



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-15/Farm 814/02
15/3/13-15/Farm 814/02

Enquiries:
Mr HL Olivier

12 July 2022

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON PORTION 2 OF THE FARM 814 AND EXEPMTION ON THE REMAINDER OF FARM 814 MALMESBURY RD

Your application, with reference number MAL/11447/ZN/CVDW, dated 16 December 2021 as well as the amended application dated 31 May 2022 on behalf of the Jaco Basson Familie Trust & Doornfontein Trust, refers.

The withdrawal of the application for the consent use in order to accommodate a tourist facility, including a restaurant and function venue of $\pm 7409\text{m}^2$ in extent, is hereby acknowledged.

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 consent use to accommodate 5 additional dwelling units on a portion of portion 2 of the farm 814, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) In terms of the definition of additional dwelling unit, the additional dwelling units hereby approved only be constructed once the permitted dwelling (main dwelling house) has first been erected;
- (b) The additional dwelling units have a lesser floor area than the dwelling that has first been erected;
- (c) The consent use approval is hereby restricted to a maximum of 5 additional dwelling units;
- (d) No alienation of additional dwelling units be permitted whether by cadastral subdivision or sectional title;
- (e) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (f) Application be made to the Senior Manager: Built Environment for the erection/display of any advertising signs;

2. WATER

- (a) No municipal drinking water be provided and the owner implement measures in order to provide drinking water that is compliant with the SANS 241 standard;
- (b) These measures be confirmed before the occupancy certificates be issued for the said buildings;

3. SEWERAGE

- (a) Sewage services, for household sewage can only be provided by means of a sewerage service truck;

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. REFUSE REMOVAL

- (a) Sufficient capacity exists at the Highlands Landfill to receive waste of a general and household nature. Provided it is transported to the facility on private initiative and undertaking. Waste accepted at the landfill is subject to the regulations pertaining types of waste allowed on the landfill as well as relevant fees payable;

5. DEPARTMENT OF WATER AFFAIRS AND SANITATION

- (a) No abstraction of surface or groundwater may take place or storage of water be created without prior authorisation from the Department of Water Affairs and Sanitation, 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) Please be advised that 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;
- (c) Stormwater be managed on-site and not be allowed to runoff into the natural environment unless it is clean and not polluted;
- (d) The above conditions not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or Bylaw;
- (e) 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;

6. ESKOM

- (a) Eskom services are affected by your proposed works and the following must be noted;
 - (i) Underground services indicated are only approximate and the onus is on the applicant to verify its location;
 - (ii) The successful contractor apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction;
 - (iii) Application for Working Permit be made to, Customer Network Centre Malmesbury
 - (iv) Eskom Wayleave as-built drawings and all documentation be included, when applying for Working Permit;
 - (v) Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za;
- (b) The following conditions pertaining to Underground Services be adhered to at all times;
 - (i) Works be carried out as indicated on plans;
 - (ii) No mechanical plant to be used within 3.0m of Eskom underground cables;
 - (iii) All services to be verified on site;
 - (iv) Cross trenches to be dug by hand to locate all underground services before construction work commences;
 - (v) Should Eskom underground services not be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and the Land Development Office to be contacted on 021 980 3551, to arrange the capturing of such service;
 - (vi) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible be maintained with a minimum of 1000mm.
 - (vii) 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);
 - (viii) No manholes; catch- pits or any structure be built on top of existing underground services;
 - (ix) Only walk-behind (2 ton Bomac type) compactors be used when compacting on top of and 1metre either side of underground cables;
 - (x) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
 - (xi) No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated;
 - (xii) If any work is proposed to be undertaken within the proximity of our 66kV or 132kV Cables please contact the Land Development Office;
- (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 be executed closer than 6m from any Eskom structure or structure supporting mechanism;
- (e) No work or machinery is permitted nearer than the following distances from conductors:

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

- (f) The natural ground level be maintained within the Eskom reserve areas and servitudes;
- (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) Existing Eskom power lines and infrastructure be acknowledged as established infrastructure on the properties and any rerouting or relocation be for the cost of the applicant/developer;
- (i) A 10m obstruction free zone to be maintained around all pylons;
- (j) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;

7. GENERAL

- (a) The approval does not exempt the owner/developer of adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- (b) 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 and failing to do so will result in the approval expiring.
- B. It is hereby confirmed that the registration of a private right of way servitude in favour of Portion 2 of the Farm no 814 over the remainder of farm 814, is consistent with Section 34(1)(g)(v) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is therefore exempt from the provisions of the By-Law.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 HLOds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Jaco Basson Familie Trust, Plaas Doornfontein, Malmesbury, 7300
 Email: admin@plaas.co.za