



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

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

Registered owner(s)	<b>Various land owners. Refer to par. 1.4 of the Motivational Report and the table below.</b>				
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.]	<b>Various properties. Refer to par. 1.4 of Motivational Report and the table below.</b>

	Ishwati Emoyeni REF :										
	Property Description				Owner		Title Deed No.		Area (ha)		
	Remainder of Farm Leeuwenfontein No. 6				Misthoek Trust		T104771/2001		1644,8840		
	Remainder of Farm Driefontein No. 8				Rietpoort Trust		T9805/2013		6455,7131		
	Portion 3 of the farm Driefontein No. 8				Loskop Boerdery Trust		T6767/1998		1049,2517		
	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		±9150,1188ha		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?	Y	X	If Yes, list bondholder(s)								
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
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
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		1754E		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
<del>✓</del>	2(o)	a consent use contemplated in the zoning scheme;	<b>R 2 752</b>
✓	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 2 752**
**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

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

**TOTAL B: R 4 138**
**TOTAL APPLICATION FEES\*  
(TOTAL A + B) R 6 890**

\* 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 Special Energy Project (Pty) Ltd, on behalf of the owners of various farms, 21 km north/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 Ishwati Emoyeni Renewable Energy Facility (REF).

The Ishwati Emoyeni Renewable Energy Facility (REF) is situated in the Beaufort West Municipality, approximately 21 km north/north-west of Murraysburg. The facility comprises of  $\pm 9\,150.1188$  ha, including 4 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 :

- Remainder of the farm Leeuwenfontein No. 6, Murraysburg Division
- Remainder of the farm Driefontein No. 8, Murraysburg Division
- Portion 3 of the farm Driefontein No. 8, Murraysburg Division

in terms of Section 19 of the Beaufort West Land Use Planning By-laws (2015), as indicated on Site Plan No. 1754E/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. 1754E/SDP dated 07/2021 and in **Table 2** below.

▣ **Endorsement of the Site Plan (Plan No. 1754E/SDP dated 07/2021)**

**Table 1: Development Parameters of Ishwati Emoyeni REF, as indicated on the Site Plan (1754E/SDP dated 07/2021) :**

<b>Consent Use</b>	Renewable Energy Structure
<b>Definitions</b>	<p><b>Renewable Energy Structure</b> 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><b>Appurtenant structures</b> 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>
<b>Total Farm Area</b>	±8290,65ha
<b>Appurtenant structures</b>	Operational control centre, site office, storage, ablution, substation compound (5ha)
<b>Design &amp; Colour</b>	As determined by the Environmental Impact Assessment and approved through the Environmental Authorisation
<b>Turbines</b>	Up to 33 turbines
<b>Setback lines</b>	Internal cadastral setback for REF : 0 m External cadastral setback for REF : 100 m
<b>Height</b>	Hub height : up to 160 m Total height : up to 255 m
<b>Internal Roads</b>	Construction : Up to approximately 12 m wide Permanent : Approximately 4 m – 6 m wide
<b>Site Access</b>	Access from Minor Road 0607 and OP09239
<b>Grid connection</b>	Servitude width : 73 m Powerline : _132kV

**Table 2 : Utility Service (Substation), as indicated on the Site Plan (1754E/SDP dated 07/2021) :**

<b>Consent Use</b>	Utility Service (Substation)
<b>Definitions</b>	<p><b>Utility Services</b> 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>
<b>Total Farm Area</b>	8928,3221ha
<b>Grid connection infrastructure (Substation)</b>	400/132kV Substation Yard (Area : 36 ha )

**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

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

Supporting information and documentation:

<input type="checkbox"/>	N	<b>N/A</b>	Consolidation plan	<input type="checkbox"/>	N	<b>N/A</b>	Land use plan / Zoning plan
<input type="checkbox"/>	N	<b>N/A</b>	Street name and numbering plan	<input type="checkbox"/>	N	<b>N/A</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<input type="checkbox"/>	N	<b>N/A</b>	Landscaping / Tree plan	<input type="checkbox"/>	N	<b>N/A</b>	Home Owners' Association consent
<input type="checkbox"/>	N	<b>N/A</b>	Abutting owner's consent	<input type="checkbox"/>	N	<b>N/A</b>	Services Report or indication of all municipal services / registered servitudes
<input checked="" type="checkbox"/>	N	<b>N/A</b>	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)	<input type="checkbox"/>	N	<b>N/A</b>	Proof of failure of Home owner's association
<input type="checkbox"/>	N	<b>N/A</b>	Copy of original approval and conditions of approval	<input type="checkbox"/>	N	<b>N/A</b>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<input type="checkbox"/>	N	<b>N/A</b>	Proof of lawful use right	<input checked="" type="checkbox"/>	N	<b>N/A</b>	Other (specify) : • Department of Mineral Resources & Energy Approval • SA Civil Aviation Authority Approval • Soil, Land Use, Land Capability and Agricultural Potential Survey
<input type="checkbox"/>	N	<b>N/A</b>	Required number of documentation copies	<input checked="" type="checkbox"/>	N	<b>N/A</b>	

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


Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	<del>N/A</del>	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)
<del>Y</del>	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
<del>Y</del>	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	<del>N/A</del>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
<del>Y</del>	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			Y
<del>Y</del>	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	<del>N</del>	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 :

- That the information contained in this application form and accompanying documentation is complete and correct.
- 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.
- 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.
- 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.
- That this submission includes all necessary land use planning applications required to enable the development proposed herein.
- 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.
- 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