



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-11/Erf_777

Enquiries:
Mr AJ Burger

31 May 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 777, RIEBEEK KASTEEL

Your application with reference RK/12446/ZN/MV, dated 7 April 2022, 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 for a house tavern on erf 777, Riebeeck Kastel is approved in terms of Section 70 of the abovementioned By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use be restricted to accommodate a house tavern ($\pm 16\text{m}^2$ in extent), in a portion of the existing outbuilding as presented in the application;
- b) Liquor only be sold for off-consumption purposes;
- c) In addition to the house tavern, the land unit contains a dwelling which is occupied by the proprietor of the house tavern;
- d) Building plans, clearly indicating the house tavern in relation to the house, be submitted to the Senior Manager: Built Environment, for consideration and approval;
- e) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be adhered to, to the satisfaction of the relevant authority;
- f) 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 1m^2 in area and not exceeding the land unit boundaries with any part of it, be permitted and it shall indicate only the name of the owner, name of the business and nature of the retail trade;
- g) Trading hours of the house tavern are determined by the Swartland Municipality: By-law relating to control of undertakings that sell liquor to the public (PG7394 of 22 May 2015);

2. WATER

- a) The existing connection be used and that no additional connections be provided;

3. SEWERAGE

- a) The existing connection be used and that no additional connections 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

4. STREETS AND STORMWATER

- a) Deliveries may only be done by delivery vehicles with a gross vehicle mass of 16000kg;

5. ESKOM

- a) No mechanical plant be used within 3m of Eskom underground cables;
 b) No work takes place within the servitude of a 66kV cable or 13kV cable if indicated;
 c) The following building and tree restriction on either side of a centre line of overhead power lines be observed:

Voltage	Building restriction on either side of the centre line
11kV & 22kV	9m
66kV & 22kV	11m
132kV	15,5m

- d) No construction work may be executed closer than 6m from any Eskom structure or structure supporting mechanism;
 e) The natural ground level be maintained within the Eskom reserve areas and servitudes;
 f) No work or machinery permitted nearer than the following distances from conductors:

Voltage	No closer than:
11kV & 22kV	3m
66kV & 22kV	3,2m
132kV	3,8m

- g) The minimum ground clearance of the overhead power line be maintained to the following clearance distance:

Voltage	Safety clearance above road
11kV & 22kV	6,3m
66kV & 22kV	6,9m
132kV	7,5m

- h) A 10m obstruction free zone to be maintained around all pylons;

6. GENERAL

- a) The approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with within the time period from the date of notice of the approval and that failing to do so will result in the lapsing of the approval;
 b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours faithfully


MUNICIPAL MANAGER

Via Department Development Services

AJB/ds

Copies : Director : Civil Engineering Services
 Director : Financial Services
 Building : Control Officer
 AC van Neel, 31 Vygie Street, Riebeek Kasteel, 7307