



Enquiries: EJ Cyster
Contact number: (021) 807-4770
Reference: 15/4/1 (288) M
Date: 07 September 2023
Coll no: 1813311

EC/HK

MD: ASAPH Town Planners
Town Planning & Property consulting
17 Witkaree Street
Brackenfell

Email: phumeza@asaphtownplanners.co.za

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: ERF 288 MBEKWENI

I refer to my even-numbered letter dated 19 July 2023 and confirm hereby that no appeals have been lodged in this regard.

1. **Final approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018, for the following:
 - 1.1 In order to operate a tavern measuring $\pm 91\text{m}^2$ in extent from a portion of the proposed dwelling structure on Erf 288 Mbekweni, as indicated on the Site Development Plan drawn by K Mbemba Design Studios, Drawing No. Rev 02, dated 23 November 2021, (**Annexure B already in your possession**)
 - 1.2 For Erf 288 Mbekweni in order to depart from the permissible development parameters for properties located in Conventional Housing Zones, as indicated on the Site Development Plan drawn by K Mbemba Design Studios, Drawing No. Rev 02, dated 23 November 2021, (**Annexure B already in your possession**); as follows:
 - 1.2.1 For a departure in order to exceed the permissible coverage from 60% to 64%; and
 - 1.2.2 For a departure in order to encroach the 2,00m southern and eastern street building lines from to 1,00m and 1,18m respectively, and encroach the 1.50m northern and western common building line to 1,00m collectively.
2. The approvals mentioned in Paragraphs 1.1 and 1.2 above, is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services, in its memorandum dated 11 January 2023 (reference 15/4/1/(288) M (1642)), (**Annexure C already in your possession**).

3. Adherence to the following conditions from a town planning point of view:
- 3.1 The approval applies only to the consent use and departures in question and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.2 No new buildings are to be erected or existing buildings be converted without the prior approval of building plans by Council;
 - 3.3 The applicant obtains the necessary liquor license from the respective licensing authority;
 - 3.4 Any amendments to the application are subject to the relevant approval;
 - 3.5 The proposed on-consumption liquor outlet will be operated from Mondays to Saturdays between 11:00 am to 24:00 pm only. No activities may take place on Sundays;
 - 3.6 That delivery vehicles, used for the delivery of alcoholic beverage supplies to the property, do not exceed a maximum of 3 500kg Tarre individually, and may only occur during the work week during normal office hours;
 - 3.7 That the proposal complies with all respective health requirements; and
 - 3.8 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary.

The approved land use rights will furthermore only vest once all relevant conditions have been complied with. Non-compliance with the said conditions will therefor result in the land use rights not being in place, resulting in a zoning scheme Transgression, which may lead to legal action deemed if necessary.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT