

29 March 2022

Mr P Venn  
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7966

Per email: [james.mallett@windlab.com](mailto:james.mallett@windlab.com)

Dear Mr Venn

**LAND USE PLANNING ACT: CONSTRUCTION OF ISHWATI EMOYENI WIND ENERGY FACILITY AND ASSOCIATED INFRASTRUCTURE NEAR MURRAYSBURG WITHIN THE WESTERN CAPE PROVINCE (DEA Ref Nos.: 12/12/20/2351; 12/12/20/2351AM1; 14/12/16/3/3/2/410; 14/12/16/3/3/2/410AM1; 14/12/16/3/3/2/411; 14/12/16/3/3/2/411/AM1)**

This letter serves to provide information on the relevance of the Land Use Planning Act, 2014 (Act 3 of 2014) to the above-mentioned project.

Special Energy Projects (Pty) Ltd is proposing to build the 140 MW Ishwati Emoyeni Wind Energy Facility (WEF) located approximately 21km north-north-west of the town of Murraysburg in the Beaufort West Local Municipality in the Western Cape. A large portion of the site is located within the Renewable Energy Development Zone (REDZ) (REDZ 11 – Beaufort West). The project was originally authorised on 2 July 2015, via a Scoping and Environmental Impact Assessment (EIA) process undertaken by the CSIR (DEA Ref No.: 12/12/20/2351) and was subsequently amended by Van Zyl Environmental Consultants CC (DEA Ref No.: 12/12/20/2351/AM1). The proposed project includes Eskom Transmission and Distribution Grid Infrastructure as authorised under DFFE Ref No's 14/12/16/3/3/2/410; 14/12/16/3/3/2/410AM1 and 14/12/16/3/3/2/411; 14/12/16/3/3/2/411/AM1 respectively.

The Agricultural specialist appointed for the EIA states *inter alia* on page 6-5 of the EIA Report (CSIR, 2014. Combined Environmental Impact Assessment for the proposed Ishwati Emoyeni Wind Energy Facility and Supporting Eskom Transmission and Eskom Distribution Grid Connection Infrastructure near Murraysburg, Western Cape: Final Environmental Impact Assessment Report. CSIR Report Number: CSIR/CAS/EMS/ER/2012/0020/B. Durban) that:

*"The agricultural potential largely equates to grazing capacity and is fairly uniform across the entire site... The only exception to this is that the area of potential cultivation in the river valley should be retained for agriculture, as such land is extremely limited in the area. This should be considered a no-go area for the development... The layout ... completely avoids this no-go area."*

Page 6-9 of the same report states *inter alia*:


*"Land use is grazing for sheep over the entire site, except for very limited cultivation of predominantly lucerne in the Ongers River valley, in the east. However this area, at the bottom*



*of a valley will not be impacted by turbines which will preferentially be situated on higher lying ground."*

Based on the above information it can be confirmed that the Ishwati WEF will not utilize an area of 5 ha or more of agricultural land that has been cultivated or irrigated during the 10 years period immediately preceding the proposed development and therefor does not trigger a Provincial Development Application in terms of Sec 53(1) of the Land Use Planning Act, 2014 (Act 3 of 2014).

Yours faithfully



Charles Norman

Manager: Environment and Planning