

Hoogland 4 Wind Farm (1809E)



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)	PR.PLN (A/923/1996)		
Company name (if applicable)	URBAN DYNAMICS EC		
Postal Address	117 CAPE ROAD, MOUNT CROIX		
	GQEBERHA	Postal Code	6001
Email	INFO@UDEC.CO.ZA / JOHAN@UDEC.CO.ZA		
Tel	041 374 3890	Fax	
		Cell	083 321 2299

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

Registered owner(s)	VARIOUS LAND OWNERS. REFER TO PARAGRAPH 3 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 LAND OWNERS. REFER TO PARAGRAPH 3 OF THE MOTIVATIONAL REPORT AND THE TABLE BELOW.		
Physical Address	± 40 KM NORTH OF BEAUFORT WEST AND ± 45 KM SOUTH OF LOXTON, WEST OF THE R381		
GPS Coordinates		Town/City	± 40 KM NORTH OF BEAUFORT WEST

Current Zoning	AGRICULTURAL ZONE I		Extent	± 26 719 ha		Are there existing buildings?	Y ✓	N
Applicable Zoning Scheme	BEAUFORT WEST STANDARD ZONING SCHEME BY-LAW (2020)							
Current Land Use	AGRICULTURE							
Title Deed number and date	T	VARIOUS. REFER TO PARAGRAPH 3 OF THE MOTIVATIONAL REPORT AND THE TABLE BELOW.						
Any restrictive conditions?	Y	N ✓	If Yes, list condition(s)					
Are the restrictive conditions in favour of a third party(ies)?	Y	N ✓	If Yes, list the party(ies)					
Is the property encumbered by a bond?	Y ✓	N	If Yes, list bondholder(s)	REFER TO ANNEXURE 6 OF THE MOTIVATIONAL REPORT AND THE TABLE BELOW				
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 ✓			

Property Description	Owner	Title Deed No.	Area (ha)	Restrictive Conditions	Bonds
Portion 2 of Farm Platfontein No. 28	Perdekamp Pty Ltd	T26604/1968	3911.6203	No	No
Portion 3 of Farm Platfontein No. 28	Modderpoort Estates Pty Ltd	T26602/1968	3107.0852	No	No
Remainder Portion 1 of Farm Platfontein No. 28	Le Riche Stud Farms Pty Ltd	T26601/1968	5483.6502	No	No
Farm Annex Karoo Plaats No. 33	LP Steenkamp Trust	T81/1996	1655.5921	No	No
Portion 1 of Farm The Rosary No. 32	LP Steenkamp Trust	T81/1996	428.7880	No	No
Remainder of Farm Adjoining Quaggas Fontein No. 83	LP Steenkamp Trust	T81/1996	1620.9179	No	No
Remainder Portion 1 of Farm Eyerkuil No. 39	LP Steenkamp Trust	T81/1996	1808.6546	No	No
Remainder Portion 2 of Farm Eyerkuil No. 39	LP Steenkamp Trust	T81/1996	3819.2361	No	No
Remainder Farm Driefontein No. 37	Kambro Trust	T38780/2018	4883.5879	No	Yes

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y ✓	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	CHRISTOPHER WRIGHT	Reference Number	1809E	Date of consultation	21.04.2023	

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 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

TOTAL A: **R 13 122.00**

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 2 924.00
√		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 1 463.00
√	INTEGRATED PROCEDURES	T.B.C	R

TOTAL B: **R 4 387.00**

TOTAL APPLICATION FEES*
(TOTAL A + B) **R 17 509.00**

* 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:

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 m²), 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. **Exemption of Servitudes (Powerlines)**, in terms of Section 24 (1) (f) of the Beaufort West Land Use Planning By-law, to accommodate powerlines (not running along internal access roads), as indicated on the Site Plan (1809/H4/SDP dated 11/2022)
5. **Approval of Site Plan** (1809/H4/SDP dated 11/2022)

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 (MAP 4)		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 (MAP 4)
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	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 Refer to Motivation Report Refer to Annexure 9 : Final BAR Refer to Annexure 10 : Environmental Authorisation Refer to Annexure 18 : Traffic Impact Assessment Refer to Annexure 19 : Heritage Impact Assessment
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 REFER TO BELOW

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

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/A✓	Other (specify)
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:

25.04.2023

Full name:

JOHAN VAN DER WESTHUYSEN
PROFESSIONAL TOWN AND REGIONAL
PLANNER

Professional capacity:

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 matrixAnnexure B: Land use planning application submission
and protocolAnnexure C: Land use planning application workflow