



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



File ref: 15/3/3-15/Farm_384

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Enquiries:

Mr HL Olivier

18 October 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED REZONING ON REMAINDER FARM THEEFTONTEIN NO 384, MALMESBURY REGISTRATION DIVISION

Your application with reference MAL/13234/MH, dated 24 July 2023, on behalf of the Uilekraal Pty Ltd, refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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 remainder of Farm Theefontein no 384, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions;

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion (637m² in extent) of Farm Theefontein No. 384, Malmesbury Registration Division be rezoned from Agricultural zone 1 to Agricultural zone 2 in order to operate a milk processing facility as presented in the application;
- (b) Application be made at the West Coast District Municipality for a compliance certificate;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) No municipal drinking water can be provided;

3. SEWERAGE

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

4. DEPARTMENT OF WATER AFFAIRS & SANITATION

- (a) The proposed rezoning will affect the allocation of a water use as registered by the Department of Water Affairs and Sanitation. Application therefore be made to the said department for the amendment of the existing water use licence. Full details of all changes with respect to the water use allocation be provided to the Responsible Authority within 60 days of said change taking place;

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

- (b) No abstraction, pumping or storage of both surface and groundwater be done without prior authorisation from the Department Water Affairs and Sanitation, unless it is Schedule 1 or Existing Lawful use as described in the National Water Act 1998, (Act No.36 of 1998) (NWA);
- (c) All the requirements of the National Water Act, 1998 (Act No. 36 of 1998), regarding water use and pollution management be adhered to at all times.

5. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (c) All conditions of approval be implemented before the new land use come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Uilenkraal Pty Ltd, PO Box 69, DARLING, 7345