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File ref: 15/3/10-6/Erf_552

Enquiries:
Mr AJ Burger

16 July 2021

N Adams
552 Cambridge Street
KALBASKRAAL
7302

COPY

By Registered mail

Sir/Madam

PROPOSED CONSENT USE OF ERF 552, KALBASKRAAL

Your application received on 25 May 2021 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 552, Kalbaskraal 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 authorizes a house shop, restricted to $\pm 25\text{m}^2$, 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;

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. ESKOM

- a) Works will be carried out as indicated on plans;
- b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- c) All services to be verified on site;
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za, to arrange the capturing of such services;
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm;
- g) Where proposed services cross underground power cables the separation should be a minimum of 300mm with protection between services and power cables. (Preferably a concrete slab);
- h) No manholes; catch- pits or any structure to be built on top of existing underground services;
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- k) No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated. Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on 082 7720 359 or graham.hector@eskom.co.za;
- l) The following building and tree restriction on either side of centre line of overhead power line must be observed: Voltage Building restriction either side of centre line 11 / 22kV 9.0 m & 66kV 11.0 m & 132kV 15.5 m;
- m) No construction work may be executed closer than 6 (SIX) metres from any Eskom structure or structure-supporting mechanism;
- n) No work or no machinery nearer than the following distances from the conductors: Voltage Not closer than: 11 / 22kV 3.0 m & 66kV 3.2 m & 132kV 3.8 m;
- o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- p) That a minimum ground clearance of the overhead power line must be maintained to the following clearances: Voltage Safety clearance above road: 11 / 22kV 6.3 m & 66kV 6.9 m & 132kV 7.5 m;
- q) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- r) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
- t) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
- u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- v) Eskom shall at all times have unobstructed access to and egress from its services;
- w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;
- x) Lungile Motsisi MotsisiL@eskom.co.za, Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES, NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained;

6. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be met before the house shop comes into operation. Failure to do so will result in this approval lapsing;
- (b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: Director: Civil Engineering Services
Director: Financial Services
Building Control Officer