



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

REPORT TO: MUNICIPAL PLANNING

TRIBUNAL ITEM NO MPTSE70321

WARD 79: APPLICATION FOR TEMPORARY LAND USE DEPARTURE AND PERMANENT DEPARTURES IN TERMS OF SECTION 42 OF THE CITY OF CAPE MUNICIPAL PLANNING BY-LAW, 2017, ERF 58024, 163 OLIVE ROAD, EASTRIDGE, MITCHELL'S PLAIN

Case ID	70409467
Case Officer	Siyamthanda Mayinjana
Case Officer phone number	021 360 1171
District	Khayelitsha/Mitchells Plain
Ward	79
Ward Councillor	Solomon Philander
Report date	March 2021
Acceptance date	8/02/2019
Applicable legislation	Pre 2019 MPBL amendment

1. EXECUTIVE SUMMARY

Property description	Erf 58024, Mitchells Plain
Property address	163 Olive Road, Eastridge
Application components / description	1. Application for temporary land use departure in terms of section 42(c) of the City of Cape Town Municipal Planning By-Law, 2015 in order to permit the sale of alcoholic beverages for consumption off the premises from a portion of Erf 58024, 163 Olive Road, Eastridge. 2. Application for permanent departures in terms of section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 to permit: - Setback of 0.0m in lieu of 1.0m from the east common boundary in terms of item 27(c)(ii) of the DMS - Setback of 0.0m in lieu of 1.0m from the north common boundary in terms of item 27(c)(ii) of the DMS - 2 carriageway crossings in lieu of 1 in terms of item (140)(2)(a) of the DMS
Site extent	119.04m ²
Current zoning	Single Residential 2
Current land use	Dwelling house
Overlay zone applicable	None
PHRA or SAHRA heritage	None

Public participation outcome summary		One (1) objection received from the South African Police Services (SAPS).			
Recommended decision					
Approval		Refusal	✓	Approval in part & Refusal in part	

2. BACKGROUND FACTS

- 2.1. The registered owners of the subject property submitted an application for determination of an administrative penalty for unauthorised building work. An amount of R250.00 was determined, and was paid by the owner on 2/08/2019. It should be noted that the Administrative Penalty related only to unauthorized building works, as the proposed liquor sales are not / have not been in operation.
- 2.2. An application for a temporary land use departure was lodged by Numan Roman of Roman Associates on behalf of registered owner Bonita Veronica Middelkoop on 8/02/2019.

3. SUMMARY OF APPLICANT'S MOTIVATION

- 3.1. The applicant's motivation of the proposed development (**see Annexure C**) may be summarised as follows:
- The application is to permit the operations of an off-consumption liquor store on the premise.
 - The character of the property will remain residential.
 - The applicant proposes the following hours of operation: Monday to Saturday from 08h00 to 20h00, and Sunday Trading from 11h00 to 18h00.
 - The proposed liquor shop is a source of income for the owner.
 - The proposed liquor shop will operate in a responsible manner.
 - The majority of customers are pedestrians. The proposed liquor shop is accessible by foot, public transport and car. 3 parking bays are available.
 - 2 people will be employed.
 - Goods will be brought by the owner's vehicle, no delivery trucks.
 - The proposal poses no impact on the surrounding environment.

4. PUBLIC PARTICIPATION

		Applicable	Dates / Comments
Advertising	Notice in the media (s81)		
	Notice to a person (s82)	✓	Advertised on 27/02/2019
	Notice to Community organization (s83)	✓	Advertised on 27/02/2019
	Notice to Ward Councillor (s83)	✓	Advertised on 27/02/2019
	Notice of no objection (s84)	x	
	Notice to Provincial Government (s86)	x	
	Notice to an Organ of State (s87)	x	
	Public meeting	x	
	On-site display	x	
Outcome	Objections	✓	One (1) objection received from South African Police Services (SAPS).
	Objection petition	x	
	Support / No objection	x	
	Comments	x	
	Ward Councillor response	x	

Summary of objections

- 4.1. Objections received in respect of the application (**see Annexure D**) may be summarised as follows:

Objection submitted by South African Police Services (SAPS).

- There is no parking area
- No toilets available
- Liquor shop will result in noise pollution, swearing of intoxicated customers and vehicles with loud music.
- The customers will urinate in public and against the fence of neighbours.
- SAPS already receives numerous complaints regarding liquor shops in residential areas.
- Violence will increase in the precinct.
- Premises was also selling drugs in the past.

Summary of applicant's response to public participation

- 4.2. The applicant was made aware of the objection received and was given time to comment on the objection. However, no rebuttal to the objection was received. The case officer has attempted to contact the applicant via all available platforms, but has been unsuccessful.
- 4.3. It should however be noted that the applicant has in past communication requested oral representation at any potential MPT meeting.

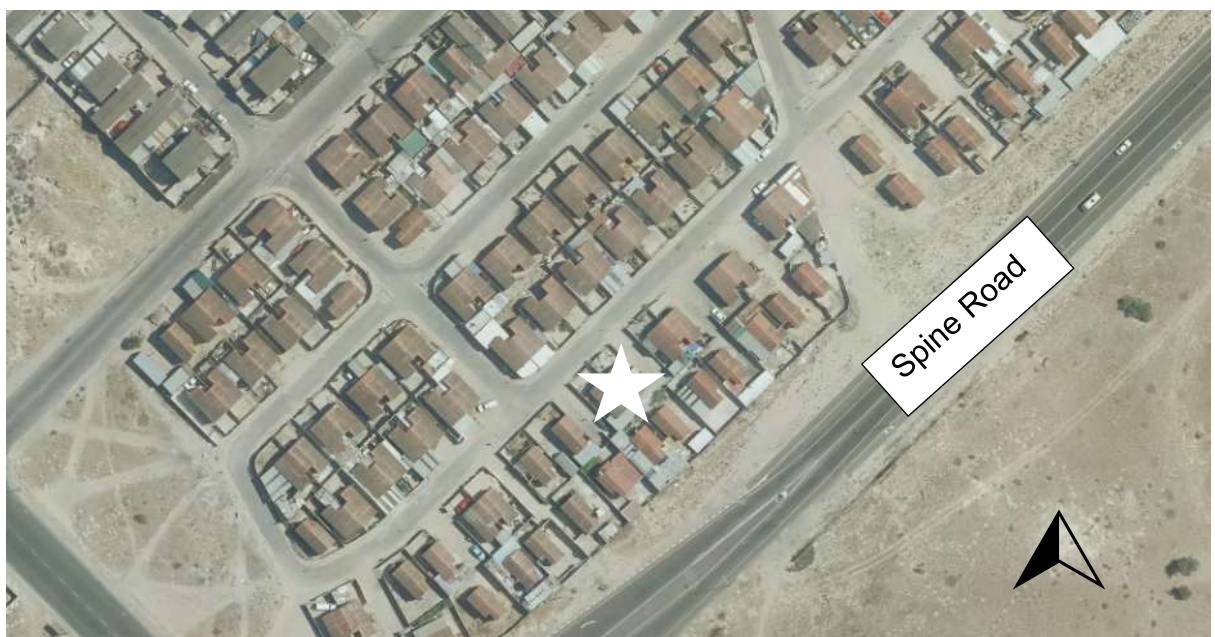
5. BACKGROUND TO PROPOSAL

Background

- 5.1. Refer to paragraph 2 of this report.

Description of the area / surrounding land uses

- 5.2. The subject property is located at 163 Olive Road, Eastridge and is zoned Single Residential 2 and measures approximately 119.04m² in extent. The surrounding properties are zoned Single Residential 2 and are predominantly utilised for dwelling house purposes. It should be noted that the proposal is within close proximity to social facilities such as places of worship and a sports facility.



Property description

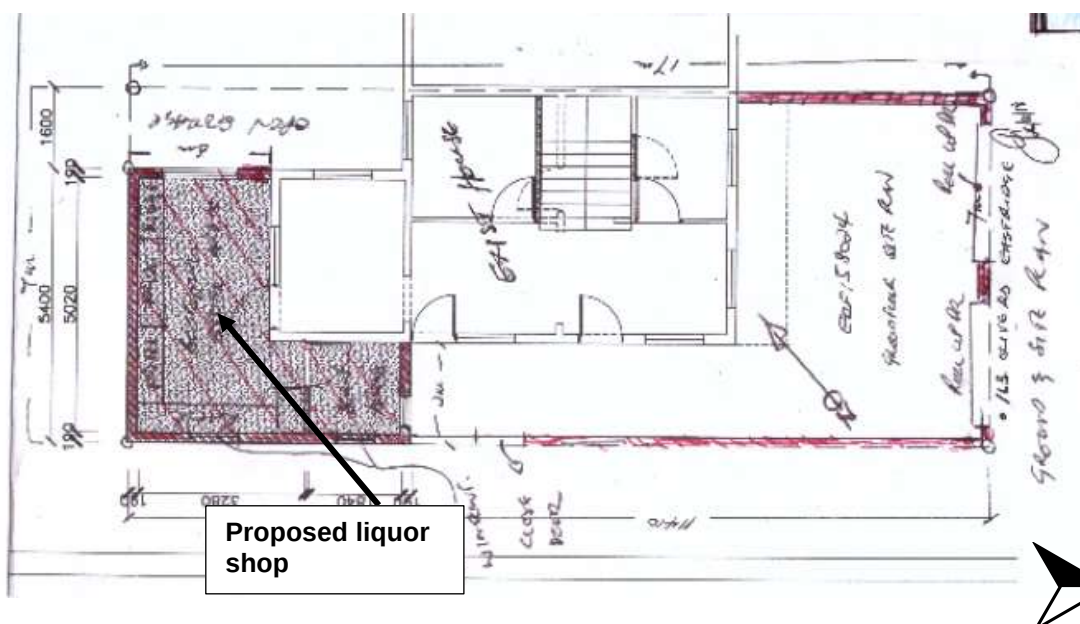
- 5.3. The subject property is fully developed with a dwelling house and a portion of the property, measuring 19m², is proposed to be used for the sale of alcoholic beverages for consumption off the premises (liquor shop). A site visit was conducted on 5/11/2020 and it was confirmed that the proposed liquor outlet is not in operation.



- 5.4. It is noted that the proposed building plan is not a clear indication of what is on site. Numerous attempts were made to get in contact with the applicant to rectify the building plan, without success, and in the interest of administrative justice, and to avoid any further delay, the plans and application are presented to members of the MPT 'as is' for decision.

Proposed development

- 5.5. An application for temporary land use departure in terms of section 42(c) of the City of Cape Town Municipal Planning By-Law, 2015 was submitted in order to permit the sale of alcoholic beverages for consumption off the premises (liquor shop) from a portion of Erf 58024, 163 Olive Road, Eastridge, Mitchell's Plain.



An application for permanent departures in terms of section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 was submitted to permit the liquor shop to be set back 0.0m in lieu of 1.0m from the east & north west common boundaries and to permit a setback of 0.0m in lieu of 1.0m for the proposed garage façade, and also to permit 2 carriageway crossings in lieu of 1 onto Olive Road.

The applicant proposes the following operation hours: Monday to Saturday from 08:00 to 20:00, and Sunday from 11:00 to 18:00.

6. PROPOSAL ASSESSMENT.

6.1. Consideration of criteria in terms of Section 99(1):

6.1.1. Compliance with the requirements of the MPBL

- The applicant has correctly applied for approval of the required land use applications in terms of Sections 42(b) and 42(c) of the MPBL.
- Interested and affected parties were notified of the proposal via the serving of notices by registered mail on 27/02/2019.
- At the conclusion of the public participation process, an objection was submitted by SAPS.

6.1.2. Compliance or consistence with the municipal spatial development framework

- In terms of the MSDF, the subject property is located in the Urban Inner Core. The proposal is therefore not considered contrary to the designation of the subject property.
- Furthermore, the proposal is considered to be broadly in line with the following spatial strategy contained in the MSDF, namely:
 - Planning for employment and improve access to economic opportunities.

6.1.3. Consideration in terms of Section 99(3) of the desirability of the following criteria

a. Socio -economic impact

The proposal will have a positive socio-economic impact in that it could serve as a sustainable source of income to the operator and employees of the proposed liquor shop.

On the other hand, the proposal poses potential negative socio-impacts, as minors from the residential neighbourhood in which the subject property is located, will inevitably be exposed to the negative social impacts associated with the liquor trade, such as anti-social behavior and alcohol abuse. The presence of liquor shops in predominantly residential environments do tend to result in complaints from surrounding properties relating to noise, clients' rowdiness, drunkenness and inconvenient parking habits being a source of nuisance to them. The objection received from SAPS also makes mention of the aforementioned negative impacts, and specifically notes that complaints have been received in the past relating to unlawful activity carried out at this property.

The City's Alcohol and Other Drug Strategy (AOD) is aimed at reducing the health, economic and social burden caused by alcohol and other drug abuse in Cape Town. Concerning the sale of alcoholic beverages (liquor

shops), one of the strategies specifically listed in the policy is a design intervention. As a design intervention, the policy specifically indicated that liquor shops be limited to specific areas in townships, based on a so called "high street" model. The strategy also refers to pro-active rezoning of erven in these "high street" areas, where liquor shops can be accommodated and formalised.

The policy thus acknowledges that liquor shops are best suited to activity streets rather than minor residential streets or locations within highly residential contexts with schools and places of worship in the nearby vicinity.

In this case, however, the liquor shop is not located in or near an activity street, but is in fact located in the heart of a residential area, with many educational facilities and religious institutions in close proximity.

b. Compatibility with surrounding uses

The subject property, together with the majority of the immediately surrounding properties, is zoned Single Residential 2, and the properties are predominantly developed with dwelling houses. Children walking to the school or playing in the street will inevitably be exposed to the negative social impacts associated with liquor shops.

The applicant proposes to operate the liquor shop from Monday to Saturday from 08:00 to 20:00, and Sunday from 11:00 to 18:00. In a context where children play in the street, they will be exposed to the liquor shop whilst it is in operation. The proposed operating hours will therefore in no way mitigate the negative impacts that the proposed use will pose on the surrounding residential context.

It must be noted that the subject property is not located in close proximity to a main road within the area. However, it is within close proximity to connector and minor roads of the residential area. Although it appears to be located in close proximity of Spine Road according to the City's GIS Viewer, it should be noted that the property is separated from Spine Road by a row of properties backing onto the application property, and there is no direct access from Spine Road to the property.

The proposed liquor shop fronts onto Olive Road which will have a negative impact on the streetscape and exposes minors and passers-by to active sale of alcohol. The aforementioned significant extent and location of the liquor shop will in turn compromise the residential integrity of the subject property and surroundings.

While certain non-residential uses like house shops and crèches are compatible with a surrounding residential fabric, and provide opportunity for the owner of the property to generate additional income, it is the Department's view that the proposed use is not compatible with the specific residential environment in which it finds itself.

With regards to the application for building line departures, it should be noted that the proposed departure indicated on the submitted plan, differs substantially from what has in fact been erected on site.

While a 0.0m in lieu of 1.0m setback from the common boundary could conceivably be supported for a residential property (with many similar examples evident in the area), the cumulative impact of the other unauthorised extensions is not supported. As stated, the submitted plans are not considered to be accurate, and several attempts to obtain improved

plans from the applicant, were unsuccessful. We are therefore unable to properly assess the proposed building line departures.

c. Impact on the external engineering services

The proposal will not have a negative impact on the existing engineering services. All the relevant services departments support the proposal.

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

The safety and well-being of the adjacent property owners may be compromised by the proposed activity due to the associated potential anti-social behavior related to the sale of alcoholic beverages and in particular liquor shops.

As mentioned above, the subject property is located in close proximity to a public open space and to a place of worship (see Annexure B).

Potential illegal parking outside neighbours' driveways and gates, also result in traffic safety concerns in an environment where children play in the streets. There are also allegations by SAPS that drugs were sold from the subject property in the past.

It therefore appears that some of the negative social impacts that are sometimes associated with the sale of liquor in residential areas, are already evident in this instance, and are impacting negatively on the health, safety and well-being of the community.

e. Impact on heritage;

No impact on heritage is envisaged.

f. Impact on the biophysical environment;

No environmental impact is envisaged on this brownfields site.

g. Traffic impacts, parking, access and other transport related considerations;

The Director: Transport for Cape Town (TIA and Development Control) has evaluated the proposal from a traffic, parking and safety perspective and offered no objection.

However, it should be noted that the applicant provided one on-site parking for the business on the subject property since it's a temporary land use departure. The proposal at hand is anticipated to generate traffic during peak hours. In addition, as the business grows and people are aware of it, patrons from outside of the neighborhood will travel by vehicle to the property and inevitably increase traffic within the area.

It should also be noted that the 'road area' adjacent to the north eastern boundary of the property, is in fact a privately owned panhandle portion of Erf 58025, which is located to the south west of the property. While the applicant's plans are not entirely clear in this regard, there are some concerns that access to the proposed liquor shop may be provided by an opening along Erf 58024's north western boundary, which may result in clients effectively trespassing on private property.



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

It is not considered that the envisaged adverse impact of the proposed land use can be mitigated by specific conditions.

6.1.4. Would approval of the application have the effect of granting the property the development rules of the next subzone within a zone?

No.

I am not satisfied that the decision making criteria in Section 99(1) have been complied with.

I am not satisfied that the considerations in Section 99(3) have been met and the proposed land use is not desirable.

7. REASONS FOR DECISION

7.1. Reasons for the recommended decision for **refusal** relating to the application for the **temporary land use departure** and **permanent departures** may be summarised as follows:

- 7.1.1. The activity is not aligned with the principles of the City of Cape Town: Alcohol and Drug Strategy.
- 7.1.2. Taking into consideration the broader social impact of alcohol abuse, the sale of alcohol within the residential context should be discouraged.
- 7.1.3. The proposed liquor shop is not compatible with surrounding land uses.
- 7.1.4. The proposed liquor shop may result in a negative traffic and safety related impact in the surrounding residential area.
- 7.1.5. The proposal at hand poses a potential negative impact on the safety and well-being of the surrounding community at large.
- 7.1.6. The proposed building line departures applied for does not accurately reflect either the existing or the proposed building works on site, and can therefore not be supported.

- 7.1.7. While the departure permitting 2 carriageway crossings in lieu of 1 could be supported in principle, the submitted plans do not accurately reflect either the existing or propose building works on site and as such, this departure cannot be supported.

8. RECOMMENDATION

In view of the above, it is recommended that:

- 8.1. The application for a **temporary land use departure** in terms of section 42(c) of the City of Cape Town Municipal Planning By-Law, 2015 in order to permit the sale of alcoholic beverages for **off-consumption** from a portion of Erf 58024, 163 Olive Road, Eastridge, Mitchell's Plain, **be refused** in terms of Section 98(c) of the City of Cape Town, Municipal Planning By-Law, 2015.
- 8.2. That the application for **permanent departure** in terms of section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 to permit a setback of 0.0m in lieu of 1.0m from the east common boundary in terms of item 27(c)(ii) of the DMS, **be refused** in terms of Section 98(c) of the City of Cape Town, Municipal Planning By-Law, 2015.
- 8.3. That the application for **permanent departure** in terms of section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 to permit a setback of 0.0m in lieu of 1.0m from the north common boundary in terms of item 27(c)(ii) of the DMS, **be refused** in terms of Section 98(c) of the City of Cape Town, Municipal Planning By-Law, 2015.
- 8.4. That the application for **permanent departure** in terms of section 42(b) of the City of Cape Town Municipal Planning By-Law, 2015 to permit 2 carriageway crossings in lieu of 1 in terms of item 140(2)(a) of the DMS, **be refused** in terms of Section 98(c) of the City of Cape Town, Municipal Planning By-Law, 2015.

ANNEXURES

Annexure A	Locality plan / Public participation map
Annexure B	Site plan
Annexure C	Applicant's motivation
Annexure D	Objection
Annexure E	Departmental comments
Annexure F	Site inspection
Annexure G	List of participants



Registered Planner

Name:

Siyamthanda Mayinjana

SACPLAN NO:

C/8371/2016



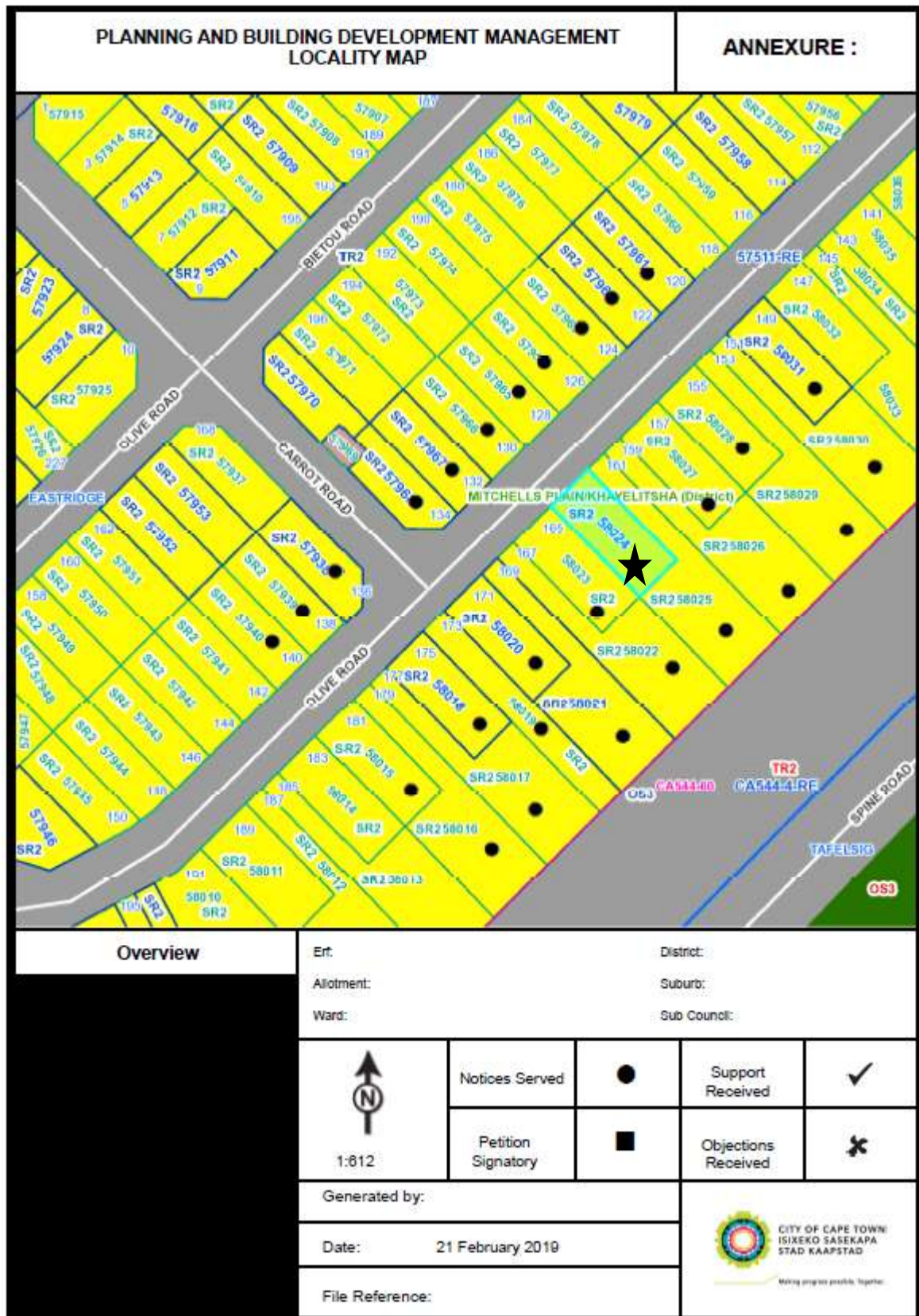
Section HeadName: Danette de KlerkTel no: 079 286 9219Date: 4 March 2021

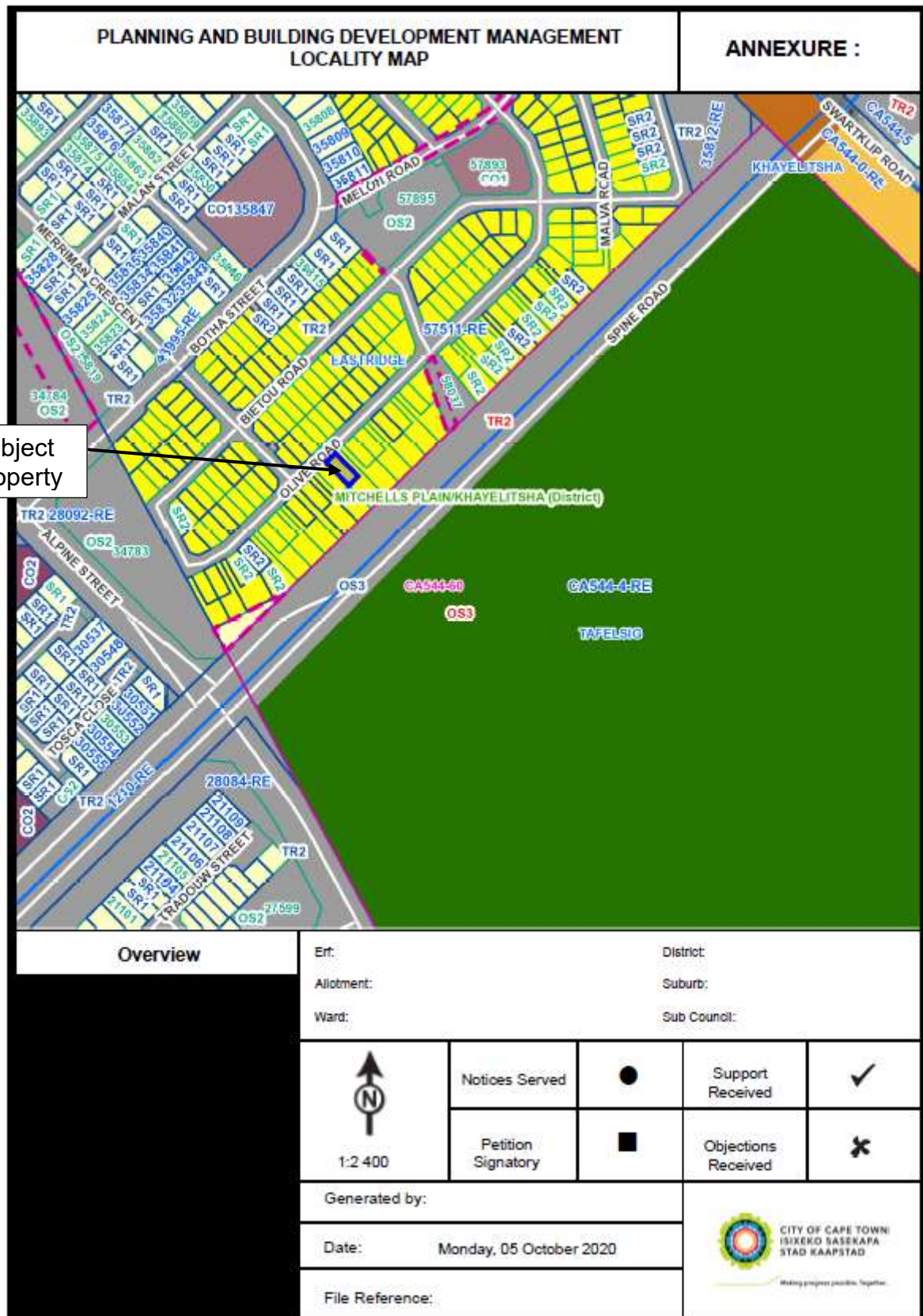
District ManagerMargot Muller021 360 11327 March 2021

Annexure

A

Locality plan / Public participation map

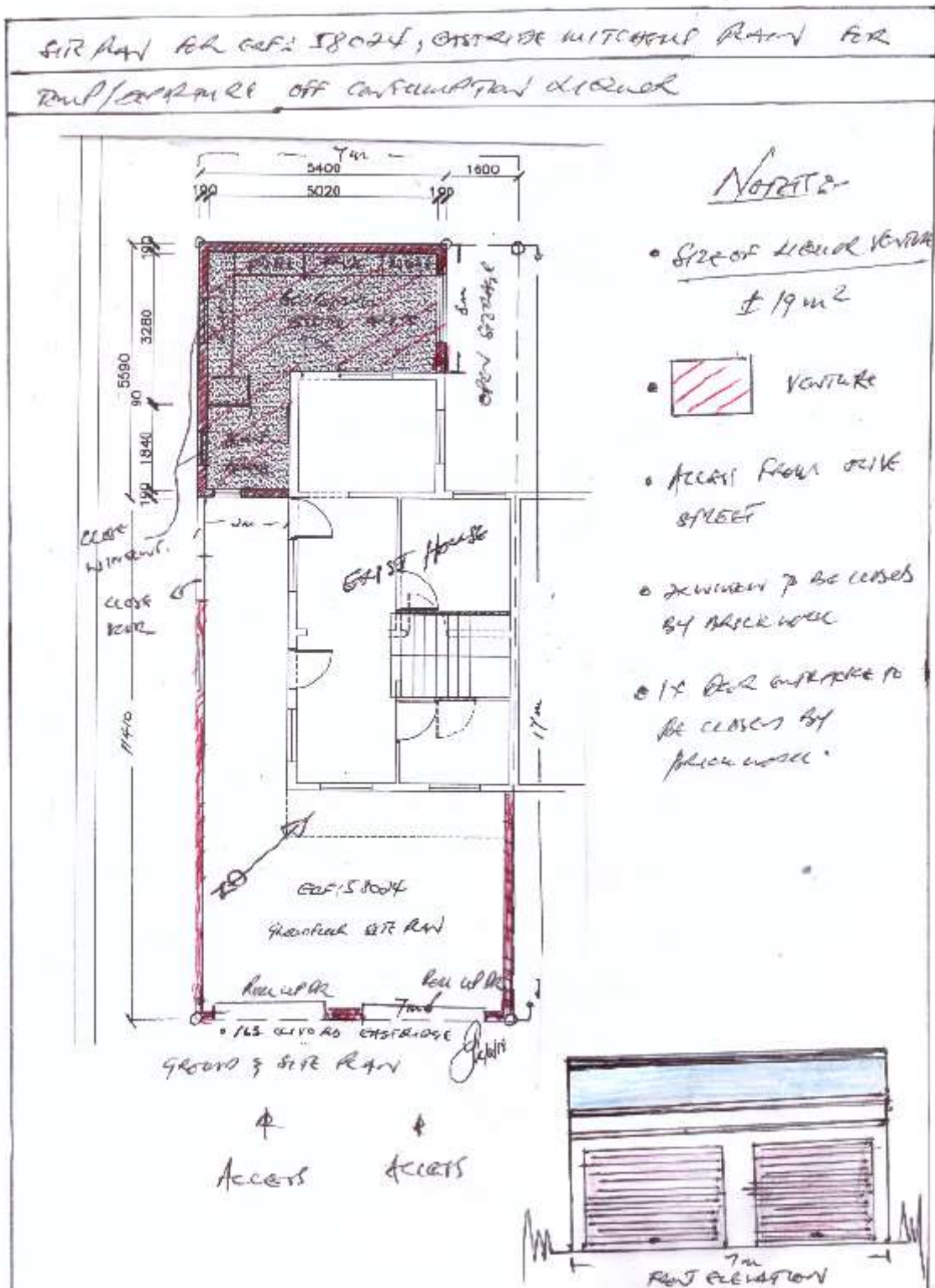




Annexure

B

Site Plan / Departure Plan



Annexure

C

Owner's Motivation

MOTIVATION

This is to confirm that this application to the City of Cape Town is to applicate for a Temp Delivary

to operate a Licence of Carriage

at erf 58024

and herewith power of attorney to N.Roman as consultant .

1. There are/is 3 parking bay(s)

2. 2 will be employed at venture.

3. The venture is operational/not operational.

4. The owner is the operator.

5. 20 % is used for venture.

6. 90 % of customers come by foot to venture on a buy and go method.

7. Goods are been bought in by owner's private vehicle.

8. Operating Hours:

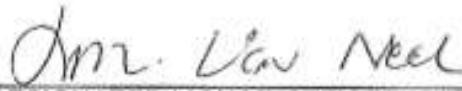
Mon to Sat	<u>08h00</u> to <u>2h00</u>
Sundays	<u>11h00 - 18h00</u>

9. The venture is for selfsustainability, economic freedom, job creation and a source of income.

Annexure

D

Objection

		SOUTH AFRICAN POLICE SERVICE	
SUID-AFRIKAANSE POLISIEDIENS PriSaatsak/Private Bag X			
Verwysing Reference	29/1/1	OFFICE OF THE DESIGNATED OFFICER SOUTH AFRICAN POLICE SERVICE 1 ST AVE EASTRIDGE MITCHELLS PLAIN 7785	
Navrae Enquiries	SGT. M VAN NEEL/ SGT. S BOSMAN	2019-03-20	
Telefoon Telephone	(021) 370-1626/1600		
Faksnommer Fax number	(021) 370-1630		
A. THE PROVINCIAL COMMANDER FIREARM AND LIQUOR CONTROL WESTERN CAPE PROVINCE PRIVATE BAG X28 BELLVILLE 7535		LT.COL AR KAY	
B. TECHNICAL ASSISTANT, CUSTOMER INTERFACE: DEVELOPMENT MANAGEMENT SPATIAL PLANNING AND ENVIRONMENT STOCKS & STOCKS NTLAZANE STREET KHAYELITSHA		ATT: MELISSA HUMPHRIES	
C. STATION COMMANDER MITCHELLS PLAIN SAPS		ATT: BRIG. CAH GOOLAM	
APPLICATION FOR TEMPORARY LAND USE DEPARTURE AND PERMANENT DEPARTURE, ERF 58024, 163 OLIVE ROAD, EASTRIDGE, MITCHELLS PLAIN			
1. The applicant is BONITA MIDDELKOOP. 2. This office object to the application for the following reasons; 2.1 No parking available. 2.2 No toilets available. 2.3 Noise pollution, swearing of intoxicated customers and vehicles with loud music. 2.4 Customers will urinate in public and against the fences of neighbours. 2.5 Liquor outlets in residential areas is a big problem and we receive complaints on a daily basis. 2.6 Domestic violence and contact crimes will also increase in the precinct. 2.7 Unemployment, drug abuse and gangsterism is rife in the area. 2.8 The premises was also a stronghold for the notorious American gang in the past. 2.9 The premises was also selling drugs in the past.			
REGARDS			
		SGT	
DESIGNATED LIQUOR OFFICER: SAPS MITCHELLS PLAIN M VAN NEEL – 0538663-2			

Annexure

E

Departmental comments



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

Bill Jones
 Regional Coordinator

T +27 21 444 1916 **F** +27 21 850 4510
E-mail: bill.jones@capetown.gov.za

Address: Cnr Andries Pretorius Street & Victoria Road, 2nd Floor, Somerset West, 7129

Application No: 70409467

Integrated Transport Planning Department
 Transport Impact Assessment and Development Control

DATE / DATUM: 08 February 2019
TO / AAN: Town Planning
ATT / AANDAG: Jody Solomons (City of Cape Town, SDM Branch)

ERF 58024 – MITCHELL'S PLAIN

• Application for Liquor outlet (off-site consumption) on Erf 58024, Mitchell's Plain

Comments from the Department: Transport, based on details, specifications and information reflected on the Site Plan erf 58024, Mitchell's Plain, are as follows:

The Department: Transport supports the abovementioned application, subject to the following condition(s) being imposed:

1. That on-site parking bay be provided in accordance with the attached Site Plan,
2. that NO on-site consumption be allowed on the premises;
3. that the extent of the house shop be limited to 16,0 m².

Yours faithfully

Bill Jones
 Department: TIA & Development Control
 Directorate: Transport



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

CITY HEALTH
ENVIRONMENTAL HEALTH

Sibusiso Manyamalala
Environmental Health Practitioner

MEMORANDUM

T: 021 400 4104 F: 086 540 5889
E: sibusiso.manyamalala@capetown.gov.za
Your Ref: 70409467

DATE	2019-02-18
TO	Planning and Building Development Management
ATTENTION	Jady Solomans

RE: APPLICATION FOR TEMPORARY DEPARTURE IN TERMS OF SECTION 42(C) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN ORDER TO OPERATE AN OFF-SITE CONSUMPTION LIQUOR SHOP FROM A PORTION OF THE RESIDENTIAL PROPERTY, ERF NO. 58024, BEING 163 OLIVE ROAD, EASTRIDGE.

APPLICANT: Veronica Middelkoop

I wish to advise that an inspection has been conducted of the above mentioned premises by the local Environmental Health Practitioner, Mr S. Manyamalala, and from an Environmental Health point of view there would be no objection to the approval of the propose application, subject to the following requirements being complied with:

1. Should the premises be used for a category of business which is required to be licensed in terms of the Business Act No 71 of 1991 i.e. Sale and Supply of meals; Health and Entertainment; etc, then application must be made for the relevant business license. Should food be prepared or handled then application must also be made for a Certificate of Acceptability for food premises in terms of Regulation R638 Dated 22/06/2018 [Regulation 3(6)(a)] made in terms of Foodstuffs, Cosmetics and Disinfectants Act 1972[Act 54 of 1972]. These requirements come into effect once Council has approved the consent use application.
2. The premises must comply with requirements of the Tobacco Products Control Act, 1993 (Act No 83 of 1993) and Notice Relating to Smoking of Tobacco products in public places, Regulation No R975 dated 29 September 2000.
3. Compliance with the Western Cape Noise Control Regulation 2013 - PN200/2013 as promulgated under Section 25 of the Environmental Conservation Act, 1989 (Act 73 of 1989) by not creating a disturbing noise and or noise nuisance to surrounding property owners.
4. An integrated waste management approach must be used that is based on waste minimization and should incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill site, licensed in terms of Section 20 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
5. Building plans must be submitted for the alterations to the existing building. All requirements set by the Environmental health Department must be complied with.

MITCHELLS PLAIN ENVIRONMENTAL HEALTH OFFICE I-ORISI YESELEBE IZEMPILO NGOKUSINGQONGILEYO MITCHELLS PLAIN
MITCHELLS PLAIN OMGEWINGSGESONDHEID KANTOOR
SIMONSD ROAD, MITCHELLS PLAIN 7785
www.capetown.gov.za

Making progress possible. Together.

6. The stacking of the bottle crates must be done in accordance with section 8 of the general safety regulations under government Notice R1031 of 30 May 1986 promulgated under the Machinery and Occupational Safety Act (Act 6 of 1983). The total height of the stack must not exceed three times the smallest dimension at the base.
7. Signage must be erected clearly informing customers that no loitering will be permitted at the entrance or on the premises to ensure no nuisances are created that may impact on the health and well-being of surrounding residents.
8. Adequate measures are to be taken for refuse removal. Refuse is to be properly containerized and stored prior to removal.
9. All empty bottles must be returned at least once a week to the distributor to prevent any fly nuisance or offensive odours.



ENVIRONMENTAL HEALTH PRACTITIONER





CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

TRANSPORT DIRECTORATE ASSET MANAGEMENT AND MAINTENANCE

Yolisa Mpendulo
Professional Officer

T: 021 360 1144 F: 021 361 5142 M: 084 200 3004
E: Yolisa.Mpendulo@capetown.gov.za

2019-02-19

Internal Memorandum

TO: TOWN PLANNING

ATT: JODY SOLOMONS

CASE ID: 70434493

- APPLICATION FOR A LIQUOR SHOP – ERF 58024 – OLIVE ROAD – EASTRIDGE – MITCHELLS PLAIN.

The department: Asset Management and Maintenance has no objection to this application subject to the following condition.

- The proposed tuck shop should be restricted to 16m²

Regards

 20/02/2019

DISTRICT ENGINEER

J-BLOCK, STOCKS & STOCKS COMPLEX J-BLOCK, STOCKS & STOCKS COMPLEX
NTLAZANE ROAD KHAYELITSHA 7784 PRIVATE BAG X93 BELLVILLE 7535
www.capetown.gov.za

J-BLOCK, STOCKS & STOCKS COMPLEX

Making progress possible. Together.



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

ENERGY AND CLIMATE CHANGE

Susan Nel
Senior Technical Assistant

T: 021 400 4681
E: susan.nel@capetown.gov.za
Your Ref: 70409467

2019-03-04

DIRECTOR: PLANNING AND BUILDING DEVELOPMENT

PROPOSED TEMPORARY LAND USE DEPARTURE TO PERMIT A LIQUOR SHOP: ERF 58024,
163 OLIVE ROAD - EASTRIDGE

This Department has no objection to the abovementioned proposal subject to the following conditions:

PROPOSED REZONING APPROVAL TO ALLOW BUSINESS USAGE:

1. Erf 58024 is at present electrically serviced for single residential use only. After approval of the departure application the owner can still make use of the existing supply subject to following conditions:
 - a. The owner of erf 58024 must apply for a tariff conversion to the Small Power User tariff.
 - b. A Shared Network Charge (SNC) for the difference between Single residential and business usage is payable.
 - c. Timeous formal application for the tariff conversion and SNC must be made and paid for before approval for the rezoning will be granted by this Department.
2. The owner will be responsible for the costs to increase supply to erf 58024 as well as any changes to the existing network as a result of this application, should it be required.
3. If the supply to erf 58024 is increased timeous application is required. The connection cost, SNC and conditions will be determined upon receipt of the formal application. The SNC is based on the size of the applied for increase in supply.

Yours faithfully

DIRECTOR: ELECTRICITY GENERATION & DISTRIBUTION



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

SOLID WASTE MANAGEMENT: COLLECTIONS
DEPARTMENT: RESEARCH AND DEVELOPMENT

Chantel Erlank
Administrative Officer 1

T: +27 21 400 5576 F: +27 86 576 2197
E: chantel.erlank@capetown.gov.za

Application Number/Case Number: **70409467**
Reference Number:

Date:	11 March 2019
Subject:	PLANNING AND BUILDING DEVELOPMENT MANAGEMENT
Attention:	Melissa Du Preez

Application for Off-Site Liquor Outlet for Erf 58024, Mitchell's Plain is Supported by the Director: Solid Waste Management (DSWM) Subject to the findings of the Out Come of a Site Visit where Necessary or Subject to the Following Conditions Listed Below:

The City of Cape Town: Solid Waste Management Department has **NO OBJECTION** to the Proposed Application. Any Future Developments must comply with Solid Waste Conditions.

Refuse Generated on the Premise must be stored on the Premise to the Satisfaction of the Director: Solid Waste Management.

The Applicant must make use of ALL Solid Waste Services and will be responsible for the Clean-Up of the Area.

If the Owner / Tenant require Additional Refuse Containers / Bins, the owner/s must liaise with the Corporate Call Centre for Solid Waste Management Enquiries on 086 010 3089 to make the necessary arrangements and to place the container/s to the nearest Access Road (Public Road) on the Scheduled Day of Collection.

Solid Waste: Collections Department's recommendation is that the Applicant should provide a Secured Enclosed Area (at the Back of the Premises) for the Storing of the Refuse Containers. The City of Cape Town: Solid Waste Management Department do not enter Private Property, therefore the bins must only be placed on the kerbside (sidewalk) on the Scheduled Day of Refuse Collection.

Yours Faithfully,

Chantel Erlank
For: The Director: Solid Waste Management

Annexure

F

Site Inspection

Reply Reply All Forward IM



Thu 2020/11/05 12:17

Duncan Julies

RE: erf 58024 Mitchell's Plain

To Siyamthanda Mayinjana

Cc Roven Britz

You replied to this message on 2020/11/05 12:18.



IMG_20201105_102101.jpg
5 MB



IMG_20201105_102103.jpg
5 MB

Hi Siya,

No liquor outlet operating from property.

Regards



Annexure

G

List of Participants

List of Participants

Applicant:

Numan Roman

N. Roman & Associates

Numan47@live.com

083 337 2657

South African Police Services (SAPS) (objection):

SGT. M Van Neel/ SGT. S Bosman

021 370 1626/1600

Office of the designated officer

South African Police Service

1st Avenue

Eastridge

Mitchell's Plain

7785