



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-15/Farm_1110
15/3/10-15/Farm_1110
15/3/4-15/Farm_1110

Enquiries:
Mr AJ Burger

13 April 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Post

Dear Sir/Madam

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON REMAINDER FARM NO 1110, DIVISION MALMESBURY

Your application, with reference RK/11983/JL/MV, dated 27 July 2021, on behalf of Familia Truter Beleggings Trust, regarding the subject 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 portions of the remainder farm no 1110, 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 of the remainder farm no 1110, Division Malmesbury, is approved in terms of Section 70 of the By-Law.

A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (1670m² in extent) of farm 1110/0 be rezoned from Agricultural Zone 1 to Industrial Zone 3 in order to authorize the existing abattoir as presented in the application. The total area zoned as Industrial zone 3 be restricted to a total size of 2100m²;
- b) A portion (2,9787ha in extent) of farm 1110/0 be rezoned from Agricultural Zone 1 to Agricultural zone 2 in order to authorize the existing extension of the butchery and production facility as well as the extension of the farm shop and offices as presented in the application. The total area zoned as Agricultural zone 2 be restricted to a total size of 3,0952ha;
- c) A consent use for composting be authorised on a portion (9,15ha in extent) under the Agricultural 1 zoning as presented in the application. The consent use be restricted to 9,15ha in extent;
- d) A consent use for a farm shop on a portion (560m² on ground level) and offices (149m² in extent on ground floor and 920m² on first floor) be authorised under the Agricultural 2 zoning, as presented in the application;
- e) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

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

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

- f) Compliance be ensured with the Health Regulations of the West Coast District Municipality and that the relevant certificates be obtained;
- g) Application be made at the Director: Development Services for a business license;

2. WATER

- a) The owner/developer is responsible for a development charge of R1 089 050,00 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);

3. SEWERAGE

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

4. REFUSE REMOVAL

- a) Solid waste from the households and administration buildings can be accommodated at the Highlands dumpsite;

5. DEPARTMENT OF TRANSPORT AND PUBLIC WORKS

- a) The relocation of Minor Road 5403 is completed before any clearance certificates are issued;

6. ESKOM

- a) Works will be carried out as indicated on plans;
- b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- c) All services to be verified on site;
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za, to arrange the capturing of such services;
- f) In cases where proposed services run parallel with existing underground power cables, the greatest separation as possible should be maintained with a minimum of 1000mm;
- g) 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);
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- k) **No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on HectorG@eskom.co.za to arrange a site visit;

O.H. Line Services:

- l) The following building and tree restriction on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5m

- m) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism;
- n) No work or no machinery nearer than the following **distances from the conductors:**

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- p) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- q) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
 - r) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above;
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules;
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom;
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure;
 - s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
 - t) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
 - u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
 - v) Eskom shall at all times have unobstructed access to and egress from its services;
 - w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;
- 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 the departure of development parameters on the remainder farm no 1110, Division Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the required 144 on-site parking bays to 130 on-site parking bays.

D. GENERAL

- a) The Environmental Authorisation of the Department of Environmental Affairs and Development Planning dated 30 October 2019 with reference 16/3/3/1/F5/20/2031/19 be complied with;

- b) The Environmental Authorisation of the Department of Environmental Affairs and Development Planning dated 28 February 2022 with reference 16/3/3/1/F5/20/2040/21 be complied with;
- c) 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;
- d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before the new land uses come into operation, without which, the approval will lapse.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies: *Department: Civil Engineering Services*
 Department: Financial Services
 Building Control Officer
 Familia Truter Beleggings Trust, PO Box 50, Riebeeck Kasteel, 7307
 Email: hendri@delico.co.za