



Enquiries: C. van der Bank
Contact number: 021 807 4832
Reference: 15/4/1 (F719/2) P
Date: 08 August 2023

CB/JA
15/4/1(F719/2) P

Mr. L Fick
Zutari Environmental Planning
PO Box 494
Cape Town
8000
Lourens.Fick@zutari.com

Sir

APPLICATION FOR SUBDIVISION, REZONING AND CONSENT USE: PORTION 2 AND 3 OF FARM 719 AND THE REMAINDER OF FARM 721 PAARL DIVISION

Your above-mentioned application refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1. Portion 2 of the Farm 719 Paarl Division:
 - 1.1.1. The subdivision of Portion 2 of the Farm 719 Paarl Division (measuring ± 290.0802 ha) into two portions as indicated on the subdivision plan (**Annexure B**), as follows:
 - 1.1.1.1 A subdivided portion measuring ± 12.04420 ha for the new Muldersvlei Reservoir; and
 - 1.1.1.2 The Remainder of Portion 2 of the Farm 719 Paarl Division, measuring ± 278.036 ha.
 - 1.1.2. The rezoning of the subdivided portion of Portion 2 of the Farm 719 Paarl Division (± 12.04420 ha) from "Agricultural Zone" to "Utility Zone", as indicated on the subdivision plan (**Annexure C**).
 - 1.1.3. The consent use in order to use the subdivided portion of Portion 2 of Farm 719 Paarl Division (± 12.04420 ha), for a utility plant to be known as the Muldersvlei Reservoir and Water Treatment Plant.

2./...

1.2 Portion 3 of the Farm 719 Paarl Division:

1.2.1 The subdivision of Portion 3 of the Farm 719 Paarl Division (measuring ± 85.5135 ha) into two portions as indicated on the subdivision plan (**Annexure B**), as follows:

1.2.1.1 A subdivided portion measuring ± 0.9525 ha for the new Muldersvlei Reservoir; and

1.2.1.2 The Remainder of Portion 3 of the Farm 719 Paarl Division, measuring ± 84.5610 ha.

1.2.2 The rezoning of the subdivided portion of Portion 3 of the Farm 719 Paarl Division (± 0.9525 ha) from "Agricultural Zone" to "Transport Zone" as indicated on the subdivision plan (**Annexure D**).

1.3 The Remainder of the Farm 721 Paarl Division:

1.3.1 The subdivision of Remainder of the Farm 721 Paarl Division (measuring $\pm 275,5101$ ha) into two portions as indicated on the subdivision plan (**Annexure B**), as follows:

1.3.1.1 A subdivided portion measuring ± 7.7211 ha for the new Muldersvlei Reservoir; and

1.3.1.2 The Remainder of the Farm 721 Paarl Division, measuring ± 267.789 ha.

1.3.2 The rezoning of the subdivided portion of Remainder of the Farm 721 Paarl Division (± 7.7211 ha) from "Agricultural Zone" to "Transport Zone" as indicated on the subdivision plan (**Annexure E**).

2. The approvals mentioned above in paragraphs 1.1 – 1.3 shall be subject to the following conditions, as laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:

2.1. The applicant shall take note of the content of the comments and conditions received from the Department of Transport and Public works, dated 23 March 2023, (**Annexure H**).

2.2. The applicant shall take note of the content of the comments and conditions received from Eskom dated 12 January 2023, (**Annexure J**).

2.3. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.

2.4 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

3. The following shall be regarded as the reasons for the decision:

3.1 The subdivision of land for the purpose of sale and transferring a portion thereof to a statutory body, is exempted from the provision of the Subdivision of Agricultural Land Act, Act 70 of 1970.

3.2 There is no objection to the application in order to allow the City of Cape Town to increase its water supply capacity as it does not affect any of Drakenstein's municipal engineering services.

3.3 The proposed land use is supported from a spatial planning point of view and it complies with all relevant spatial planning policies.

3.4 An environmental authorization has been granted for the proposed application. It is mandatory to comply with all the terms and conditions specified in the granted environmental authorisation and the approved environmental management plan throughout the construction and operation phases of the Muldersvlei Reservoir and Water Treatment Plant.

3.5 The proposed reservoir will comply with the land use parameters for a Utility Zone as stipulated in the Zoning Scheme Bylaw, 2018.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision. This provisional approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process as well as objectors, if any, of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING



Subdivision Plan of Farm 721/RE, Muldersvlei.

Subdivision Details:

Farm 721/1/RE	
Farm 721/1/RE Area	275.510 ha
A – M Area	7.72110 ha
Subdivisional Area	
Existing Zoning	Agriculture
Proposed Zoning	Transport Zone
Municipal Boundary	

Project Name:

Subdivision Plan of Farm 719/2, 719/3 and 721/RE, Muldersvlei.

Drawing Name:

Subdivision Plan - Farm 721/RE

Client Representative:

Gavin George

Authority:

City of Cape Town

Date:



2023/07/31

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Subdivision Plan of Farm 719/2, Muldersvlei.

Subdivision Details:

Farm 719/2	
Farm 719/2 Area	290.0802 ha
A – F Area	12.04420 ha
Subdivisional Area	
Existing Zoning	Agriculture
Proposed Zoning	Utility
Municipal Boundary	

Project Name:

**Subdivision Plan of Farm 719/2, 719/3
and 721/RE, Muldersvlei.**

Drawing Name:

Subdivision Plan - Farm 719/2

Client Representative:

Gavin George

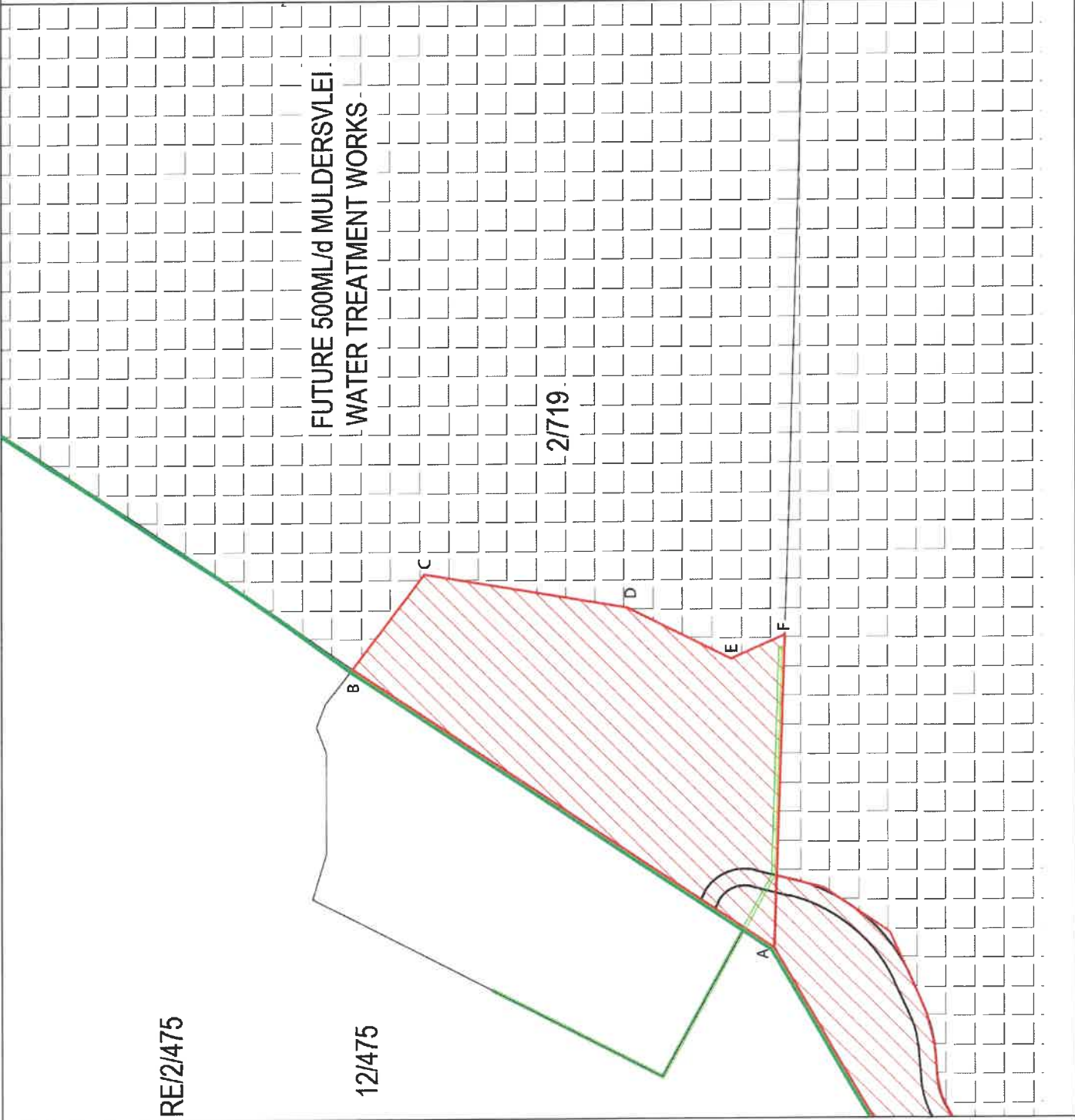
Authority:

City of Cape Town

Date:

2023/07/31

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RE/2/475






12/475

2/719

FUTURE 500ML/d MULDESVLEI.
WATER TREATMENT WORKS

Subdivision Plan of Farm 719/3, Muldersvlei.

Subdivision Details:

Farm 719/3	85.5135 ha
Farm 719/3 Area	0.9525 ha
A – K Area	
Subdivisional Area	Agriculture
Existing Zoning	Transport Zone
Proposed Zoning	
Municipal Boundary	
Eskom Pylons	
Eskom Overhead Lines	

Project Name:

Subdivision Plan of Farm 719/2, 719/3 and 721/RE, Muldersvlei.

Drawing Name:

Subdivision Plan - Farm 719/3

Client Representative:

Gavin George

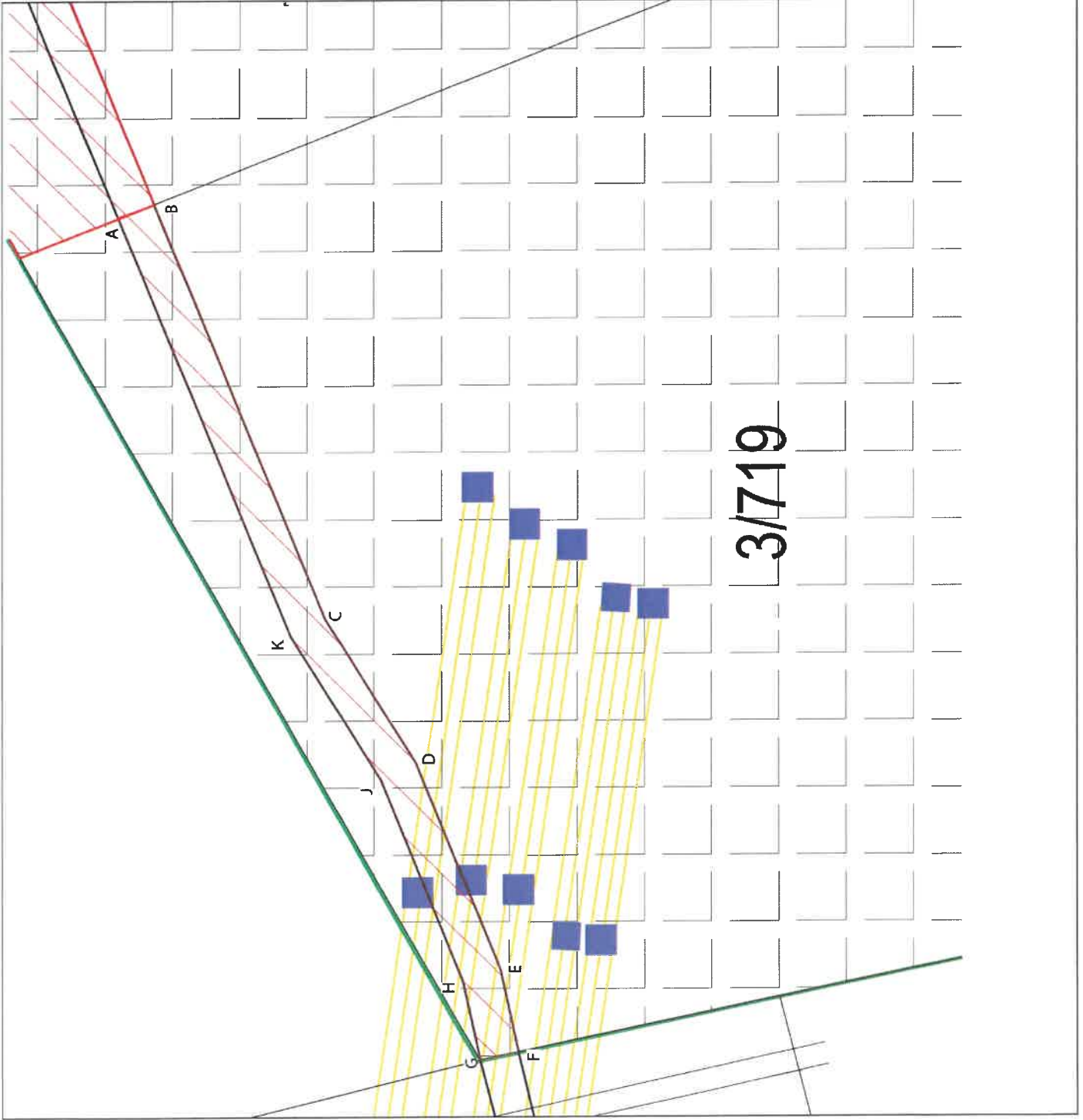
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Date:

2023/07/31

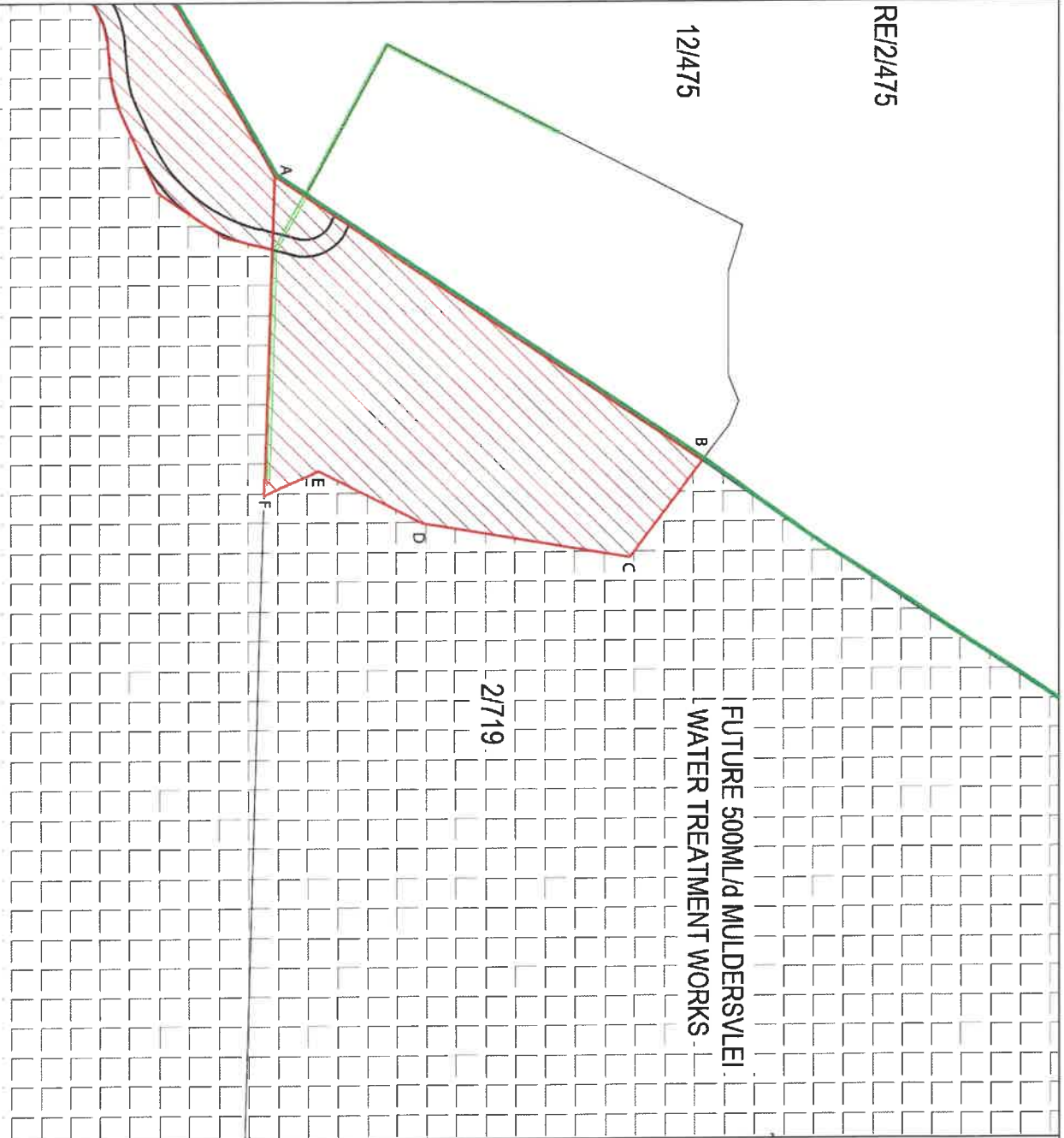
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ANNEXURE C

RE/2/475

12/475



Subdivision Plan of Farm 719/2, Muldersvlei.

Subdivision Details:

Farm 719/2	290.0802 ha
Farm 719/2 Area	12.04420 ha
A – F Area	12.04420 ha
Subdivisional Area	Agriculture
Existing Zoning	Utility
Proposed Zoning	
Municipal Boundary	

Project Name

Subdivision Plan of Farm 719/2, 719/3 and 721/RE, Muldersvlei.

Drawing Name:

Subdivision Plan - Farm 719/2

Client Representative:

Gavin George

Authority

City of Cape Town

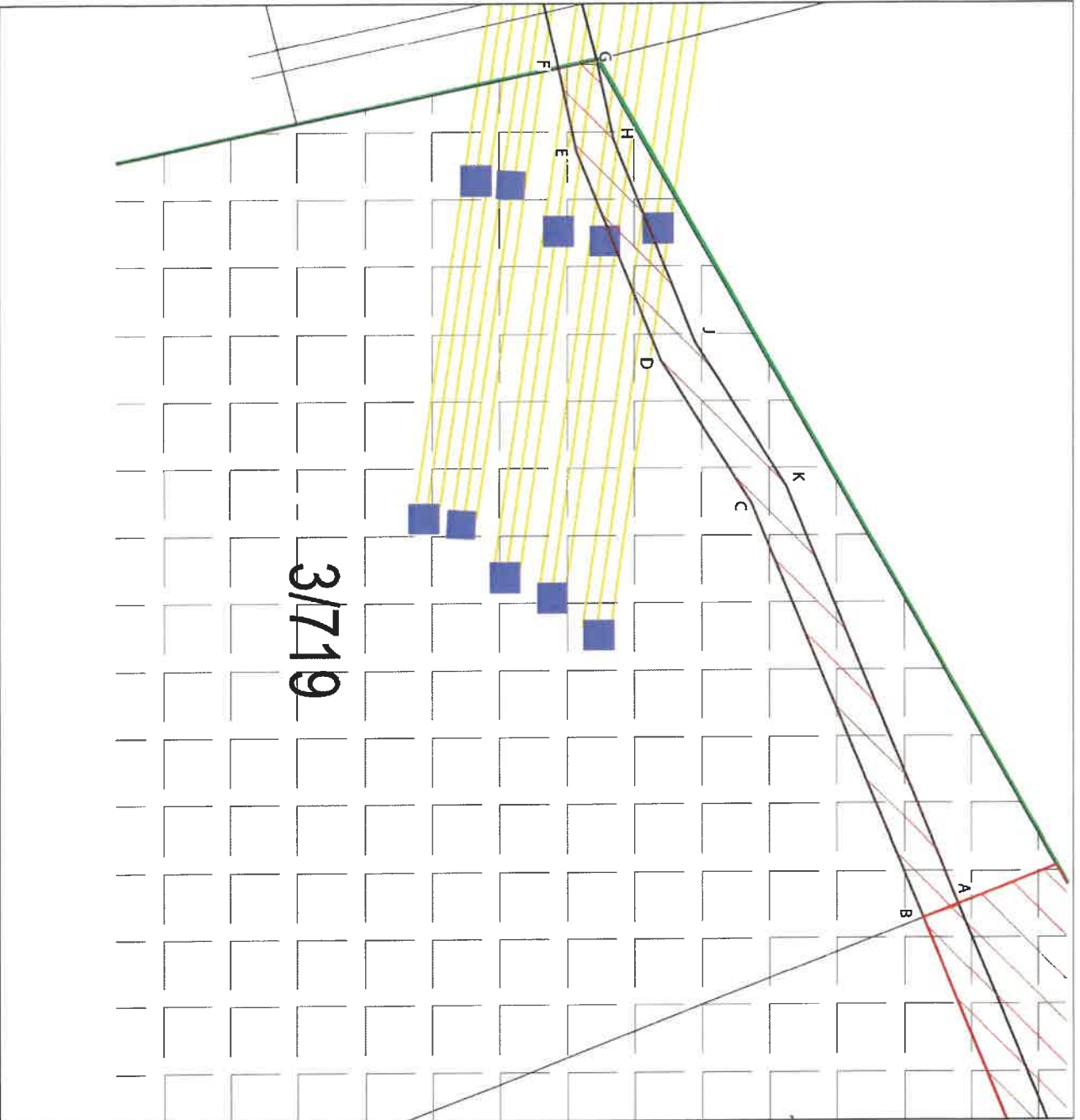
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ANNEXURE D



Subdivision Plan of Farm 719/3, Muldersvlei.

Subdivision Details:

Farm 719/3	85.5135 ha
Farm 719/3 Area	0.9525 ha
A – K Area	
Subdivisional Area	
Existing Zoning	Agriculture
Proposed Zoning	Transport Zone
Municipal Boundary	
Eskom Pylons	
Eskom Overhead Lines	

Project Name:

Subdivision Plan of Farm 719/2, 719/3 and 721/RE, Muldersvlei.

Drawing Name:

Subdivision Plan - Farm 719/3

Client Representative:

Gavin George

Authority:

City of Cape Town

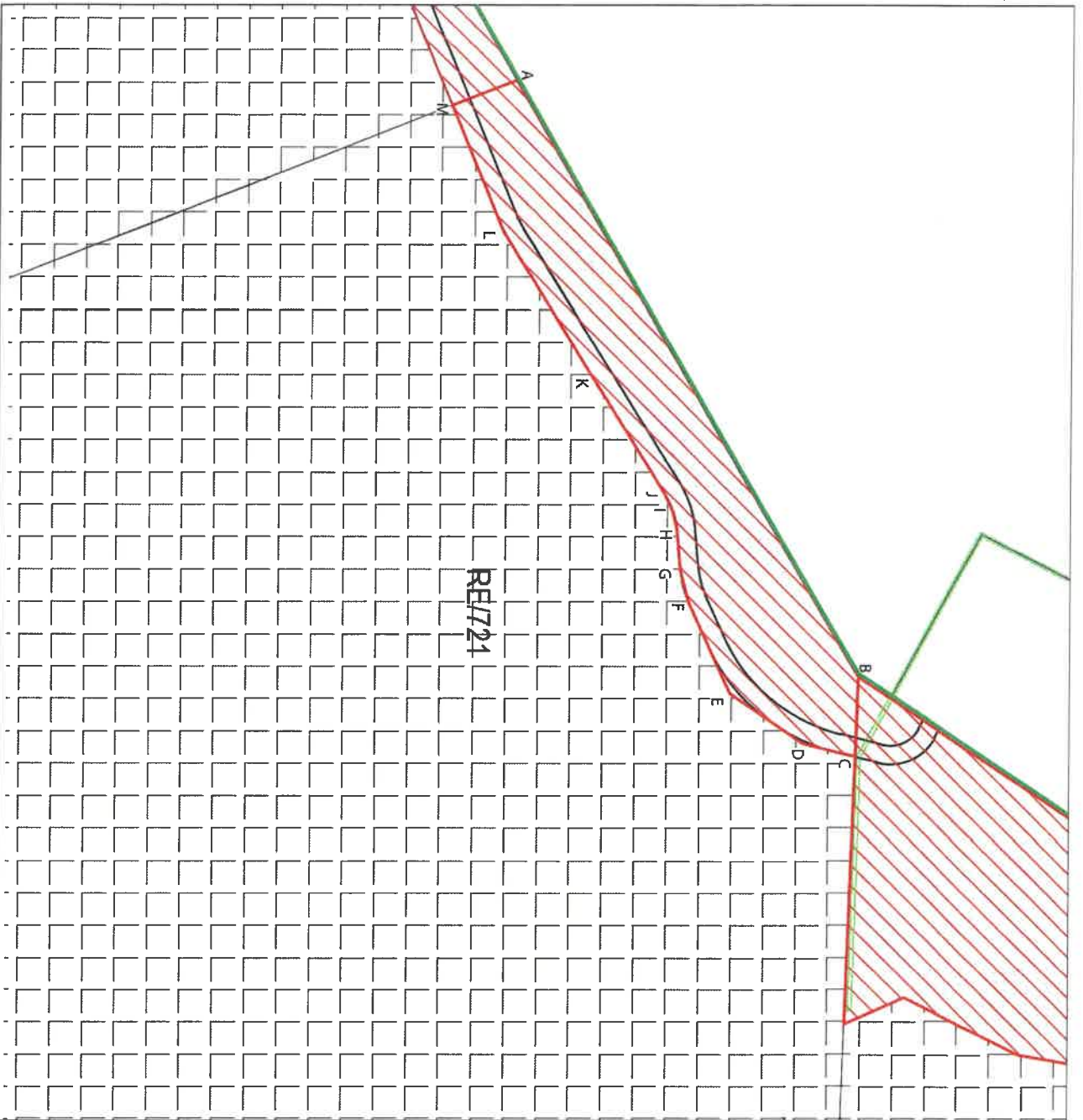
Date:

2023/07/31

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ANNEXURE E



Subdivision Plan of Farm 721/1/RE, Muldersvllei.

Subdivision Details:

Farm 721/1/RE	275,510 ha
Farm 721/1/RE Area	7,72110 ha
A - M Area	7,72110 ha
Subdivisional Area	
Existing Zoning	Agriculture
Proposed Zoning	Transport Zone
Municipal Boundary	

Project Name:

Subdivision Plan of Farm 719/2, 719/3 and 721/1/RE, Muldersvllei.

Drawing Name:

Subdivision Plan - Farm 721/1/RE

Client Representative:

Gavin George

Authority:

City of Cape Town

Date:

2023/07/31

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Ref: TPW/CFS/RP/LUD/WLWP-10/47 (Job 18569)

Zutari (Pty) Ltd
PO Box 494
CAPE TOWN
8001

Attention: Mr N Petersen

Dear Sir

**PORTION 2 OF FARM 719 (WELTEVREDEN) AND PORTION 2 OF FARM 475 (HERCULES PILAAR):
MAIN ROAD 174: MULDERSVLEI RESERVOIR, PAARL: APPLICATION FOR ACCESS**

1. The following refer:
 - 1.1. Your email to This Branch dated 02 September 2022; and
 - 1.2. Traffic Impact Statement, titled: *Muldersvlei 300 Ml reservoir and associated infrastructure*, dated 02/09/2022; and
 - 1.3. Your email to This Branch dated 23 February 2023; and
 - 1.4. Arterial Management Plan (AMP) dated November 2012, prepared by ITS Engineers; and
 - 1.5. Zutari meeting notes of 27 September 2022 for project 100757, with topic: County Fair Access.
2. The City of Cape Town are proposing a new reservoir (Muldersvlei Reservoir) on Portion 2 of Farm 719 (Weltevreden) and Portion 2 of Farm 475 (Hercules Pilaar).
3. The proposed Muldersvlei reservoir site is located north of NR 101 (N1 national highway), east of Main Road 174 (R304), approximately 6 km west of Klapmuts.
4. This application is for a new access off Main Road 174 (R304) at km 44.68 LHS.
5. The County Fair access also requires relocation to km 44.68 RHS, as set out in the agreement, referenced in *paragraph 1.5*.
6. This Branch approves the new access off Main Road 174 (R304) at km 44.68 LHS and RHS, on condition that:
 - 6.1. The existing access below are permanently closed, and the fence and verge are reinstated:

ENDORSEMENTS

1. Zutari
Attention: Mr N Petersen (e-mail: Noel.Petersen@zutari.com)
3. District Roads Engineer
Paarl
4. Mr E Smith (e-mail)
5. Ms S du Preez (e-mail)
6. Ms M Hofmeyr (e-mail)
7. Mr S Carstens (e-mail)

Riaan Du Plessis
Zutari
PO Box 494
Cape Town
8000

Date:
12 January 2023

Enquiries:
Ziyanda Mdoda
Tel +27 11 800 3226

Our Reference:
INV 216/2022

Dear Riaan

RE: CITY OF CAPE TOWN: MULDERSVLEI 300ML RESEVOIR AND ASSOCIATED INFRASTRUCTURE (WORKS PROJECT NO BW- WP037): SERVITUDE ENCROACHMENT APPLICATION FOR ACCESS ROAD

Your Ref:

I refer to your application dated 17 October 2022 and wish to confirm that the following Eskom Transmission's overhead power lines will be affected by this application:

- a) Eskom Transmission's (Tx's) Koeberg- Muldersvlei 400 kV overhead power line
- b) Eskom Transmission's (Tx's) Koeberg- Stikland 400 kV overhead power line
- c) Eskom Transmission's (Tx's) Acacia- Muldersvlei 400 kV overhead power line

Eskom Tx will raise **no objection** to the proposed access road, provided the following terms are adhered to:

- a) Excavation to a depth of 1.5m is allowed 7.4m away from the tower leg. This will allow for suitable backfill and compaction to be done.
- b) New Jersey barriers must be installed on the road reserve 3.15m and 2.3m away from the tower legs. This is to avoid any vehicular impact.
- c) An authorised OHRVS person must be on site to supervise all work in close proximity to the power line.

Further to the above, the following conditions must be adhered to:

1. Eskom Tx's rights and services must be acknowledged and respected at all times.

13. **The clearances between Eskom Tx's live electrical equipment and the proposed construction work shall be observed as stipulated by the Regulation 19 of *Electrical Machinery Regulations 2011 (with reference to SANS10280-1) of the Occupational Health and Safety Act, 1993 (Act 85 of 1993)*.**
14. Equipment shall be regarded electrically live and therefore dangerous at all times.
15. In spite of the restrictions stipulated by Regulation 19 of *Electrical Machinery Regulations 2011 (with reference to SANS10280-1) of the Occupational Health and Safety Act, 1993 (Act 85 of 1993)* as additional safety precaution Eskom Tx will not approve the erection of houses and/or structures occupied or frequented by human beings under the power lines or within the tree- and building restriction of the servitude.
16. Eskom Tx may stipulate any additional requirements to illuminate any possible exposure to Customers or Public to coming into contact or be exposed to any dangers of Eskom Tx plant.
17. It is required of the applicant to familiarise himself with all safety hazards related to Electrical plant.

For any further information please contact the writer at the above mentioned telephone number.

Regards,

p.p 

Lungile Motsisi
**MANAGER SERVITUDE AND LAND MANAGEMENT
TRANSMISSION DIVISION**