



**BEAUFORT-WES(T)
MUNICIPALITEIT // MUNICIPALITY**

LAND USE PLANNING APPLICATION FORM

(Section 15 of the By-law on Municipal Land Use Planning for Beaufort West Municipality)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Johan		
Surname	Van der Westhuysen		
South African Council for Planners (SACPLAN) registration number (if applicable)	PLN (A/923/1996)		
Company name (if applicable)	Urban Dynamics EC		
Postal Address	PO Box 27757		
	Greenacres	Postal Code	6057
Email	info@udec.co.za and johan@udec.co.za		
Tel	041 374 3890/1/2	Fax	041 374 3984
		Cell	083 321 2299

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Various land owners. Refer to par. 1.4 of the Motivational Report and the table below.		
Physical address			
		Postal code	
E-mail			
Tel		Fax	
		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	Various properties. Refer to par. 1.4 of Motivational Report and the table below.

Umsinde Emoyeni REF :																
Property Description		Owner		Title Deed No.		Area (ha)										
Portion 2 of farm Witteklip No. 32		Soldaatkop Estates Pty Ltd		T31616/1971		2 618,35										
Portion 1 of farm Klein Driefontein No. 152						1 563,42										
Portion 4 of farm De Hoop No. 30		Springfontein Trust		T23484/1999		704,96										
Portion 2 of the farm Driefontein No. 26		Grootdriefontein Boerdery Trust		T16932/1998		3 874,49										
Remainder of farm De Hoop No. 30		Daniel Christoffel Retief		T22525/1968		1 163,10										
Portion 7 of farm Driefontein No. 26		Reylink Pty Ltd		T56082/2018		4103,6448										
Substation for the REF :																
Property Description		Owner		Title Deed No.		Area (ha)										
Remainder of Farm Schietkuil No. 3		Rooikop Trust		T76646/2003		8928,322										
Physical Address	Farms north of Murraysburg															
GPS Coordinates				Town/City	21km north of Murraysburg											
Current Zoning	Agricultural Zone I	Extent	±14 027,97ha		Are there existing buildings?		X	N								
Applicable Zoning Scheme	Beaufort West Standard Zoning Scheme By-Law (2020)															
Current Land Use	Agriculture															
Title Deed number and date	T	Refer to par. 1.3 and table above														
Any restrictive conditions?	Y	X	If Yes, list condition(s)													
Are the restrictive conditions in favour of a third party(ies)?	Y	X	If Yes, list the party(ies)													
Is the property encumbered by a bond?	X	N	If Yes, list bondholder(s)	Pending. Will be submitted to the Municipality												
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N											
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N											
PART D: PRE-APPLICATION CONSULTATION																
Has there been any pre-application consultation?	X	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.													
Official's name	- Petrus Strümpher - Christopher Wright - Riaan Thomson		Reference Number	1756E		Date of consultation	Pre-Application Consultation Minutes dated 10 March 2022									

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING FOR BEAUFORT WEST MUNICIPALITY AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
✓	2(a)	a rezoning of land;	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R 4 816
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

TOTAL A: R 4 816
PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
✓	SERVING OF NOTICES PUBLICATION OF NOTICES	Delivering by hand; registered post; data messages	R 2 758 R 1 380
✓		Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	
✓	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
✓	INTEGRATED PROCEDURES	T.B.C	R

TOTAL B: R 4 138
**TOTAL APPLICATION FEES*
(TOTAL A + B) R 8 954**

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** The applicant is liable for the cost of publishing and serving notice of an application.

BANKING DETAILS

Name:

Bank:

Branch no.:

Account no.:

Payment reference:

(if applicable)

PART F: DETAILS OF PROPOSAL**Brief description of proposed development / intent of application:**

Urban Dynamics Eastern Cape (UDEC) has been commissioned by Emoyeni Wind Farm Project (Pty) Ltd, on behalf of the owners of various farms, 21 km north-west of Murraysburg to prepare and submit an application to obtain the necessary development rights to develop a wind farm for the generation of renewable energy, known as Umsinde Emoyeni Renewable Energy Facility (REF).

The Umsinde Emoyeni Renewable Energy Facility (REF) is situated in the Beaufort West Municipality, approximately 21 km north-west of Murraysburg. The facility comprises of $\pm 14\,027.97$ ha including 7 farm portions (including a substation on Remainder of Farm Schietkuil No. 3) in the Beaufort West municipal area, with potentially up to 33 wind turbines, access roads, power lines, support infrastructure, substation and buildings (appurtenant structures). The facility will have an export capacity of up to 140 MW and electricity will be evacuated to the Eskom Grid.

The REF will connect to the ESKOM grid via a substation on Remainder of the farm Schietkuil No. 3

Refer to Motivational Report.

Application is submitted for the following :

☐ **Permanent Consent Use : Renewable Energy Structures on :**

- Portion 2 of farm Witteklip No. 32 , Murraysburg Division
- Portion 1 of farm Klein Driefontein No. 152, Murraysburg Division
- Portion 4 of farm De Hoop No. 30, Murraysburg Division
- Portion 2 of the farm Driefontein No. 26, Murraysburg Division
- Remainder of farm De Hoop No. 30, Murraysburg Division
- Portion 7 of farm Driefontein No. 26, Murraysburg Division

in terms of Section 19 of the Beaufort West Land Use Planning By-laws (2015), as indicated on Site Plan No. 1756E/SDP dated 07/2021, including appurtenant structures and the development parameters and as indicated in Table 1 below.

☐ **Consent Use : Utility Service (Substation) on :**

- Remainder of the farm Schietkuil No. 3, Murraysburg Division

in terms of Section 19 of the Beaufort West Land Use Planning By-laws (2015), as indicated on Site Plan No. 1756E/SDP dated 07/2021 and in Table 2 below.

☐ **Endorsement of the Site Plan (Plan No. 1756E/SDP dated 07/2021)**

Table 1 : Development Parameters of Umsinde Emoyeni REF, as indicated on the Site Plan (1756E/SDP dated 07/2021) :

Consent Use	Renewable Energy Structure	
Definitions	<p>Renewable Energy Structure means any wind turbine, solar energy generating apparatus, including solar photo-voltaic and concentrated solar thermal, hydro turbines or bio mass facility or any grouping thereof, that captures and converts wind, solar radiation or bio mass into energy for commercial gain; and (b) includes any appurtenant structure necessary for, or directly associated with, generation of renewable energy, or any test facility or structure that may lead to the generation of energy on a commercial basis, excluding electrical grid connections.</p> <p>Appurtenant structures means (a) Equipment shelters, storage facilities, transformers and sub-stations must be architecturally compatible with the receiving environment as required by the Municipality, and contained within a renewable energy structure site development plan submitted for approval by the Municipality; (b) Appurtenant structures may only be used for the storage of equipment or other uses directly related to the operation of the particular facility that they are associated with.</p>	
Total Farm Area	14027,97 ha	
Appurtenant structures	Office compound, site offices, parking operation and maintenance facility, control room, substation compound	5 ha
	Laydown areas	0,9 ha
Design & Colour	As determined by the Environmental Impact Assessment and approved through the Environmental Authorisation	
Turbines	Up to 33 turbines	
Setback lines	Internal cadastral setback for REF : 0 m External cadastral setback for REF : 100 m	
Height	Hub height : up to 160 m Total height : up to 250m	
Internal Roads	Construction : Up to approximately 12m wide Permanent : Approximately 4m – 6m wide	
Site Access	Access from MR00606	
Grid Connection	Servitude width : 73 m Powerline : 132kV	

Table 2 : Utility Service (Substation), as indicated on the Site Plan (1756E/SDP dated 07/2021) :

Consent Use	Utility Service (Substation)
Definitions	<p>Utility Services means “a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and— (a) includes a water reservoir and purification works, electricity substation.....”</p>
Total Farm Area	8928,3221ha
Grid connection infrastructure (Substation)	400/132kV Substation Yard (Area : 36ha)

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Information and documentation required in terms of section 38(1) of said legislation

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of registered ownership or any other relevant right held in the land concerned
Y	N	Written motivation		Y	N	S.G. diagram / General plan extract
Y	N	Locality plan		Y	N	Site development plan or conceptual layout plan
Y	N	Proposed subdivision plan		Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees		Y	N	Full copy of the title deed
Y	N	Conveyancer's certificate		Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan		Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan					
Y	N	N/A	Landscaping / Tree plan		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
X	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify) : <ul style="list-style-type: none"> • Department of Mineral Resources & Energy Approval • SA Civil Aviation Authority Approval • Soil, Land Use, Land Capability and Agricultural Potential Survey

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

08.04.2022

Full name:

Johan van der Westhuysen

Professional capacity:

Professional Town and Regional Planner

SACPLAN registration
number:

A/923/1996

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

ANNEXURES

The following Annexures are attached for your information, only if applicable:

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow