



File ref: 15/3/3-3/Erf_551

Enquiries:
A. de Jager

29 November 2024

C.K. Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 551, DARLING

Your application, with reference number DAR/13325/NJdK, dated 13 September 2023, on behalf of Swartland Municipality, 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 consent use on a portion of Erf 551, Darling, is hereby 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 structure for the construction and operation of a photovoltaic (PV) solar plant on a portion (54 ha in extent) of Erf 551, Darling, consisting of renewable energy structures, with an expected capacity of 19.9 Megawatt, once operational;
- b) The consent use complies with the relevant zoning parameters applicable to renewable energy structures;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- d) Application be made to the Senior Manager: Development Management for the erection/display of advertising signs;
- e) The owner ensures the proper maintenance of the renewable energy structures, to the satisfaction of the Director: Electrical Engineering Services. Maintenance includes, but is not limited to:
 - i. painting;
 - ii. structural repairs;
 - iii. rehabilitation measures; and
 - iv. the upkeep of security and safety measures.
- f) The owner is responsible for the cost of maintaining the facility and any access road, unless deemed as a public way, and for the cost of repairing any damage resulting from construction or operation;
- g) The renewable energy structures or any part thereof only be illuminated for safety and operational purposes and the illumination therefore be appropriately screened from abutting land units;
- h) Appurtenant structures, including, but not limited to, equipment shelters, storage facilities, transformers and sub-stations, be architecturally compatible with the receiving environment, to the satisfaction of the competent authority(ies);
- i) Appurtenant structures only be used for the storage of equipment or other uses directly related to the operation of the particular facility;
- j) The solar structures not cause any adverse effects due to its reflective nature and be designed and erected accordingly, to the satisfaction of the competent authority(ies);
- k) No soil erosion take place, and the rehabilitation of any high-risk erosion area be completed to the satisfaction of the competent authority(ies);

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- l) Dust suppression measures be employed to mitigate dust distribution during the construction phase. No potable water be used to mitigate dust nuisance. Alternative dust suppression methods (such as shade netting screens and/ or straw stabilisation, etc.) be implemented instead;
- m) A detailed landscape plan taking into consideration the mitigation measures recommended in the visual impact statement, be compiled by a registered Landscape Architect and submitted with the building plan application for the property concerned. Such a plan is to indicate, inter alia, the extent, location, and design of the following:
 - i. existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
 - ii. all proposed newly planted vegetation, including types (species) and planting specifications;
 - iii. tree staking details;
 - iv. the size of all trees to be planted (roots to be established in min 80 – 100 L size container;
 - v. with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
 - vi. density of plant species/plant mixes, size of plants to be planted;
 - vii. existing and finished ground levels at the base of the trees to be retained/planted;
 - viii. all landscaping features, including fences, walls, retaining walls, paving, street furniture, and lighting;
 - ix. All Sustainable Urban Drainage Systems (SUDS), including cross-sections of storm-water ponds and/or swales;
 - x. Irrigation plan (alternative water sources to be indicated); and
 - xi. phasing and timing of implementation, including a twelve-month establishment period.”
- n) 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;

2. WATER

- a) No municipal potable water be provided;

3. SEWERAGE

- a) Sewage services, for household sewage only, be provided by means of a sewerage truck;

4. STORMWATER

- a) The post-development stormwater runoff be managed in such a manner as to be equal in maximum volume to the pre-development stormwater runoff;

5. GENERAL

- a) The owner/developer is liable to adhere to any other legal procedures, applications and/or approvals related to the intended land use and this approval does not serve as an exempt from the aforementioned;
- b) Cognisance be taken of the Environmental Authorisation, issued by the Department of Environmental Affairs and Development Planning, reference no. 16/3/31/FS/5/2016/24, dated 4 October 2024;
- c) Cognisance be taken of the comments by the Department: Water and Sanitation, with reference no. WU34807, dated 27 May 2024;
- d) 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 the photovoltaic solar plant comes into operation.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services

Ad/ds

Copies:

Department: Financial Services
 Department: Electrical Engineering Services
 Department: Civil Engineering Services
 Building Control Officer
 M. Terblanche, terblanchem@swartland.org.za