



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/10-1/Erf_353
15/3/4-1/Erf_353

Enquiries:
Mr AJ Burger

3 March 2022

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

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE AND DEPARTURE ON ERF 353, ABBOTSDALE

Your application, with reference number MAL/10216/ZN_SOLAR, dated 25 November 2021, on behalf of the Agri Industria Pty Ltd, refers.

- A** 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 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 (23,7ha in extent) for the construction and operation of a solar photovoltaic electricity generating plant rated at approximately 9MW and a battery storage facility with capacity of approximately 25MWh;
- b) The consent use to comply 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;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Yzerfontein Tel: 022 451 2366

4. STORMWATER

- a) The development be provided with a stormwater 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 stormwater 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

- a) Development charges will be calculated at building plan stage when the impact of the development on existing services networks are available;

6. GENERAL

- a) The owner/developer complies with the Environmental Authorisation from the Department of Forestry, Fisheries and the Environment dated 6 January 2022 with reference 14/12/16/3/3/1/2348;
 - b) 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;
 - c) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before the solar photovoltaic plant comes into operation, and failing to do so will result in the approval expiring.
- B** 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 the departure of development parameters on Erf 353, Abbotsdale, is approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the 30m building line to 5m in relation to all erf boundaries as presented in the application.

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
 Agri Industria Pty Ltd, PO Box 3380, Cape Town, 8000 geoff@newportprop.co.za