we already encounter in our area (drugs etc).

If anyone have the need for a shop there is more than sufficient open spaces to let in Voortrekker Road which is set out for Business Use.

I already have a problem where buyers who are not interested to purchase any houses close to Parow Park Flats or Balfour street which mean it does affect the value of our properties.

I hope that this objection will receive the necessary attention it deserves.

Kind Regards, Madelein van der Merwe



# Annexure

# F

**From:** H.A.J. Swart <hajswart@gmail.com>  
**Sent:** 27 November 2017 10:58 AM  
**To:** Lesley Japhta  
**Subject:** Re: Comments and Objections: ERF 5769, PAROW, 24 4TH AVENUE CHURCHILL ESTATE

To whom it may concern

We have worked, read through the comments and/or objections lodge with regards to the above mentioned case and have the following response:

**A. Objection by Mr Van Rensburg**

We do agree that Balfour street is indeed a busy street and have addressed this issue with the guy operating the shop. As to people peaking into his property and bedroom, well we find it totally preposterous as the bedrooms are at the back of house and is also being sub-letted to 3 different parties, Mr Van Rensburg is not residing at this property.

**B. Mr Lloyd's objection**

Firstly this property is also been leased out to a 2nd party and we've also addressed the parking issue with the resident.

As to the allegation that the garage/shop was constructed without building plans, a building planned was handed in, approved, building was inspected and signed off on.

Yes we are sub-letting the garage to a second party in order to generate income as 2 of the residents are on SASSA grants due to disability, only 1 resident has a full time job and the other has a part time job due to medical issues.

**C. Ms Van der Merwe's objection**

Just like Ms Van der Merwe we're also long time residents of Parow as our Father purchased the property back in '81.

Just like Ms Van der Merwe we've also seen the neglect and decay of Parow Park and surrounds. We however can not see how we can be liable for a socio-economical issue.

As to the allegation that unwanted stuff like drugs will be sold from store. This issue has been addressed in the lease agreement and Metro Police also visits the shop to check for drugs as drugs are being peddled in brought daylight on and around Balfour Str Park.

I hope that this reply will receive the necessary attention and consideration it deserves.

Regards  
Mr HAJ Swart  
Sent from my BlackBerry® wireless device

---

**From:** Lesley Japhta <Lesley.Japhta@capetown.gov.za>  
**Date:** Fri, 10 Nov 2017 13:22:14 +0000  
**To:** hajswart@gmail.com<hajswart@gmail.com>

# Annexure

# G





**TDA**  
CAPE TOWN

The City of Cape Town's Transport  
and Urban Development Authority

879

## MEMORANDUM

To: Buxey Tesley / Zweledinga Mfeya  
From: Nazier Samodien  
Date: 2 October 2017

**CASE NO 70367970 : PROPOSED CONSENT USE IN ORDER TO PERMIT THE OPERATION OF A HOUSE SHOP FROM THE GARAGE : ERF 5769, PAROW**

---

### Application details:

- Proposed consent use in order to permit the operation of a house shop from the garage.

### Comments:

This branch offers no objection, subject to:

- The shop shall be limited to a maximum of 25m<sup>2</sup>.
- Applicant to retain existing cwc.

Regards

**Nazier Samodien**

Senior Principal Officer

TIA and Development Control



**TDA**  
CAPE TOWN

The City of Cape Town's Transport  
and Urban Development Authority

100

# MEMORANDUM

**Ref:** 70367970

**To:** Development Management  
**Attention:** Zweledinga Mfeya

**From:** Ubaid Souls

**Date:** October 3, 2017

**Subject:** CONSENT USE IN RESPECT OF ERF 5769, 24 4<sup>TH</sup> AVENUE, CHURCH ESTATE, PAROW

Your memorandum received via DAMS, changed on 28 September 2017, refers.

## 1. NATURE OF APPLICATION:

- 1.1 Proposed consent use in order to permit the operation of a house shop (±23m<sup>2</sup>) from a portion of the existing house on the premises.

## 2. COMMENTS:

- 2.1 According to our GIS record there are no existing underground services located within the boundaries of Erf 5769.
- 2.2 The current zoning of Erf 5769 is Single Residential 1 (SR1).
- 2.3 In terms of section 8.2.f (iv) of the Development Charges (DC) Policy for Engineering Services for the City of Cape Town (Approved Policy C41/05/14-29 May 2014) a house shop up to 50m<sup>2</sup> per erf is exempted from DC's.

## 3. RECOMMENDATION:

This Department offers in principle no objection to the proposed application on Erf 5769, subject to the following conditions:

- 3.1 That the consent use be limited to a house shop (±23m<sup>2</sup> in extent).
- 3.2 That no additional service connections be provided to the site.
- 3.3 That no parking may take place within the public right of way (previously referred to as road reserve).
- 3.4 That no signboards be erected within the public right of way.

Yours sincerely

**Ubaid Souls**

Principal Technician

Development Facilitation | Project Management | Design

Tel: +27 21 444-7116 Fax: +27 21 444-8446

E-mail: [Ubaid.Souls@cape.gov.za](mailto:Ubaid.Souls@cape.gov.za)

<http://cityteams.cape.gov.za/Shared Documents/DEV FAC/Dev Approv/Gwid - Parow/5769 - TDA Consent Use Truck Shop 23m².docx>

**Chris Centre**

Crz Voortrekker & Talent Street, Parow.

7500

PO Box 11, Parow, 7500

**Isiko Isikulu**

Kona: Voortrekker & Talent Str. Parow.

7500

PO Box 11, Parow, 7500

**Burgercentrum**

H/V Voortrekker & Talent Street, Parow.

7500

PO Box 11, Parow, 7500

[www.cape.gov.za](http://www.cape.gov.za)



881

TO: Planning & Building Development Management:

Date: 2017/09/12

REF: T31/2/2/1/1/2/1

Proposed Application For Consent Use:

ERF 5769: 24 4<sup>th</sup> Ave; Churchill Estate

RE: LUMS 70367970

The Section: Fire and Rescue Services has no objections to the above mentioned application, *subject to the following:*

1. Compliance with SANS 10400 of 2011 and the Community Fire Safety By-law, Provincial Gazette 5832 (as amended 29 June 2007), with special reference to –

- Fire Protection Plans to be submitted for all the proposed buildings.

Yours faithfully,

I. Abrahams

For I. Schnetler  
Chief Fire Officer