



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-1/Erf_353

Enquiries:
Mr AJ Burger

19 January 2022

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 353, ABBOTSDALE

Your application, with reference number ABB/11889/ZN, dated 13 September 2021, on behalf of the Agri Industria Pty Ltd, refers.

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 use for a renewable energy structure on Erf 353, Abbottsdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consent use authorises a renewable energy structures on land 4,8ha in extent for the construction and operation of a photovoltaic (PV) solar plant rated at approximately 2.5MWp and a battery storage facility with capacity of approximately 8-15 MWh;
- b) The consent use complies with the relevant zoning parameters applicable to renewable energy structures;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) The owner makes financial provision, to the satisfaction of the competent authority, for protection against failure at any time after site construction has started for the rehabilitation or management of negative environmental impact of decommissioning or of abandonment in the case of the owner not being financially able to fulfil any obligations in this regard;
- e) Application be made to the Senior Manager: Built Environment for the erection/display of advertising signs;

2. WATER

- a) The proposed development cannot be provided with a normal water connecting from the existing water network due to the location of the erf in respect of the existing water network. A long connection be provide for the cost of the owner/developer;

3. SEWERAGE

- a) Sewage services for household sewage only, can be provided by means of a sewerage truck;
- b) A conservancy tank with a minimum capacity of 8 000l be installed. This condition is applicable at building plan stage;

4. STORMWATER

- a) The development be provided with a storm water system with retention structures that limit the post-development runoff to the pre-development runoff;
- b) The owner/developer appoints a consulting engineer, which is registered in terms of the provisions of Act 46 of 2000 to design the storm water system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the Engineer;

5. DEVELOPMENT CHARGES

(Fixed development charges were calculated according to the Green Fields contributions for Malmesbury for a single residential dwelling and were based on information provided in the engineering report of SKCM Consulting Engineers, report W2048/11.18-11A of 11 November 2021.)

- a) The fixed development charge towards the regional bulk supply of water amounts to R10 890,50 and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The fixed development charge towards bulk water reticulation amounts to R6 326,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- c) The fixed development charge towards sewerage amounts to R10 071,50 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);
- d) The fixed development charge towards streets amounts to R34 203,30 and is payable by the owner/developer at building plan stage. The amount is due to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA 9/247-144-9210);

6. GENERAL

- a) The approval does not exempt the owner/developer of adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) 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 an occupancy certificate be issued and failing to do so will result in the approval expiring.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Electrical Engineering Services
 Building Control Officer
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