



Enquiries: W Alexander
Contact number: (021) 807-4848
Reference: 15/4/1 (20849) P
Date: 18 March 2020
Coll no: 1638674

HB/

T K Gabure
p/a L C Adams
11 Fisant Street
PAARL
7646

Sir/Madam

APPLICATION OF A HOUSE SHOP: ERF 20849 PAARL (11 FISANT STREET)

I refer to your application and have to inform you that approval has been granted in terms of Section 18 of the Drakenstein By-law on Municipal Land Use Planning, 2018, for a consent use for the operation of a house shop on Erf 20849 Paarl, subject to the following conditions:

1. Compliance with the criteria and conditions of approval relating to House Shops **(attached)**.
2. The house shop may only be operated by **Teketel Kifle Gabure** and in the event of a change in operator a new application must be submitted;
3. Building plans must be submitted for approval. Plans will inter alia be scrutinized regarding health and fire requirements, as well as neighbors' consent in the event of any building line relaxations being required;
4. This letter of approval, the standard conditions of approval, as well as the approved building plans must at all times be prominently displayed inside the house shop;
5. In the event of incorrect/false information provided as part of the application, or non-compliance of the conditions of approval, or the house shop constituting a nuisance to the surrounding area, Council reserves the right to withdraw this approval at any time;
6. The approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
7. A 20ℓ refuse bin must be provided on the outside of the property and serviced by the house shop operator. However, in the event of the existing 240ℓ bin of the property is inadequate to handle the additional refuse generated by the house shop, the municipality may instruct the acquisition of an additional 240ℓ municipal refuse bin.

2/...

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. This approval is therefore suspended until further notice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Johaar', is written over the printed name and title.

S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: W Alexander
Contact number: (021) 807-4848
Reference: 15/4/1 (11216) W
Date: 18 March 2020
Coll no: 1638671

HB/

M S Nyambe
p/a J Jacob
2 St Benard Street
WELLINGTON
7655

Sir/Madam

APPLICATION OF A HOUSE SHOP: ERF 11216 WELLINGTON (2 ST BENARD STREET)

I refer to your application and have to inform you that approval has been granted in terms of Section 18 of the Drakenstein By-law on Municipal Land Use Planning, 2018, for a consent use for the operation of a house shop on Erf 11216 Wellington, subject to the following conditions:

1. Compliance with the criteria and conditions of approval relating to House Shops **(attached)**.
2. The house shop may only be operated by **Moeketsi Samuel Nyambe** and in the event of a change in operator a new application must be submitted;
3. Building plans must be submitted for approval. Plans will inter alia be scrutinized regarding health and fire requirements, as well as neighbors' consent in the event of any building line relaxations being required;
4. This letter of approval, the standard conditions of approval, as well as the approved building plans must at all times be prominently displayed inside the house shop;
5. In the event of incorrect/false information provided as part of the application, or non-compliance of the conditions of approval, or the house shop constituting a nuisance to the surrounding area, Council reserves the right to withdraw this approval at any time;
6. The approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
7. A 20ℓ refuse bin must be provided on the outside of the property and serviced by the house shop operator. However, in the event of the existing 240ℓ bin of the property is inadequate to handle the additional refuse generated by the house shop, the municipality may instruct the acquisition of an additional 240ℓ municipal refuse bin.

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Yours faithfully



S JOHAAR

EXECUTIVE DIRECTOR: CORPORATE SERVICES



Enquiries: W Alexander
Contact number: (021) 807-4848
Reference: 15/4/1 (23458) P
Date: 18 March 2020
Coll no: 1638669

HB/

Mr J Swarts
68 Tinktinkie Street
PAARL
7646

Sir

APPLICATION OF A HOUSE SHOP: ERF 20946 PAARL (68 TINKTINKIE STREET)

I refer to your application and have to inform you that approval has been granted in terms of Section 18 of the Drakenstein By-law on Municipal Land Use Planning, 2018, for a consent use for the operation of a house shop on Erf 20946 Paarl, subject to the following conditions:

1. Compliance with the criteria and conditions of approval relating to House Shops **(attached)**.
2. The house shop may only be operated by **Johannes Swarts** and in the event of a change in operator a new application must be submitted;
3. Building plans must be submitted for approval. Plans will inter alia be scrutinized regarding health and fire requirements, as well as neighbors' consent in the event of any building line relaxations being required;
4. This letter of approval, the standard conditions of approval, as well as the approved building plans must at all times be prominently displayed inside the house shop;
5. In the event of incorrect/false information provided as part of the application, or non-compliance of the conditions of approval, or the house shop constituting a nuisance to the surrounding area, Council reserves the right to withdraw this approval at any time;
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Yours faithfully

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S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES



Enquiries: W Alexander
Contact number: (021) 807-4848
Reference: 15/4/1 (23458) P
Date: 18 March 2020
Coll no: 1638655

HB/

C A Ahmad
p/a J J Petersen
9 Charl Street
PAARL
7646

Sir/Madam

APPLICATION OF A HOUSE SHOP: ERF 23458 PAARL (9 CHARL STREET)

I refer to your application and have to inform you that approval has been granted in terms of Section 18 of the Drakenstein By-law on Municipal Land Use Planning, 2018, for a consent use for the operation of a house shop on Erf 23458 Paarl, subject to the following conditions:

1. Compliance with the criteria and conditions of approval relating to House Shops **(attached)**.
2. The house shop may only be operated by **Chaala Awal Ahmad** and in the event of a change in operator a new application must be submitted;
3. Building plans must be submitted for approval. Plans will inter alia be scrutinized regarding health and fire requirements, as well as neighbors' consent in the event of any building line relaxations being required;
4. This letter of approval, the standard conditions of approval, as well as the approved building plans must at all times be prominently displayed inside the house shop;
5. In the event of incorrect/false information provided as part of the application, or non-compliance of the conditions of approval, or the house shop constituting a nuisance to the surrounding area, Council reserves the right to withdraw this approval at any time;
6. The approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
7. A 20ℓ refuse bin must be provided on the outside of the property and serviced by the house shop operator. However, in the event of the existing 240ℓ bin of the property is inadequate to handle the additional refuse generated by the house shop, the municipality may instruct the acquisition of an additional 240ℓ municipal refuse bin.

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Yours faithfully

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S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES

HOUSE SHOP POLICY

<p>CRITERIA AND CONDITIONS FOR ASSESSMENT OF LAND USE RIGHTS TO OPERATE A HOUSE SHOP.</p> <p>HOUSE SHOP EXTENT AND POSITION</p> <ul style="list-style-type: none"> The extent and position of the house shop should be clearly indicated on a plan and shall not exceed 35sqm or 25% of the total coverage, whichever is the lesser (excluding any ablation facilities). The trading area of the house shop shall be restricted to the boundaries of the property. <p>THE STRUCTURE ON THE PROPERTY</p> <ul style="list-style-type: none"> The property shall have a main residential dwelling unit on it. The dominant use of the property shall remain residential. The trading area may not be used for sleeping/habitable purposes. Any new or additional structures (built or temporary) erected with the purpose of accommodating the operation of a house shop shall be done with due cognisance of the residential character of the area. All additional (built) structures, including renovations to built structures with the intention of accommodating the house shop, shall be subject to building plan approval of Council, except for OR Thambo and Carterville. <p>ABLUTION FACILITIES</p> <ul style="list-style-type: none"> The House shop operator shall have access to ablation and hand-washing facilities on the property. 	<p>CITIZENSHIP</p> <ul style="list-style-type: none"> All applicants to submit a certified copy of their ID and in the case of a foreign national legal documents for residing in South Africa and proof of place of residence. <p>TRADING HOURS</p> <ul style="list-style-type: none"> The house shop shall not operate outside the hours of 06h00 and 22h00 daily. <p>ADVERTISING SIGNAGE</p> <ul style="list-style-type: none"> Only 1 un-illuminated sign, with a maximum of 1sqm in size, which can be affixed to the wall of the house / 2nd dwelling / flat/ outbuilding/container/ caravan or any other legal structure as approved by Council, shall be permitted. No illuminated-, mobile-, freestanding-, or protruding signs shall be allowed. <p>ADDITIONAL FACILITIES</p> <ul style="list-style-type: none"> No additional facilities in the form of video games, pool tables, vending machines, jukeboxes, gambling (slot) machines shall be permitted. <p>RESTRICTION ON PRODUCTS SOLD</p> <p>The following products may not be stored and/or sold from house shops:</p> <ul style="list-style-type: none"> Alcoholic beverages, fireworks, gas, paraffin, petrol, diesel, adult entertainment, narcotics or any illegal substances. 	<p>OTHER REGULATIONS</p> <ul style="list-style-type: none"> All house shops must comply with health, safety and fire regulations in terms of the relevant legislation. <p>STANDARD CONDITIONS OF APPROVAL</p> <ul style="list-style-type: none"> Approval for the operation of a house shop shall be linked to the specific property and the house shop operator of the respective property, with a Power of Attorney from the registered owner of the respective property, if applicable. The rights to operate a house shop are NOT TRANSFERRABLE. Only a permanent occupant of that specific property may temporarily assist with the running of the house shop. A house shop may not be operated as a co-operative. Any deviation of the standard conditions for the operation of a house shop can only be considered upon application. <p>PUBLIC NUISANCE</p> <ul style="list-style-type: none"> The house shop may not constitute a noise nuisance (people shouting, loud music being played, extraction fans, etc), create a nuisance for any neighbouring property owner (as a result of vehicles parking in the street, damaging neighbour's property, smoke from fires, cars hooting/stopping in front of neighbours property, etc).
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