



LEPHALALE

LOCAL MUNICIPALITY

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Our Ref: 15/6/42/4 (36266)

Your Ref: Ngoako Mashala

Enquiries: NI MASHALA

Attention of: Carlien Potgieter

Carlien Potgieter
Teropo Town & Regional PLanners
Private Bag X37
Lynwood Ridge
0040

27 June 2025

Dear Sir/Madam

REZONING: PART OF PORTION 1 OF THE FARM STEENBOKPAN 295 LQ.

Your application dated 11 September 2024 and subsequent submission of further documentation dated 11 April 2025 has reference:

That the application in terms of section 54(1) of the Lephalale Spatial planning and land use management by law, 2015 for the **Rezoning of Part of Portion 1 the farm Steenbokpan 295 LQ from "Agriculture" to 'Special' for a "Sower Power Plant"** is approved subject to the following conditions.

Use Zone	:	"Special" specifically for "Solar Power Plant" and Ancillary uses.
Height	:	As may be approved by the Municipality
Density	:	As may be approved by the Municipality
Coverage	:	As may be approved by the Municipality
Parking	:	As may be approved by the Municipality
Building line:	:	As may be approved by the Municipality
Other	:	As may be approved by the Municipality

1. That a Site Development Plan drawn to a scale 1:500 or such other scale as may be approved by the municipality be submitted for approval prior to the submission building plans after the promulgation of this amendment scheme;
2. The Applicant will have to obtain Roads Agency Limpopo s consent and submit it to the Municipality and adhere to all its conditionst, before any development could take place, failure to do so this consent will be revoked.

3. That the owner submits proof of Environmental authorization before any development could take place.
4. That the developer confirms that the activity doesn't trigger EIA from LEDET;
5. That generated waste should be managed in line with NEMA to avoid environmental pollution
6. That the owner submits the consent from RAL for the access to their road;
7. That all the access conditions to the site from the RAL road be to the standards and conditions of RAL.
8. That the developer/owner will be liable to pay the bulk contributions calculated by the Executive Manager: Infrastructure Service. These contributions will have to be paid before building plans can be approved.
9. That the developer submits the comments from The Department of Minerals and Resources before any development could take place;
10. That the developer submits the comments from The Department of Rural Development and land reform regarding the land claims before any development could take place;
11. That the developer submits the comments from The Department of Agriculture before any development could take place,
12. The disposal of sewers must comply with National Environmental Management Act and water regulations.
13. The applicant should design and install the sanitation flow value chain in accordance with the water services act and National environment act;
14. The applicant should provide the municipality with the water connection point and engage with the Municipality for identification or location of the installed connection point;
15. That the abstraction of water from boreholes must be registered with the department of water and sanitation and the Municipality must be provided with monthly water quality test results and must be registered with the department of water and sanitation;
16. The developer submits proof of registration from NERSA to build the solar plant to the Municipality;
17. The developer submits consent from Eskom to connect EG to their electrical grid;
18. That any other additional services that may be needed or installed on the property/properties will be to the developers own cost;

19. That the property owner must provide a proper refuse storage facility and enough refuse storage facilities, also comply with the waste management by law and other relevant environmental legislation;
20. That the registered owners are responsible for the maintenance of the whole development on the property. If the municipality is of opinion that the property, or any portion of the development, is not being satisfactorily maintained, the municipality shall be entitled to undertake such maintenance at the cost of the registered owner;
21. That the approval applies only to the contents of this application, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
22. That effective and paved parking and necessary maneuvering area must be provided on the subject property to the satisfaction of the Municipality;
23. That it should be noted that should the activity give rise to any disturbance or be of nuisance value by virtue of noise or for any reason whatsoever the Municipal has the discretion to review this approval;
24. That the applicant, in pursuit of the implementation of the Local Economic Development (LED) Strategy, forward details of how this development will enhance the local economy and should further submit for approval details of how goods and services from local entrepreneurs will be acquired;
25. That the approval is subject to payment of all outstanding municipal account prior to approval of building plans;
26. That environmental pollution and degradation is avoided and minimized. Generated waste must be disposed in an environmental acceptable manner and waste minimization and a recycling plan must be submitted to the municipality to promote resource efficiency;
- 27. That should the applicant not comply with all the conditions within 24 months of approval letter; the relevant authority may decide to lapse the rights permitted;**
28. That condition of any other relevant role players & stakeholders should be adhered to accordingly.
29. The approval applies only to the contents of this application and shall not be construed as authority to depart from any other legal prescriptions or requirements.
30. That this permission does not exempt any person from complying with the provisions of any other act.

Yours faithfully,



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Ms PF Nogilana-Raphela

ACTING MUNICIPAL MANAGER