

# **PRE-APPLICATION INPUT: RENEWABLE ENERGY FACILITIES: HOOGLAND 4 WIND ENERGY FACILITY: BEAUFORT WEST MUNICIPAL AREA**

## **1. PURPOSE**

Please note that the purpose of the pre-application input is to ensure that the application is correct and complete and not to assess the merit of the application.

## **2. PROPERTY DESCRIPTION**

The application is simultaneously submitted over the following properties:

- Portion 2 of Farm Platfontein No. 28;
- Portion 3 of Farm Platfontein No. 28;
- Remainder Portion 1 of Farm Platfontein No. 28;
- Farm Annex Karroo Plaats No. 33;
- Portion 1 of Farm The Rosary No. 32;
- Remainder of Farm Adjoining Quaggas Fontein No. 83;
- Remainder Portion 1 of Farm Eyerkuil No. 39;
- Remainder Portion 2 of Farm Eyerkuil No. 39, and
- Remainder of Farm Driefontein No. 37

## **3. LAND USE APPLICATION**

3.1. Application is made, simultaneous, on the above listed properties for:

**a)Consent Use (Permanent)** : in accordance with Section 15(2)(o) of the Beaufort West By- Law on Municipal Land Use Planning in order to permit renewable energy structures on the application properties;

**b)Subdivision (For Lease Purposes)** : in accordance with Section 15(2)(d) of the Beaufort West By-Law on Municipal Land Use Planning in order to permit the registration of a long term lease areas over the application properties for the turbine and supporting infrastructure footprint areas as indicated on the Site Plan (1809/H4/SDP dated 11/2022);

**c)Registration of Servitudes**, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning Bylaw, to accommodate access roads and power lines, as indicated on the Site Plan (1809/H4/SDP dated 11/2022), and

**d)Approval of Site Plan** (1809/H4/SDP dated 11/2022).

3.2. The draft application indicated that there are no restrictive conditions within the title deeds of the various properties, which would prevent / restrict the

proposed development.

- 3.3. It should further be noted that approval for the consent use (if given) will not be a permanent right but will be given for the duration/life span of the facility. Any renewable energy structure and associated infrastructure that has reached the end of its productive life or has been abandoned, including buildings, cables, and roads, must be removed by the owner. A renewable energy structure is considered abandoned when the structure fails to continuously operate for more than two years.

#### **4. LOCUS STANDI (AUHTORITY TO BRING APPLICATION)**

- 4.1. From the submitted Title Deed T38780/2018 (page 1), it is evident that there is an active bond (B18147/2018) registered against Remainder of Farm Driefontein No. 37. As the conveyancer's certificate also does not make mention of this bond, the applicant should provide further clarity on this and/or include the relevant bond holder's consent.

#### **5. AGRICULTURE**

- 5.1. It is noted that the draft application indicates that the subject properties are currently used for low-density livestock farming (grazing).
- 5.2. It is also stated that the intended development will not utilise an area of 5Ha (or more) of agricultural land that has been cultivated or irrigated during the 10 year period preceding the proposed development. The proposed development therefore does not require a Provincial Development Application in terms of section 53 of the Land Use Planning Act, 2014 (Act 3 of 2014) [LUPA], read together with section 10 of the LUPA regulations.

#### **6. ENVIRONMENTAL AUTHORISATION**

- 6.1. It is noted that The Department of Forestry, Fisheries & the Environment granted Environmental Authorisation for the 420 MW Hoogland 4 Wind Farm and Associated Infrastructure, on 24 November 2022 (Ref. 14/12/16/3/3/1/2605). The recommendations from the Environmental Authorisation will be considered during the land use decision and /or the formulation of any associated Conditions of Approval.

#### **7. DEVELOPMENT PARAMETERS, SERVITUDES AND SITE DEVELOPMENT PLAN**

- 7.1. The application, including the site development plan should clearly illustrate compliance with all the development parameters relating to "renewable

energy structure" as contained within Schedule 2 of the Beaufort West Municipal Standards Zoning Scheme By-law, 2020.

- 7.2. Although the Site Development Plan, to be included within the draft application, may be considered as a general illustration of the intended development, the municipality will only be in a position to determine the final elements which should be incorporated within the Site Development Plan (as contemplated in Section 23(2) of Beaufort West Municipal Standard Zoning Scheme By-Law, 2020), after its assessment of the applications.
- 7.3. In terms of Section 23(5) of the Beaufort West Municipal Standard Zoning Scheme By-Law, 2020, the detailed Site development plan, complying with such measures as may be required by the municipality (ito. Section 23(2)), will need to be submitted to- and approved by the municipality prior to commencement of any development on the relevant land unit.

## **8. PUBLIC PARTICIPATION**

- 8.1. Notwithstanding the comments already obtained (and included within the draft application) comments should also be obtained from the following roleplayers, during the participation process:
  - a) Department of Environmental Affairs and Development Planning for provincial planning comment in terms of section 45 of LUPA,
  - b) Civil Aviation Authority, and
  - c) Karoo Hoogland Local Municipality, Northern Cape Province

**Riaan Thomson** Pr. Pln. (A/023/2007)

**Chief Town and Regional Planner**

**Date: 6 April 2023**



MUNISIPALITEIT - MUNICIPALITY / UMASIPALA-WASE  
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOLO

Departement van die Direkteur: Ingenieursdienste  
Department of the Director: Engineering Services  
Isebe Lomphathi Owongameleyo: Kwicandelo Lezenjineli

Verwysing  
Isalathiso 12/3/2 : 12/4/5/2 : Hoogland 4

Faks / Fax 086 421 0251  
Tel 023-414 8102

Navrae  
Enquiries C.B.Wright

E- pos / E mail : pa.eng@beaufortwestmun.co.za

Birdstraat 61/63  
BEAUFORT- WES  
BEAUFORT WEST  
BHOBHOFOLO  
6970

Datum  
Date 21 April 2023

**PRE APPLICATION MEETING: APPLICATION FOR CONSENT USE AND SUBDIVISION:  
HOOGLAND 4 WIND ENERGY FACILITY: BEAUFORT WEST MUNICIPAL AREA**

Present: **Meeting via Teams**

Mr C.B.Wright: Authorized Official  
Ms M.Govender  
Mr.J.Van Der Westhuizen

**The following points were discussed as follows:**

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  - c) **Registration of Servitudes**, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning Bylaw, to accommodate access roads as indicated on the Site Plan (1809/H4/SDP dated 11/2022). Clearly indicate the areas applicable to the exemption application (electrical transmission lines) in terms of section 24(1)(f)(i) of the Beaufort West Land Use Planning By-Law.
  - d) **Approval of Site Plan** (1809/H4/SDP dated 11/2022).
- 3.2. The draft application indicated that there are no restrictive conditions within the title deeds of the various properties, which would prevent / restrict the proposed development.
- 3.3. It should further be noted that approval for the consent use (if given) will not be a permanent right but will be given for the duration/life span of the facility. Any renewable energy structure and associated infrastructure that has reached the end of its productive life or has been abandoned, including buildings, cables, and roads, must be removed by the owner. A renewable energy structure is considered abandoned when the structure fails to continuously operate for more than two years.

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  - b) Civil Aviation Authority, and
  - c) Karoo Hoogland Local Municipality, Northern Cape Province

### **The cost of the application is as follows:**

• Consent Use	: R 6 561.00
• Subdivision	: R 6 561.00
• Advertisement Cost: Municipality	: R 2 924.00
• Advertisement Cost: Provincial Newspaper	: R 1 463.00
• <b>Total Cost of the application</b>	<b><u>R 17 509.00</u></b>

### **Beaufort West Banking Details:**

Bank : Nedbank  
Account Holder : Beaufort West Municipality  
Account Number : 10742 80318  
Type of Account : Current Account  
Branch Code : 198765  
Reference : Hoogland 4: Beaufort West

**Mr Wright explains the way forward:**

- A copy of the minutes, proof of payment and all relevant information must be attached to the application.
- The final application can be obtained from Mr Mitchell. Mr Mitchell can also assist upon completion of the final application.
- The final application must be submitted to the Senior Manager: Administration: Mr. P.Strumpher.

**Address:**

**112 Donkin Street  
Mid Town  
BEAUFORT WEST  
6970**

- The final application must be completed and signed by the owner.
- When the final application is submitted, 2 hard copies as well as a complete electronic copy on CD are required.
- Application will be advertised for a period of 8 weeks for any objections.
- If there are any objections, the applicant may appeal.
- Applicant can then send his appeal application to the Municipal Manager.

Meeting adjourned.

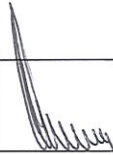
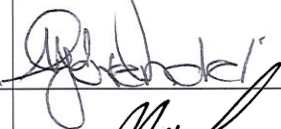



**C.B.WRIGHT**  
**AUTHORIZED OFFICIAL**  
/mg



**ATTENDANCE REGISTER  
PRE-APPLICATION MEETING:  
APPLICATION FOR CONSENT USE & SUBDIVISION:  
RENEWABLE ENERGY FACILITIES: HOOGLAND 4  
21 APRIL 2023**



NAME AND SURNAME	OFFICIAL/APPLICANT	SIGNATURE
Mr C.B.Wright	AUTHORIZED OFFICIAL	
Ms M.Govender	PERSONAL ASSISTANT	
Mr J.Van Der Westhuizen	APPLICANT/ ON BEHALF OF APPLICANT	



# Hoogland 4 Wind Farm (1809E)



## BEAUFORT-WES(T) MUNISIPALITEIT // MUNICIPALITY

### LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

#### KINDLY NOTE:

*Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.*

#### PART A: PARTICULARS

Reference number: **Hoogland 4 Wind Farm (1809E)**

Purpose of consultation: **Pre-application & DEADP Comment**

Brief proposal: **Application for Consent Use : Renewable Energy Structures, Subdivision (for Long Term Lease purposes), Registration of Servitudes on various farm portions.**

Property(ies) description:

- **Portion 2 of Farm Platfontein No. 28**
- **Portion 3 of Farm Platfontein No. 28**
- **Remainder Portion 1 of Farm Platfontein No. 28**
- **Farm Annex Karroo Plaats No. 33**
- **Portion 1 of Farm The Rosary No. 32**
- **Remainder of Farm Adjoining Quaggas Fontein No. 83**
- **Remainder Portion 1 of Farm Eyerkuil No. 39**
- **Remainder Portion 2 of Farm Eyerkuil No. 39**
- **Remainder Farm Driefontein No. 37**

Date: **3 February 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Christopher Wright	Beaufort West Municipality	023 414 8140	christopher@beaufortwestmun.co.za
Pre-applicant	Johan van der Westhuysen	Urban Dynamics EC	041 374 3980	johan@udec.co.za

List documents provided for discussion at meeting:

*(Include document reference, document/plan dates and plan numbers where possible and attach to this form)*

#### Application Motivation Report

- Annexure 1. Pre-application Consultation Minutes
- Annexure 2. Application Form
- Annexure 3. Powers of Attorney
- Annexure 4. Deeds Office Enquiries
- Annexure 5. Title Deeds
- Annexure 6. Bond Holder's Consents
- Annexure 7. Conveyancing Certificates
- Annexure 8. Cadastral Diagrams
- Annexure 9. Final Basic Assessment Report (September 2022)
- Annexure 10. Environmental Authorisation (14/12/16/3/3/1/2605 dated 24.11.2022)
- Annexure 11. Department of Agriculture, Land Reform & Rural Development (DALRRD) Approval
- Annexure 12. Department of Mineral Resources & Energy (DMRE) Approval
- Annexure 13. Land Claims Commissioner (LCC) Confirmation
- Annexure 14. Site Sensitivity Verification & Agricultural Compliance Statement
- Annexure 15. LUPA Section 53 (1) Confirmation Statement from Johann Lanz Consulting
- Annexure 16. Department of Transport & Public Works (DTPW) In-principle Support
- Annexure 17. Western Cape Department of Agriculture Support
- Annexure 18. Hoogland Southern Cluster Traffic Impact Assessment
- Annexure 19. Hoogland 3 & 4 Wind Farms Heritage Impact Assessment
- Annexure 20. Heritage Western Cape Comment & Support
- Annexure 21. Department of Water & Sanitation (DWS) Comment & Support

Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)?

YES	NO ✓
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*(If yes, request a copy of the minutes)*

#### Pending DEADP Comment And Pre-Application Consultation Meeting



Comprehensive overview of proposal:

The objective of this application is to obtain the necessary development rights in terms of the Beaufort West By-law on Municipal Land Use Planning (2019) from the Beaufort West Municipality to implement, construct, operate and maintain a wind energy facility and associated infrastructure on the subject land portions.

The Hoogland 4 WF is situated  $\pm 40$  km north of Beaufort West and  $\pm 45$  km south of Loxton, west of the R381. The facility comprises of  $\pm 26\,719$  ha, including 9 farm portions with 55 wind turbines, access roads, power lines, permanent and temporary supporting infrastructure, buildings, switching stations and substations. The facility will have an export capacity of up to 420 MW and electricity will be evacuated to the Eskom Grid.

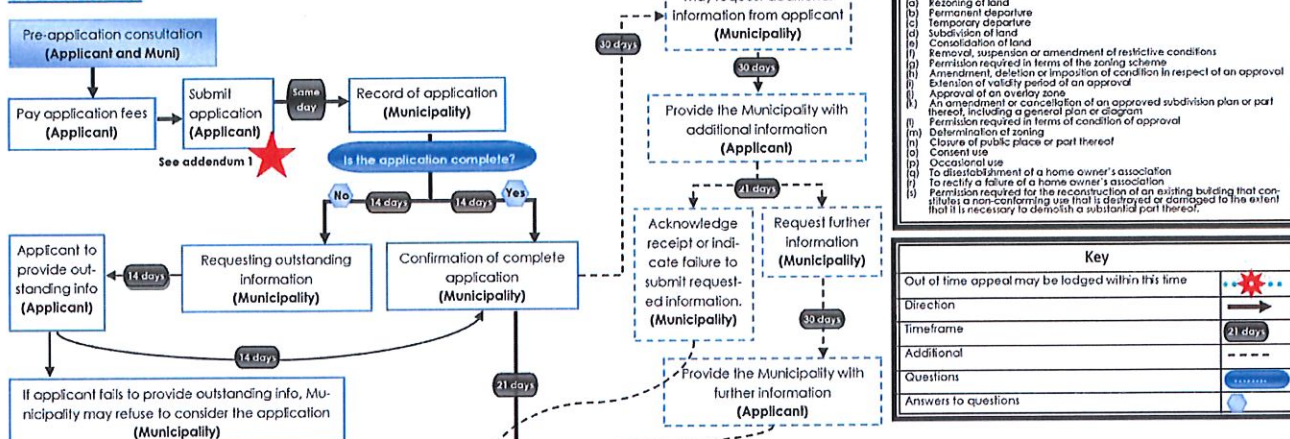
Application is submitted for the following :

1. Consent Use (Permanent) : Renewable Energy Structure (including appurtenant structures), in terms of Section 15 (2) (o) of the Beaufort West Land Use Planning By-laws (2019), for 55 Turbine Footprints (12.25 ha per footprint), 2x Substations including Operation & Maintenance Areas (1.125 ha each), 2x Battery Energy Storage Systems (3.5 ha each), Site Camp & Batching Plant (2.4 ha), General Laydown Area (3.6 ha), 2 x Switching Stations (1.125 ha each) and Security Gates & Access Control (up to 4 x 20 m<sup>2</sup>), on the following properties, as indicated on the Site Plan (1809/H4/SDP dated 11/2022) and the Development Parameters, as indicated in Table 2 below :
  - Portion 2 of Farm Platfontein No. 28
  - Portion 3 of Farm Platfontein No. 28
  - Remainder Portion 1 of Farm Platfontein No. 28
  - Farm Annex Karroo Plaats No. 33
  - Portion 1 of Farm The Rosary No. 32
  - Remainder of Farm Adjoining Quaggas Fontein No. 83
  - Remainder Portion 1 of Farm Eyerkuil No. 39
  - Remainder Portion 2 of Farm Eyerkuil No. 39
  - Remainder Farm Driefontein No. 37
2. Subdivision for Long Term Lease purposes, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning By-law, of the turbine and supporting infrastructure footprint areas as referred to in Paragraph 1 above, and as indicated on the Site Plan (1809/H4/SDP dated 11/2022)
3. Registration of Servitudes, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning By-law, to accommodate access roads and power lines, as indicated on the Site Plan (1809/H4/SDP dated 11/2022)
4. Approval of Site Plan (1809/H4/SDP dated 11/2022)

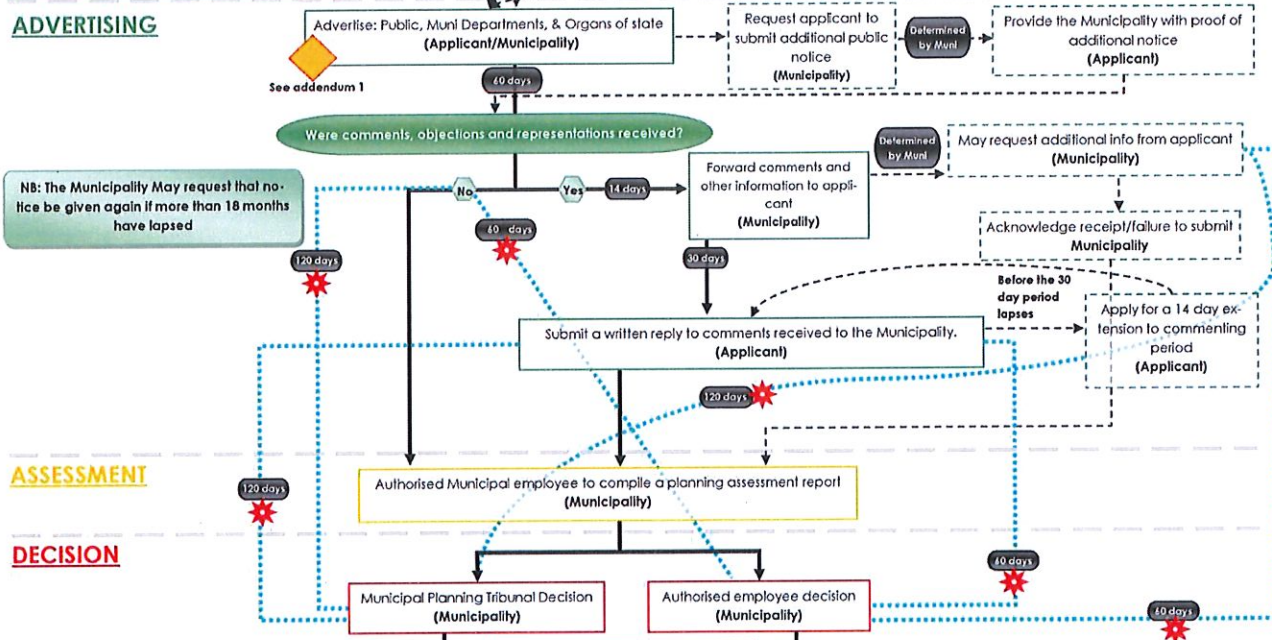


## **Draft By-Law on Municipal Land Use Planning (Workflow)**

## SUBMISSION



## ADVERTISING

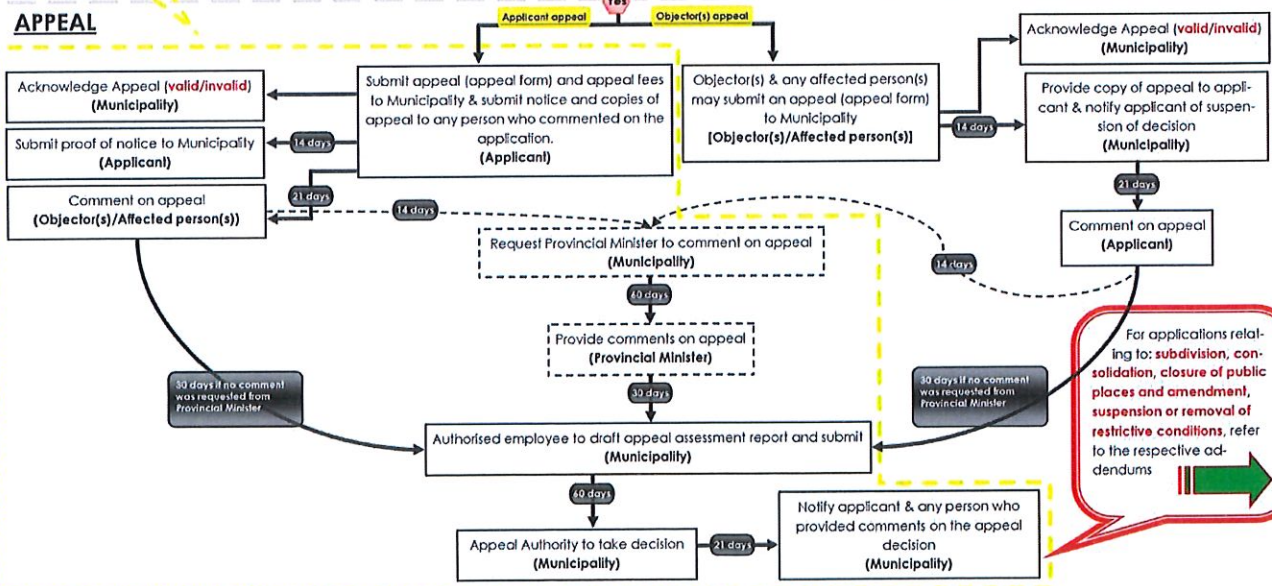


## ASSESSMENT

## DECISION

## APPEAL PROCESS

## APPEAL



**PART C: QUESTIONNAIRES**

**SECTION A:**  
**DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND FEES**

Tick if relevant	What land use planning applications are required in terms of section 15 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality	Application fees payable
√	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 6 561.00
√	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 6 561.00
√	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

Tick if relevant		What land use planning applications are required in terms of section 15 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality	Application fees payable
Y	N	Serving of notices (i.e Delivering by hand; registered post; data messages) Publication of notices (i.e Local Newspaper(s); <i>Provincial Gazette</i> ; <i>site notice</i> ; <i>Municipality's website</i> )	R 2 924.00
Y	N	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
Y	N	Notice of decision (i.e Provincial Gazette)	R 1 463.00
Y	N	Integrated procedures	R
<b>TOTAL APPLICATION FEE*:</b>			<b>R 17 509.00</b>

**KINDLY NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application.

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.



**SECTION B:****PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	✓			Refer to Par. 13 of Motivation Report
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		x		Refer to Annexure 7 : Conveyancing Certificates
Any other Municipal by-law that may be relevant to application? (If yes, specify)			TBD	Pending pre-application consultation
<b>Zoning Scheme By-law considerations:</b> What is the current zoning of the property? <b>Agriculture Zone 1</b> What is the proposed zoning of the property? <b>Agriculture Zone 1. Consent Use : Renewable Energy Structure</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No</b>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		x		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			Refer to Par. 11 of Motivation Report
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?	✓			Refer to Par. 9 & 10 of Motivation Report
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	✓			Refer to Par. 12 of Motivation Report
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?	✓			Refer to Par. 13 of Motivation Report



### SECTION C:

#### CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations?	✓			Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP) <b>In process, DEADP to confirm</b>
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?	✓			DEA&DP <b>DEADP to comment</b>
Is/was the property(ies) utilised for agricultural purposes?	✓			Western Cape Government Department of Agriculture <b>Refer to Annexure 11 : DALRRD Approval</b>  <b>Refer to Annexure 17 : Western Cape Department of Agriculture Support</b>
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?	✓			National Department of Agriculture, Forestry and Fisheries (DAFF) <b>Refer to Annexure 11 : DALRRD Approval</b>  <b>Refer to Annexure 17 : Western Cape Department of Agriculture Support</b>
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?	✓			DEA&DP <b>Refer to Annexure 9 : Final Basic Assessment Report (09.2022)</b>  <b>Refer to Annexure 10 : Environmental Authorisation</b>

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
<p>Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)?</p> <p><del>(National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) /</del></p> <p><del>National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) /</del></p> <p><del>National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) /</del></p> <p><del>National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) /</del></p> <p><del>National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)</del></p> <p><del>(strikethrough irrelevant)</del></p>		X		<p>National Department of Environmental Affairs (DEA) &amp; DEA&amp;DP</p> <p><b>Part of the environmental impact process</b></p>
<p>Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?</p>	✓			<p>National Department of Water &amp; Sanitation (DWS)</p> <p><b>In process of confirming if WUL / GA is required</b></p> <p><b>Refer to Annexure 21 : DWS Comment &amp; Support</b></p>
<p>Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?</p>	✓			<p>South African Heritage Resources Agency (SAHRA) &amp; Heritage Western Cape (HWC)</p> <p><b>HWC has issued final comment</b></p> <p><b>Refer to Annexure 19 : Hoogland 3 &amp; 4 Wind Farms Heritage Impact Assessment</b></p> <p><b>Refer to Annexure 20 : Heritage Western Cape Comment &amp; Support</b></p>



QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal have an impact on any National or Provincial roads?	✓			National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW) <b>Refer to Annexure 16 : DTPW Support</b>  <b>Refer to Annexure 18 : Hoogland Southern Cluster Traffic Impact Assessment</b>
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		✗		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?	✓			Eskom <b>Grid Connection</b>
Will the proposal affect any Telkom owned land and/or servitudes?		✗		Telkom SA Ltd.
Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes?		✗		Transnet/PRASA
Is the property subject to a land / restitution claim(s)?		✗		National Department of Rural Development & Land Reform <b>Refer to Annexure 13 : LCC Confirmation</b>
Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		✗		SANParks / CapeNature <b>Both were already engaged as part of the EIA process</b>
Is the property subject to any existing mineral rights?		✗		National Department of Mineral Resources <b>Refer to Annexure 12 : DMRE Approval</b>
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		✗		Western Cape Government Departments of Cultural Affairs & Sport, Education, Social Development, Health and Community Safety
Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table?	✓			If yes, specify <b>An application has been submitted to SACAA / ATNS with respect to civil aviation and is pending</b>

**SECTION D:**  
**SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:		X		Rural development not subject to Municipal infrastructure provision  Beaufort West LM to confirm additional input
Water supply:		X		
Sewerage and waste water:		X		
Stormwater:		X		
Road network:		X		
Telecommunication services:		X		
Other services required? Please specify.		X		
Development charges:			TBD	



**PART D: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

**Information and documentation required in terms of section 38(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality**

Completed and signed application form	✓	Bondholder's consent (if applicable)	✓
Power of attorney / Owner's consent if applicant is not owner	✓	Proof of registered ownership or any other relevant right held in the land concerned	✓
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	✓	S.G. diagram / General plan extract	✓
Written motivation	✓	Site development plan or conceptual layout plan	✓
Locality plan	✓	Proof of agreement or permission for required servitude	NO
Proposed subdivision plan	✓	Full copy of the title deed	✓
Proof of payment of application fees <b>pending</b>		Minutes of pre-application consultation meeting (if applicable) <b>pending</b>	
Conveyancer's certificate	✓		

**Supporting information and documentation:**

Y	N	N/A ✓	Consolidation plan	Y ✓	N	N/A	Land use plan / Zoning plan <b>(Map 4)</b>
Y	N	N/A ✓	Street name and numbering plan	Y	N	N/A ✓	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A ✓	Landscaping / Tree plan	Y	N	N/A ✓	Home Owners' Association consent
Y	N	N/A ✓	Abutting owner's consent	Y	N	N/A ✓	Services Report or indication of all municipal services / registered servitudes <b>Refer to Motivation Report</b>  <b>Refer to Annexure 9 : Final BAR</b>  <b>Refer to Annexure 10 : Environmental Authorisation</b>  <b>Refer to Annexure 18 : Traffic Impact Assessment</b>  <b>Refer to Annexure 19 : Heritage Impact Assessment</b>
Y ✓	N	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)</b> (strikethrough irrelevant)	Y	N	N/A ✓	Proof of failure of Home owner's association
Y	N	N/A ✓	Copy of original approval and conditions of approval	Y	N	N/A ✓	Any additional documents or information required as listed in the pre-application consultation form / minutes <b>Refer to below</b>
Y	N	N/A ✓	Proof of lawful use right	Y ✓	N	N/A	

Y ✓	N	N/A	Required number of documentation copies	Y ✓	N	N/A	Other (specify) <ul style="list-style-type: none"> <li>• Department of Agriculture, Land Reform &amp; Rural Development (DALRRD) Approval</li> <li>• Department of Mineral Resources &amp; Energy (DMRE) Approval</li> <li>• Land Claims Commissioner (LCC) Confirmation</li> <li>• Site Sensitivity Verification &amp; Agricultural Compliance Statement</li> <li>• LUPA Section 53 (1) Confirmation Statement from Johann Lanz Consulting</li> <li>• Department of Transport &amp; Public Works (DTPW) In-principle Support</li> <li>• Western Cape Department of Agriculture Comment</li> <li>• Heritage Western Cape Comment &amp; Support</li> <li>• Department of Water &amp; Sanitation (DWS) Comment &amp; Support</li> </ul>
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## PART E: DISCUSSION

The proposed application for a consent use on agricultural zoned land for the purpose of renewal energy facilities is correct. The application also includes the subdivision of portions of the land for the purpose of a long-term lease to be registered as well as the registration of servitudes and exemptions. The following addition information is requested in the final application:


- If there are any active bonds registered on only of the properties the affected bondholder will be required to give consent for the proposed application to process.
- Indicate if the areas applicable to the long-term lease will still be able to be used for agricultural use.
- Include all relevant conveyancer certificates
- Ensure that the proposed development complies with the development parameters as set out in the Beaufort West Municipal Standard Zoning Scheme, 2020, specifically referring to setbacks.
- Clearly indicate all servitude area to be exempted according to Section 24(1)(f)(i) of the Beaufort West Land Use Planning Bylaw.
- The site development plan submitted has all the relevant information captured. It must also be noted that this plan is only applicable to the Land Use Planning application and that construction plans need to be submitted to Beaufort West Municipality for approval prior to construction.

## PART F: SUMMARY / WAY FORWARD

- A copy of the minutes of the meeting, complete T1 form and the proof of payment must form part of the final application to be submitted.
- All shortcomings identified in the pre-application meeting must be addressed in the final application
- Mr. A Mitchell can assist the applicant with the completion of the final application (T2 Form)
- Final application to be submitted at the Corporate Department of Beaufort West Municipality for the attention of Mr. P Strümpher.
- The final application will consist of 2 x Hard Copies and 1 x Soft Copy (CD)
- The applicant has the right to appeal if he is not in agreement with the outcome of the final application.

OFFICIAL: Christopher Wright  
(FULL NAME)

SIGNED:

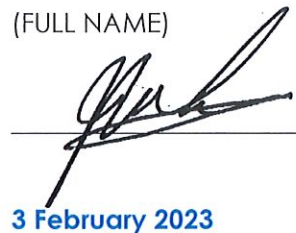


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DATE: 21 April 2023

PRE-APPLICANT: Johan van der Westhuysen  
(FULL NAME)

SIGNED:



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DATE: 3 February 2023





## Absa Online: Notice of Payment

26 April 2023

Dear MR J VAN DER WESTHUYSEN

### Subject: Notice Of Payment: Beaufort West Munici

Please be advised that you made a payment to Beaufort West Munici as indicated below.

Transaction number:	8080D116E3-4
Payment date:	2023-04-26
Payment made from:	Current Account
Payment made to:	Beaufort West Munici
Beneficiary bank name:	NEDBANK
Beneficiary account number:	1074280318
Bank branch code:	198765
For the amount of:	17,509.00
Immediate interbank payment :	N
Reference on beneficiary statement:	Hoogland 4 Wind Farm
Additional comments by payer:	-

**Please remember that the following apply to Absa Online payments to non-ABSA bank accounts.**

- Payments made on weekdays before 15:30 will be credited to the receiving bank account by midnight of the same day but may not be credited to the beneficiary's bank account at the same time.
- Payments made on weekdays after 15:30 will be credited by midnight of the following day.
- Payments made on a Saturday, Sunday or Public holiday will be credited to the account by midnight of the 1st following weekday.

If you need more information or assistance, please call us on 08600 08600 or +27 11 501 5110 (International calls).

If you have made an incorrect internet banking payment, please send an email to [digital@absa.co.za](mailto:digital@absa.co.za)

Yours sincerely

**General Manager: Digital Channels**

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately. Thank you.