



CLEAN AUDITS SINCE 2010/11



Munisipaliteit
Municipality
Umasipala

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Sibumba ikamva elingcono!*

File ref: 15/3/3-15/Farm_1120
15/3/4-15/Farm_1120

Enquiries:
Mr AJ Burger

1 February 2022

LMV Cape – Town & Regional Planners Pty Ltd
31 Peak Drive
PINELANDS
7405

Attention: Hennie du Plooy hennie@lmv.co.za

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING, PERMISSION NEEDED IN TERMS OF THE ZONING SCHEME (APPROVAL OF SITE DEVELOPMENT PLAN) AND DEPARTURE ON FARM 1120, DIVISION MALMESBURY

Your application received by Swartland Municipality on 30 August 2021, on behalf of Boekenhoutskloof Winery Pty Ltd, 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 farm no 1120, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (15129m² in extent) of farm 1120, Division Malmesbury be rezoned from Agricultural zone 1 to Agricultural zone 2 in order to operate a winery as presented in the application;
- b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) The upgrading of the existing access road and bridge giving access to the proposed winery be completed before an occupation certificate for the winery be issued by Swartland Municipality;
- d) The mitigation measures regarding the visual impact of the winery be implemented as presented in the application;
- e) A minimum of 26 on-site parking and 18 loading bays be provided and clearly demarcated as presented in the application and that the parking areas be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;
- f) 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;

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**

Yzerfontein Tel: 022 451 2366

Darling Tel: 022 492 2237

3. SEWERAGE

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

4. WEST COAST DISTRICT MUNICIPALITY

- a) The wine cellar complies with the requirements as defined in Regulation 638 (Regulations on General Hygiene Requirements for Food Premises and the Transport of Food and Related Matters) promulgated in terms of the Food Act;
- b) Application be made to the Department of Environmental Health for the issue of a certificate of compliance for the food premises;
- c) The said certificate of compliance be issued after an inspection if the food premises / wine cellar complies with all the requirements of the regulation.
- d) Water for human consumption to comply with the specifications set out in SANS 241: Water for domestic supply;
- e) Waste water be treated properly and disposed of to prevent a nuisance;

5. DEPARTMENT OF WATER AFFAIRS & SANITATION

- a) The comments provided by this Department dated 4 June 2021 and 17 August 2021 on the Basic Assessment Reports with DEA&DP Reference Number: 16/3/3/1/F5/16/2031/21 which relates to the proposed winery construction, access road, bridge and treated effluent disposal be complied with;
- b) No abstraction of surface or groundwater may be done 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 the National Water Act, 1998 (Act No. 36 of 1998)
- c) Any development within the 1:100 year flood line or within 500m from any boundary of a wetland or water resource constitutes a water use activity and must be authorised and registered in terms of the National Water Act, 1998 (Act No. 36 of 1998);
- d) A storm water management plan be developed and implemented;
- e) No surface, ground or storm water be polluted as a result of activities on the site. In the event that pollution does occur, this Department must be informed immediately;
- f) All requirements as stipulated in the National Water Act, 1998 (Act No. 36 of 1998) be adhered to.

6. ESKOM

- a) 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;

Underground Services

- b) Works will be carried out as indicated on plans;
- c) No mechanical plant to be used within 3.0m of Eskom underground cables;
- d) All services to be verified on site;
- e) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- f) If Eskom underground services cannot be located or is grossly misplaced from where 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