



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/3-15/Farm_714
15/3/10-15/Farm_714

Enquiries:
Mr H L Olivier

19 February 2021

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

By Registered Mail

Dear Sir

PROPOSED REZONING AND CONSENT USE ON THE REMAINDER OF FARM CONTERBERG NO. 714, DIVISION MALMESBURY

Your application dated 26 October 2020, with reference number MAL/11557/NG, 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 a portion of the remainder of the farm Conterberg no. 714, Division Malmesbury, from Agricultural zone 1 to Agricultural Zone 2, is hereby 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 consent uses for a tourist facility, farm shop and additional dwelling units on a portion of the remainder of the farm Conterberg no. 714, Division Malmesbury, is approved in terms of Section 60 of the aforementioned By-law.

The decisions marked A & B above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The rezoned area be restricted to $\pm 219\text{m}^2$, as presented in the application;
- (b) The use of the rezoned portion be restricted to a wine cellar, as presented in this application;
- (c) The wine cellar include the fermentation, storage and bottling of wine, a wine tasting and selling facility as well as administrative offices;
- (d) The consent use be restricted to a tourist facility, farm shop as well as additional dwelling units which consist of the following;
 - (i) Restaurant / Venue – $\pm 483\text{m}^2$ in extent including an outdoor area of $\pm 1589\text{m}^2$;
 - (ii) A farmshop of $\pm 10,5\text{m}^2$
 - (iii) A total of 5 additional dwelling units, as proposed in the application.
- (e) Additional construction methods be employed in order to sound proof the function venue to the satisfaction of the Municipality;
- (f) Building plans for any new buildings or alterations to existing buildings be submitted to the Senior Manager Built Environment for consideration of approval;
- (g) Application be made to Department: Development Services for the right to display advertising signage;
- (h) A Certificate of Compliance be obtained from the West Coast District Municipality for the

Rig asseblief alle komposision of the restaurant, function venue, farmshop as well as wine tasting and sales facility: (Kindly address all correspondence to:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

- (i) A trade licence be obtained from Swartland Municipality for the operation of the restaurant, function venue, wine tasting and sales facility;
- (j) At least 102 parking bays be provided on-site, as presented in the application and that parking bays and loading bays are clearly marked;

2. WATER

- (a) Swartland Municipality not provide any drinking water to proposed facilities;
- (b) The owner ensures that the provided borehole water, complies with the SANS 241 standards for drinking water;
- (c) Approval from the Department of Water Affairs be obtained for abstraction from the borehole, should the existing water use license not allow the increased abstraction volume / use;

3. REFUSE REMOVAL

- (a) Should any of the landfills in the municipal area be used, pre-paid refuse tokens – obtainable from any municipal office – must be presented at the relevant landfill, prior to refuse disposal;

4. SEWERAGE

- (a) Sewerage services can only be provided for domestic sewerage by means of a vacuum truck;
- (b) Conservancy tanks, of volume and standard, determined by the Swartland Municipality and easily accessible for the municipal service truck, be provided;

5. GENERAL

- (a) It should be noted that this approval will not cause exemption from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- (b) The approval is only valid for a period of 5 years in terms of section 76(2)(w) of the By-Law. All conditions of approval be complied with before wine cellar and/or consent use be utilised as such and failing to do so will result in this approval expiring.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: Department: Financial Services

Department: Civil Engineering Services

Building Control Officer

Conterberg Investments Pty (Ltd), Ancorweg 16, Blouberg Sands , 7441