

Comments from Departments



MEMORANDUM			
AAN / TO	J Van Zyl	VAN / FROM	C Posthumus
VERW / REF	15/4/6/2 & 7	DATUM / DATE	24 August 2023
ONDERWERP SUBJECT	VOORGESTELDE VERGUNNINGSGEBRUIK: ERF 390 , ALBERTSTRAAT 152 - ROBERTSON		

Ek verwys na die bogenoemde aansoek gedateer 15 Augustus 2023.

Die Siviele Ingenieurs Departement het in beginsel geen beswaar teen die bogenoemde aansoek nie, op voorwaarde dat:

1. Die bestaande water en riool aansluiting asook toegang to die erf sal behou bly.
2. Ontwikkelingsheffing ten opsigte van grootmaat siviele ingenieursdienste is betaalbaar vir een addisionele erf wat geskep word, teen die begrote tarief soos van toepassing ten tye van betaling.

Die uwe

Carel Posthumus

Senior Bestuurder: Siviele Ingenieursdiense

From: Jonathan Dos Santos
Sent: Thursday, 17 August 2023 08:22
To: Janelle Vermeulen
Cc: Maria Saaiman
Subject: RE: PROPOSED CONSENT USE: ERF 390, ROBERTSON

With reference to the above-mentioned application, the following comments from Building Control apply:

1. **Consent Use Application:** Building Control acknowledges your application for a consent use to establish a second dwelling on the property.
2. **Utility Services:** Capacity of existing utility services (water, sewage, electricity) to accommodate the additional demands of the second dwelling without compromising service quality. Confirmation to be given by each department accordingly.
3. **Parking and Access:** Verify that there is adequate parking space and proper access to accommodate the second dwelling while adhering to National Building Regulations.
4. **Fire Safety Measures:** Ensure that the second dwelling is designed and equipped with necessary fire safety measures, as required by local fire codes and National Building Regulations.
5. **Architectural and Structural Compliance:** Any new structures or buildings that may be constructed on the plots must adhere to local architectural and structural standards. Building plans must be submitted to and approved by the Building Control Department prior to construction.

Any design proposal, must fully adhere to all aspects of the National Building regulations and approval of this application may not be deemed to be an exemption thereof.

Should you have any inquiries or require further clarification, please do not hesitate to contact the Building Control Department directly.

Kind Regards / Vriendelike Groete
Jonathan Dos Santos

Building Control Officer • Building Control
Boubeheerbeampte • Boubeheer
Langeberg Munisipaliteit • Municipality
Twaatsak X2 Private Bag • ASHTON • 6715



"People at the centre of Development"

Tel • (023) 626 8200 • Phone (Ext 136) • Email • JDSantos@langeberg.gov.za

Views and opinions expressed in this e-mail are those of the sender unless clearly stated as being that of Langeberg Municipality.

From: Janelle Vermeulen <jvermeulen@langeberg.gov.za>
Sent: Wednesday, August 16, 2023 11:02 AM
To: Carel Posthumus <cposthumus@langeberg.gov.za>; George Lotter <glotter@langeberg.gov.za>; Glen Slingers <GSlingers@langeberg.gov.za>; Nkosinathi Mdluli <nmdluli@langeberg.gov.za>; Jonathan Dos Santos <JDSantos@langeberg.gov.za>
Cc: Anneli Mouries <amouries@langeberg.gov.za>; Ilse Saunders <isaunders@langeberg.gov.za>; Judith Davids <jdavids@langeberg.gov.za>; Maria Saaiman <msaaiman@langeberg.gov.za>
Subject: PROPOSED CONSENT USE: ERF 390, ROBERTSON

Goeie dag,

Vind asseblief aangehegte memo en grondgebruik aansoek vir u aandag en kommentaar.

Janelle Vermeulen

From: George Lotter
Sent: Monday, 18 September 2023 07:53
To: Janelle Vermeulen
Subject: RE: PROPOSED CONSENT USE: ERF 390, ROBERTSON

Goeie dag Janelle

Kommetaar vanaf Elektries:

1. Daar word nêrens in die verslag genoem of daar slegs van bestaande dienste gebruik gemaak gaan word nie. Ons neem dus aan dat daar slegs van bestaande dienste gebruik gemaak gaan word.
2. Ons het geen beswaar teen die voorgestelde vergunningingsgebruik nie.
3. Indien meer kapasiteit benodig word, moet daarvoor aansoek gedoen word. Beskikbaarheid van kapasiteit kan nie gewaarborg word nie; intendeel, ons het huidiglik geen kapasiteit
4. Indien daar oorweeg word om alternatiewe energie te gebruik, moet kennis geneem word van die Munisipale regulasies wat beskikbaar is op on webtuiste.

Dankie

Groete

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
023 626 8266 (Ext 541)
glotter@langeberg.gov.za



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Vind asseblief aangehegte memo en grondgebruik aansoek vir u aandag en kommentaar.

Janelle Vermeulen

From: Nkosinathi Mdluli
Sent: Wednesday, 20 September 2023 22:32
To: Janelle Vermeulen
Subject: RE: PROPOSED CONSENT USE: ERF 390, ROBERTSON

For the application herein below,

Fire services will require a fire plan indicating siting of fire protection equipment etc.

Kind Regards

Nkosinathi Mdluli

Chief: Fire and Disaster Management

Postal Address: Langeberg Municipality
Private Bag X2
28 Main Road
Ashton
6715

Email Address: nmdluli@langeberg.gov.za

Website: www.langeberg.gov.za

Robertson Office Tel: 023 492 0093

Fax: 023 615 2022

Life Threatening Fire Emergencies Line: 023 615 8911

Call Centre Line: 0860 88 1111

WhatsApp Call Centre Number: 065 211 7822



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Subject: PROPOSED CONSENT USE: ERF 390, ROBERTSON

Goeie dag,

Vind asseblief aangehegte memo en grondgebruik aansoek vir u aandag en kommentaar.



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Hayley Langley
023 626 8325
023 626 5209
hayley.langley@capewinelands.gov.za
23/08/23/01
23/08/23/01

40 Van Rensen Street
☒ 51
ROBERTSON
6705

2023-08-23

The Municipal Manager
Langeberg Municipality
Private Bag X 2
Ashton
6715

For attention: DP Lubbe
Municipal Manager.

PROPOSED CONSENT USE: ERF 390,152 ALBERT STREET, ROBERTSON

Your correspondence dated 15 August 2023 refers:

Municipal Health Services of the CWDM supports the application subject to:

Certificate of Acceptability (COA):

The provision of meals and the sale of foodstuffs will require a Certificate of Acceptability with adherence to Regulation 5 & 6 of GNR 638/22 June 2018 (Regulation governing general hygiene requirements for food premises, the transportation of food, and related matters promulgated in term of the Foodstuffs, Cosmetics & Disinfectants Act 54 of 1972 as amended.

Smoking:

The owner must have a smoking policy onsite and enforce the policy with reference to the Tobacco Control Act . Act 83 of 1993.

Health Nuisance:

The application must comply with the requirements of Cape Winelands District Municipality Health By-laws Gazette 15 February 2010 and make sure any activity due to take place at ERF 390,152 Albert street, Robertson does not create any form of health nuisance.

This office reserves the right to call for additional requirements if deemed necessary at any later stage.



MUHL & THERON

PROFESSIONELE LANDMETERS / PROFESSIONAL LAND SURVEYORS

Muhl&Theron (RF) INC 2016/390163/21

265 BeyersNaude Drive Rustenburg 0300

9 Voortrekker Ave Robertson 6705

Tel: 014 5921015

Etienne de Villiers 0726006221 Arnold Theron 0828742094

e-mail: muhitheron@gmail.com

T A Theron (B. Land Survey (Pret); MBL (Unisa))

6 September 2023

Our reference: ERF 390 Robertson

To whom it may concern:

ERF 390 Robertson

Herewith confirmation that our offices were appointed to relocate or replace the boundary beacons of **Erf 390 Robertson**.

The boundary beacons were replaced and pointed out to the owner.

Kind regards

T.A. THERON
PROFESSIONELE LANDMETER
Registrasie no. PLS 0874