SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
Farm 6 Ptn 4

ENQUIRIES:
Mr LG Gaffley

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

The zoning of Farm No. 6 Portion 4 is hereby confirmed as:

Agriculture Zone

In terms of the Saldanha Bay Municipality Integrated Zoning Scheme By-Law. The Scheme Regulations determine the property may be utilised for **Agriculture, Agricultural building, Dwelling house, Additional dwelling unit, Intensive animal farming, Intensive horticulture, Tourism accommodation**

and with Council's special consent, **Agricultural industry, Agri-village, Airfield, Animal care centre, Animal sanctuary, Backpackers lodge, Camping site, Day care facility, Utility services, Farm stall, Game farm, Guest lodge, House shop, Nursery, Occupational practice, Place of education, Place of worship, Quarry, Renewable energy structures, Residential building, Resort accommodation, Riding school, Shooting range, Special use, Tourist facility, Telecommunication infrastructure.**

Cognisance should be taken that approval was granted on 7 October 2023 for the following additional land use rights, namely:

i) *Registration of a Lease Agreement Area, to register a long-term lease area of ± 19.5 Hectares over a portion of Portion 4 of the Farm Duyker Eiland, No. 6, be approved in terms of Section 60(a) of the Municipal Land Use Planning By-law;*

ii) *A consent use on Portion 4 of Farm Duyker Eiland No 6, to establish a renewable energy facility (Solar photo-voltaic) within the Lease Agreement Area as stipulated in i) above, be approved in terms of Section 60(a) of the Municipal Land Use Planning Bylaw;*

iii) *Registration of a services servitude (to accommodate an electrical powerline) over Portion 4 of Farm Duyker Eiland No 6,and Erf 7 and Erf 8, St Helena Bay, to connect the facility to the proposed Eskom Oceana substation and Lucky Star electricity grid, be approved in terms of Section 60(a) of the Municipal Land Use Planning By-law; and*

iv) *The exemption in terms of Section 24(1)(e) of the Saldanha Bay Municipal Land Use Planning By-Law from the requirements of Sections 15 and 20 to 23 of the said By-law, for the subdivision of the remainder of Portion 4 of Farm No 6, Malmesbury Road to create a 16m road reserve for the existing Golden Mile Road as indicated on Plan reference number STH/12539/NJdK, drafted by CK Rumboll & Vennote, be approved.*

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Note the following:

- *The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.*
- *Use of the property in accordance with the above specified zoning category does not exempt the owner / occupier from compliance with any other legal or statutory requirement which may affect the property.*
- *This document has no status unless signed by the Senior Manager: Land Use and Development Control or other person exercising specific sub-delegated powers.*

Yours faithfully

for MUNICIPAL MANAGER
/lg

DATE: 16 May 2024