



CLEAN AUDITS SINCE 2010/11
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File ref:

File ref: 15/3/6-15/Farm_331/02/1070
15/3/10-15/Farm_331/02/1070
15/3/12-15/Farm_331/02/1070

Enquiries:

Enquiries:
Mr HL Olivier

22 August 2022

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

By Registered Mail

Dear Sir/Madam

PROPOSED CONSOLIDATION, SUBDIVISION AND CONSENT USE ON PORTION 2 OF FARM SWARTBERG NO. 331 AND FARM NR 1070, DIVISION MALMESBURY

Your application, with reference number MAL/12119/ZN/MV, dated 13 April 2022, on behalf of the Swartberg Trust, refers.

- A By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of portion 2 of the farm Swartberg No 331 and the remainder of Farm No. 1070, Division Malmesbury is hereby approved in terms of Section 70 of the By-Law.
- B By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision in order to register a lease area on the consolidated property of portion 2 of the farm Swartberg No 331 and the remainder of Farm No. 1070, Division Malmesbury is hereby approved in terms of Section 70 of the By-Law.
- C 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 for a renewable energy structure on the consolidated property is hereby approved in terms of Section 70 of the By-Law.

The decisions A, B and C above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Portions 2 of the farm Swartberg No. 331 and the remainder of Farm 1070 be consolidated and the consolidated property be registered at the deeds office before a building plan be considered for the proposed wind turbine;
- (b) The lease area be restricted to ±62.48ha as presented on the approved lease area plan;
- (c) A total of 1 (one) renewable energy structure (wind turbine) and ancillary infrastructure be developed on the consolidated property, as presented in the application and including, but not limited to:

- (i) A wind turbine as indicated on the location plan;
- (ii) Concrete foundations and platform $\pm 0,109$ ha in extent to support the turbine;
- (iii) A temporary construction and storage area $\pm 0,531$ ha in extent;
- (iv) Underground and overhead power lines from the turbine connecting the wind energy facility to the electrical grid network including the Withoogte Substation as indicated;
- (v) A temporary access road be constructed in order to allow adequate access for abnormal vehicles to the turbine platform and construction area;
- (d) The temporary access road be demolished and the cultivated land be reinstated after the installation of the proposed wind turbine;
- (e) The maximum height of the wind turbine be limited to 150m, measured from the natural ground level to the tip of the vertically extended blade;
- (f) A setback distance of 225m (equal to 1,5 times the overall height of the turbine) be maintained, measured from:
 - (i) the nearest residential, commercial or critical agricultural structures such as animal housing, outbuildings, store; rooms, but excluding structures such as water troughs, feed dispensers and windmills;
 - (ii) the cadastral boundary of the land unit;
 - (iii) any public road or private or public right of way; and
 - (iv) any electrical infrastructure;
- (g) The turbine be treated with a non-reflective material, whether it be paint or any other application previously approved by the Director: Civil Engineering Services;
- (h) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (i) A Site Development Plan in terms of Section 12.7 of Schedule 2 of the By-Law be prepared for each of the application properties, as well as for the combined development area and be submitted to the Senior Manager: Built Environment for consideration and approval;
- (j) Application be made to Senior Manager: Built Environment for the right to display an advertising sign;
- (k) The owner makes financial provision, to the satisfaction of the Director: Financial Services, for protection against failure at any time after construction has started for the rehabilitation or management of negative environmental impact of decommissioning or of abandonment in the case of the owner not being financially able to fulfil any obligations in this regard. The amount as determined by the Director: Financial Services will escalate annually with the average CPIX of the preceding twelve months;
- (l) The proposed renewable energy structure comply with the relevant zoning parameters applicable as contained in the applicable development management scheme;

2. GENERAL

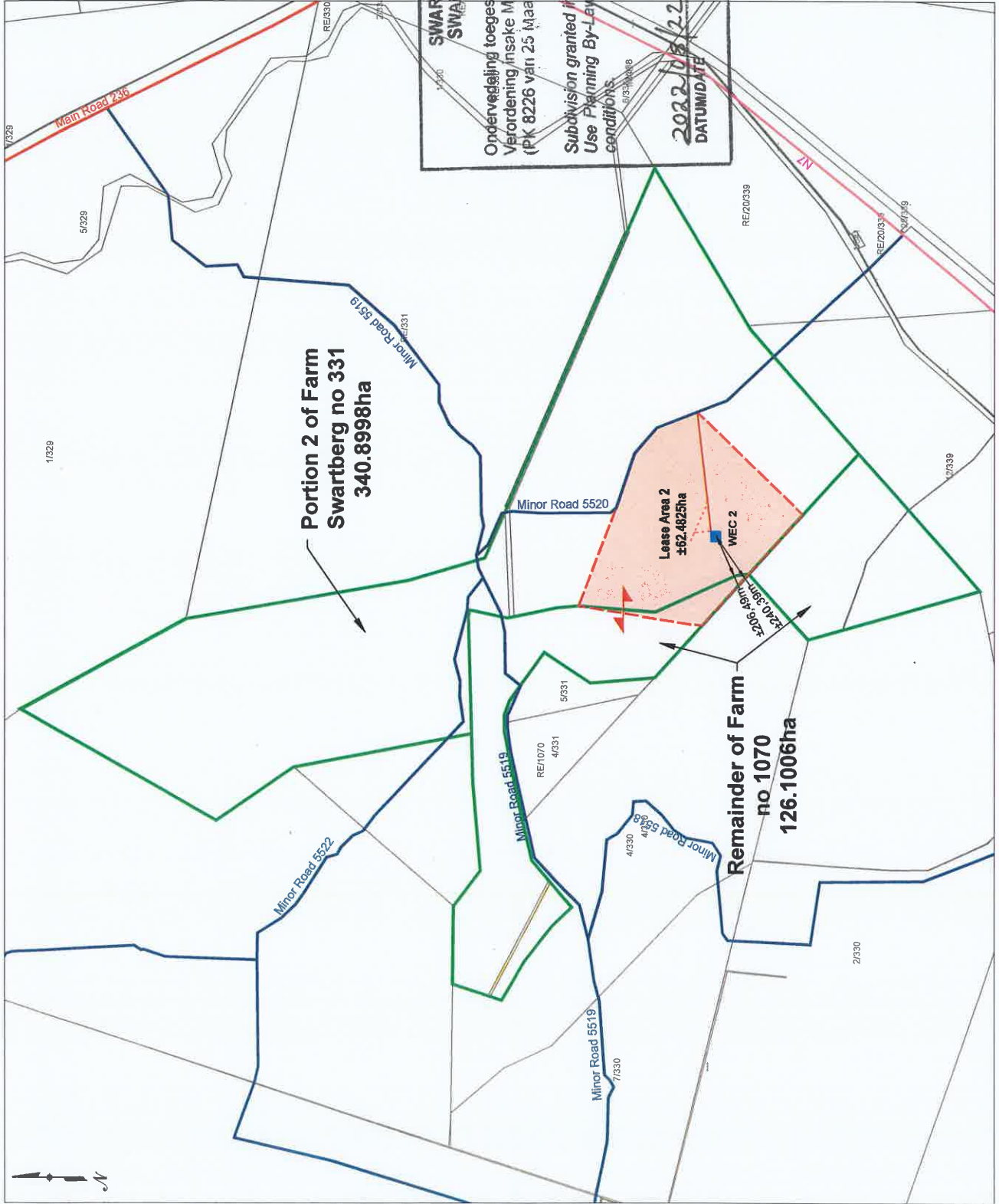
- a) The approval does not exempt the owner/developer of adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with and failing to do so will result in the approval expiring.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
 Swartberg Trust, P.O. Box 188, MOORREESBURG, 7310
 Email: swartberg58@gmail.com

LEASE AREA PLAN: FARMS 2/331, AND RE/1070, MALMESBURY RD



LEGEND:

- Subject properties
- Proposed position of a ±150m high wind turbine (WEC 2)
- Proposed Consolidation
- Proposed lease area
- Temporary Access road
- Final Access Road

NOTES:

Farms 2/331 and RE/1070, Malmesbury RD, will be consolidated to create Lease Area 2 (±62.4825ha) to accommodate one wind turbine (WEC 2).

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2022/03/22
DATUMDATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing by: **Merch Viljoen**

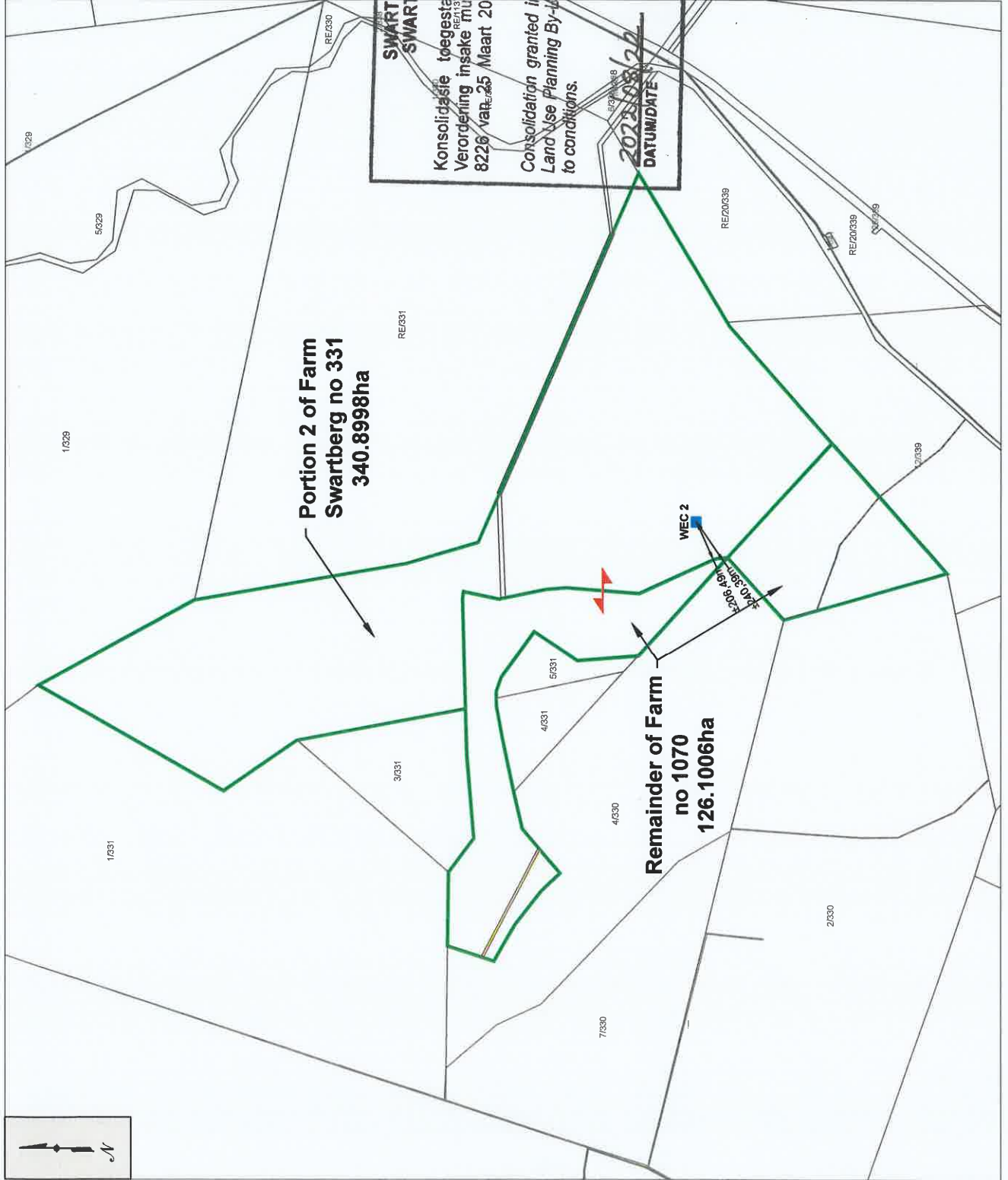
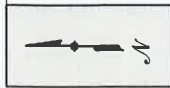
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning@rumboll.co.za

DATE: **MARCH 2022** AUTHORITY: **SWARTLAND MUNICIPALITY**

REF: **MAU/12219ZNMV**

CONSOLIDATION PLAN: FARMS 2/331 AND RE/1070, MALMESBURY RD



LEGEND:

- Proposed position of ±150m high wind turbine (WEC 2)
- ↗ Proposed Consolidation

NOTES:

- Zoning:
 Farm 2/331 Agricultural Zone 1
 Farm RE/1070 Agricultural Zone 1
- Proposed Consolidation:
 Farm 2/331 340.8998ha
 Farm RE/1070 126.1006ha
 Consolidated Property 467.0004ha.

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-law (PN 8226 of 25 March 2020), subject to conditions.

2022/08/20
 DATUM/DATE

MUNICIPALITEIT SWARTLAND MUNICIPALITY

M. V. V. V.
 MUNICIPAL MANAGER

Drawing by:
 Marné Viljoen

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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 16 RAINIER STREET, MALMESBURY
 Tel: 022 - 4821845
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 Email: planning@rumboll.co.za

DATE: FEBRUARY 2022
 AUTHORITY: SWARTLAND MUNICIPALITY

REF: MALU122192N/IV