



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



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sakha ikusasa elingcono!*

File ref: 15/3/3-9/Erf 6491, 586
15/3/4-9/Erf 6491, 586
15/3/12-9/Erf 6491, 586

Enquiries:
A. de Jager

14 July 2023

Planscape
P.O. Box 557
MOORREESBURG
7310

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING, DEPARTURE CONSOLIDATION, AND AMENDMENT OF CONDITIONS OF APPROVAL PERTAINING TO ERF 6491 AND ERF 586, MOORREESBURG

Your application with reference number 273~4128~Mrb, dated 12 August 2022, on behalf of Southern Oil Pty Ltd, refers.

- A.** 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 rezoning of Erf 586, Moorreesburg, from Business Zone 2 to Industrial Zone 2, is approved in terms of Section 70 of the By-Law;
- B.** 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 consolidation of Erf 586 and Erf 6491 Moorreesburg, is approved in terms of Section 70 of the By-Law;

Approvals A. and B. above are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 586 (1 543m² in extent) be rezoned from Business Zone 2 to Industrial Zone 2, in preparation for consolidation with Erf 6491, as presented in the application;
- b) Erf 586 (1 543m² in extent) be consolidated with Erf 6491 (8 997m² in extent) in order to create a new Erf of 10 540m² in extent;
- c) The owner/developer submits a general plan or diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
- a. the municipality's decision to approve the consolidation;
 - b. the conditions of approval imposed in terms of section 76; and
 - c. the approved consolidation plan;

- C. 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 rezoning of a portion of the newly consolidated erf, from Industrial Zone 2 to Industrial Zone 3 is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- b) The approval authorises the rezoning of a portion, namely the footprint of the chemical extraction plant and related Hexane tanks (730m² in extent), of the newly consolidated erf (10 540m² in extent) from Industrial Zone 2 to Industrial Zone 3, as presented in the application;
- c) The proposed 30m safety buffer zone around the extraction plant be formalised by means of servitude registration over the portions of Erf 41 and Erf 587 that will be affected by the safety zone, to the satisfaction of the Senior Manager: Development Management;
- d) The 30m safety zone be fenced-off, as presented in the application and that building plans for the fence be submitted to the Senior Manager: Development Management, for consideration and approval;
- e) Building plans for any new structures and a detailed site development plan be submitted to the Senior Manager: Development Management for consideration and approval;
- f) A minimum of 23 on-site parking bays and 4 loading bays be provided and that the parking bays and loading zone be clearly marked and finished in a permanent, dust free material, such as concrete, tar or paving or any other material previously approved by the Director: Civil Engineering Services;
- g) Landscaping be completed in accordance with the proposed landscaping plan;
- h) Application be made to the Senior Manager: Management Development for the right to construct, affix and/or display name boards, direction signs and advertising signs;
- i) Application be made to the West Coast District Municipality for the relevant compliance certificates;
- j) Application be made to the West Coast District Municipality for the relevant health and safety certificates;

2. WATER

- a) The consolidated property utilises the existing water connection and that no additional connections be provided;

3. SEWERAGE

- a) The consolidated property utilises the existing sewerage connection and that no additional connections be provided;
- b) The industrial effluent be separated from the rest of the sewage effluent from the premises and carried separately to the sewer connection;
- c) The discharge system for the industrial effluent be provided with a volumetric sampling device and flow meter, the type and make of which has been approved by the Director: Civil Engineering Services;
- d) The equipment be installed on the premises in a suitable structure that provides free access for Municipal staff;
- e) The discharge system, including the sampling apparatus, flow meter and structure, be designed by an engineer appropriately registered in terms of Act 46 of 2000 and the design be approved by the Director: Civil Engineering Services after which construction and installation be completed under the supervision of the engineer;
- f) The sampling device and flow meter be taken over by the Municipality for operation and maintenance after the completion certificate is issued;
- g) A Waste Water Management Plan be compiled by an appropriately qualified process engineer who is familiar with the specific purification processes of the Moorreesburg Sewage Treatment Works and submitted to the Director: Civil Engineering Services for consideration and approval.
- h) The Waste Water Management Plan provides information regarding the nature of the effluent from the industrial process and which pre-treatment processes are required before any effluent is discharged into the Municipal sewer system;
- i) No sewage runoff from the plant may be discharged into the Municipal sewer system, prior to the approval of the Waste Water Management Plan;

- j) The dumping of sewage effluent from the industrial process be subject to the charging rates for industrial effluent;

4. ROADS

- a) The proposed parking spaces, including the sidewalk that provides access to the parking spaces, be provided with a suitable permanent surface, previously approved by the Director: Civil Engineering Services;
- b) The approach and exit of Erf 6941 by articulated trucks be restricted to Rivier Street, connected to Piketberg Road to/from the N7 and that no other route be permitted;
- c) Trucks be permitted to enter and leave the yard only once for both loading and unloading and circulation to Rivier Street between loading and unloading not be allowed;
- d) The section of Rivier Street that accommodates the turning movements of trucks entering and leaving the yard be upgraded. For this, the developer must appoint a pavement design engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the upgrade. The design be provided to the Director: Civil Engineering Services for approval, after which the upkeep must be done under the supervision of the engineer.

5. STORM WATER

- a) The erf be provided with a stormwater drainage system with a structure that enables the removal of sand, oil and other foreign and polluting materials;
- b) The developer must appoint an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the storm water system;
- c) The design be provided to the Director: Civil Engineering Services for consideration and approval after which the storm water system be completed under the supervision of said engineer;
- d) The maintenance and cleaning of the structure be undertaken by the occupiers of the premises.

6. SOLID WASTE

- a) Only domestic and office waste be accepted by the municipal refuse removal service;
- D. 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 departure of development parameters on the newly consolidated and rezoned property, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 5m street building line (eastern boundary) to 3,4m; and
- b) Departure of the 3m side building line (southern boundary) to 1,8m to accommodate the existing structure on the property;
- c) Departure of the 3m rear building line (western boundary) to 0,8m to accommodate the chemical extraction plant;
- d) The approved departures are restricted to the portions of the existing structures that encroach on the building lines, as are applicable after rezoning;

- E. 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 amendment of the conditions of approval regarding the departure on Erf 6491, Moorreesburg is approved in terms of Section 70 of the By-Law, as follows:

- 1. Condition 1.a) of approval letter 15/3/4-9/Erf 4131, 4128, dated 22 October 2021, that reads as follows:

"...’n Landskaperinsplan wat die uitsig van die silo’s versag en die Bloekomboom in die suid-westehoek van die eiendom beskerm, aan die Senior Bestuurder: Bou-Omgewing, vir oorweging en goedkeuring voorgehou word, voor bouplangoedkeuring..."

be amended to read as follows:

"...’n Landskaperinsplan wat die uitsig van die silo’s versag aan die Senior Bestuurder: Ontwikkelingsbestuur, vir oorweging en goedkeuring voorgehou word, voor bouplangoedkeuring en dat die Bloekomboom ooreenkomstig die aanbevelings van die landskaperingsplan na ’n tydperk van 10 jaar (bereken vanaf die plant van die laaste groot bome vereis deur die landskaperingsplan) verwyder kan word..."

2. All other conditions of approval contained in letter approval letter 15/3/4-9/Erf 4131, 4128, dated 22 October 2021, remain unchanged and applicable;

F GENERAL

- a) Cognisance be taken of the Environmental Approval by the Western Cape Government of Environmental Affairs and Development Planning, reference number 16/3/3/1/F5/17/2040/22, dated 31 January 2023 and that all conditions of approval be adhered to, to the satisfaction of the Department;
- b) Should it be deemed necessary to extend the existing electricity network in order to provide the units with service connections, it will be for the cost of the owner/developer;
- c) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- a) 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 before occupancy for the new usage be granted, and failing to do so will result in the approval expiring;

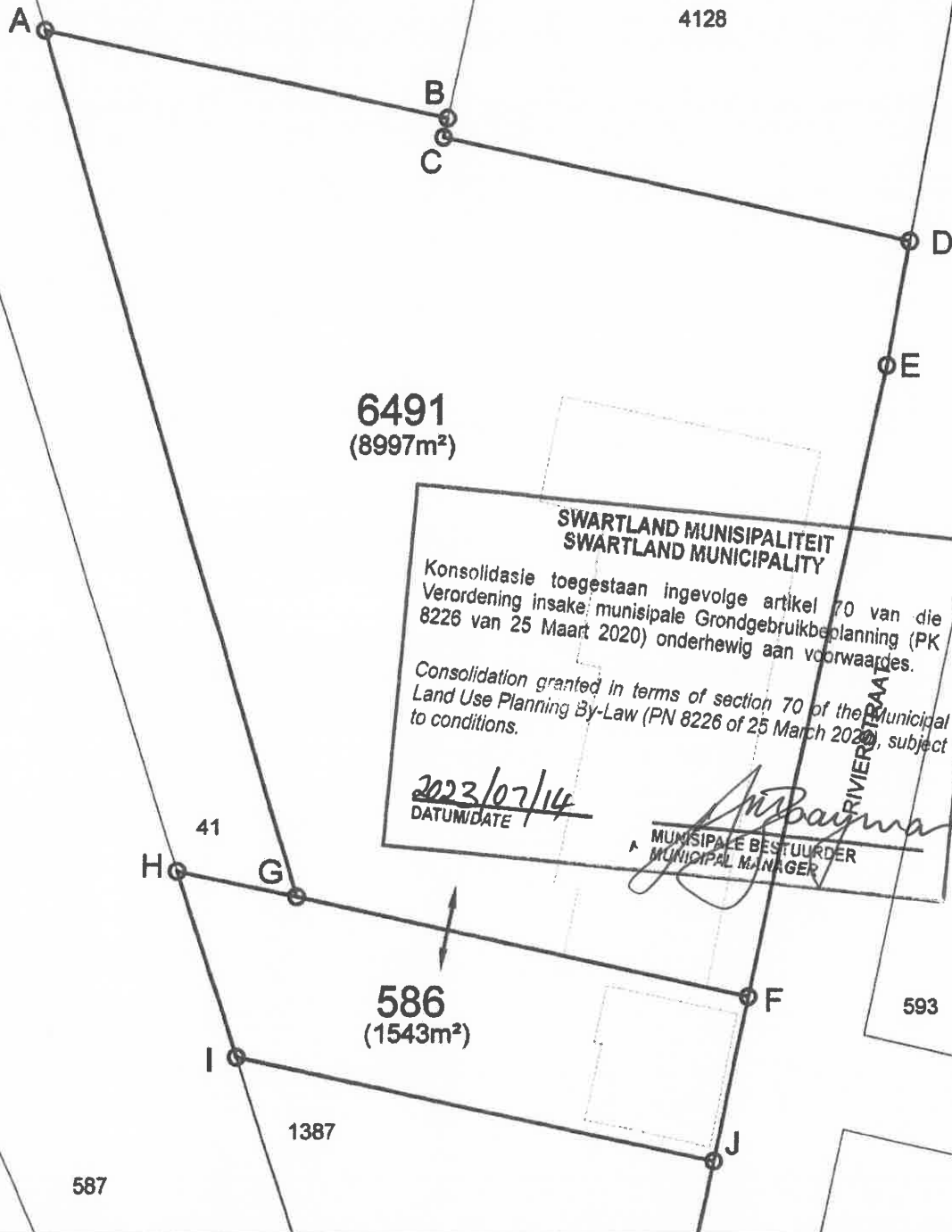
Yours sincerely


MUNICIPAL MANAGER

per Department: Development Management
AdJ/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Office
 Southern Oil Pty Ltd, P.O. Box 707, Swellendam, 6740

Erf 6491: 8997m² (ABCDEFGG) en erf
586: 1543m² word konsolideer met
erf 4131: 1543m² (FGHIJ) om 'n
gekonsolideerde erf (ABCDEFGJIHG)
van 10540m² te vorm



Project: Erf 6491, Moorreesburg

Title: Konsolidasieplan

Owner: Southern Oil



Notes:

Date: 06/07/2022

Reference: K~4131-Mrb



PLANSCAPE

Tel: 022 4334408
planscape@tekomsa.net