



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-15/Farm_663
15/3/10-15/Farm_663

Enquiries:
Mr AJ Burger

10 February 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED REZONING AND CONSENT USE ON REMAINDER FARM NO 663, DIVISION MALMESBURY

Your application with reference MAL/11703/ZN, dated 20 November 2020, on behalf of the Kloovenburg Trust, refers.

- A** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of a portion of remainder of Farm no 663, Division Malmesbury, is approved in terms of Section 70 of the By-Law.
- B** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for a consent use on the remainder of Farm no 663, Division Malmesbury, is approved in terms of Section 70 of the By-Law.

Points A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (2ha in extent) of Farm 663, Division Malmesbury be rezoned from Agricultural zone 1 to Agricultural zone 2 in order to operate a packing store as presented in the application;
- b) The consent use authorises horticulture (restricted to 2ha) to establish greenhouse tunnels;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) On-site parking bays and loading bays be provided in accordance with the relevant zoning parameters;
- e) Application be made to the Director: Development Services for a business license;
- e) Application be made to the Senior Manager: Built Environment for the right to display an advertising sign/development name;

2. WATER

- a) No municipal drinking water can be provided;

3. SEWERAGE

- a) Sewerage services for household sewerage only can be provided by means of a vacuum truck;

Rig asseblief alle korrespondensie aan:
**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

**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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

4. DEPARTMENT OF WATER AFFAIRS & SANITATION

- a) The information provided indicates that there is an existing dam on-site. Please note that no abstraction of surface or groundwater may occur or storage of water be created without prior authorisation from this Department, unless it is a Schedule 1 or Existing Lawful Use as described in Section 32 of the National Water Act, 1998 (Act No. 36 of 1998);
- b) Any development within the 1:100 year flood line or within 500m from any boundary of a wetland or watercourse triggers water use activities and be authorised and registered in terms of the National Water Act, 1998 (Act No. 36 of 1998);
- c) No pollution of surface water or groundwater resources may occur due to any activity on the property as such, adequate control measures should be implemented to prevent pollution;
- d) Stormwater be managed on-site and not be allowed to runoff into the natural environment unless it is clean and not polluted;
- e) The comments issued shall not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or Bylaw;
- f) The person who owns, controls, occupies or uses the land in question is responsible for taking measures to prevent any occurrence of pollution to water resources;
- g) All requirements as stipulated in the National Water Act, 1998 (Act No. 36 of 1998) must be adhered to;
- h) The Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received;

5. DEPARTMENT OF TRANSPORT AND PUBLIC WORKS

- a) The new access be constructed in accordance with a "Main Farm Access" in the Department's Standard Plan WCS/11/2/C1;
- b) The District Roads Engineer Paarl be notified at least two weeks prior to planned construction (Ms L Maakal liesel.maakal@westerncape.gov.za);
- c) Traffic accommodation be approved and the site handed over to the applicant in writing, by the District Roads Engineer, Paarl before any construction activities may commence;

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 must be implemented before the new consent use (land use) comes into operation, without which, the approval will lapse.
- b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Kloovenburg Trust, Posbus 52, Riebeeck Kasteel, 7307.