



## BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO

Directorate: Infrastructure Services / Direktoraat: Infrastruktuur Dienste  
ICandelo: iinkonzo zeZiseko zoPhuhliso

Rig asseblief alle korrespondensie aan die Munisipale Bestuurder/Kindly address all correspondence to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

### Verwysing

Reference 12/3/2;12/4/5/2  
Isalathiso

### Navrae

Enquiries C.B.Wright  
Imibuzo

### Datum

Date 18 August 2023  
Uhmla

Privaatsak/Private Bag 582

Faks/Fax 023-4151373

Tel 023-4148194

E-pos / E-mail [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za)

Donkinstraat 112 Donkin Street

BEAUFORT-WES

BEAUFORT WEST

BOBHOFULO

6970

## PRE-APPLICATION INPUT: RENEWABLE ENERGY STRUCTURE: REMAINDER OF FARM KALKWAL NO 65: BEAUFORT WEST MUNICIPAL AREA

### 1. PURPOSE

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

### 2. LAND USE APPLICATION & DEVELOPMENT INTENT

2.1. Application is made, on Remainder of Farm Kalkwal Nr.65, Beaufort West for:

- a) A **Consent use** in accordance with Section 15(2)(o) of the Beaufort West Municipal Land Use Planning By-Law in order to permit a Renewable Energy Structure on  $\pm 9300\text{m}^2$  of the Remainder of Farm Kalkwal Nr. 65, Beaufort West Division, currently zoned Agricultural Zone I.
- b) A **Permanent Departure** in accordance with Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law in order to permit a 15m departure from the 30m agricultural building line requirements.

2.2. The development proposal entails constructing a charging facility for electric cars which is powered by renewable energy. The "charging station" will consist of a set of charging bays with associated infrastructure to provide electrical power to electric vehicles. Each charging bay will be equipped with charging equipment.

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- 2.3. It should be noted if a long term lease is intended over a portion of the subject property, the application should clearly identify and map the area(s) which will form part of the intended long term lease and/or amend the application accordingly to include an application for Subdivision (for Lease Purposes). Should a long term lease be intended on the entire farm and in accordance with its current registered boundaries, an application for subdivision (for lease purposes) is not required.
- 2.4. 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 surfaced areas, 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.

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

- 3.1. Although the included Power of Attorney illustrates authority provided by the owners of the property to Zero Carban Charge (Pty) Ltd. , to bring an application on their property, there is no indication of this authority extending to the applicant, viz. CK Rumboll & Partners. This will need to be clarified and addressed within the application.

### **4. ACCESS & TRAFFIC IMPACT**

- 4.1. The application must include comment by South African National Roads Agency Ltd. (SANRAL), specifically confirming:
- a) whether the existing access, proposed to be used for the development, is a legally authorised access and meet the standards applied by SANRAL,
  - b) whether a traffic impact assessment will be required for purposes of considering the reduction of the existing building line, applicable to the N1 route, and
  - c) whether there are any development parameters or controls which SANRAL would request to be included as conditions of approval for this application.

### **5. ENVIRONMENTAL AUTHORISATION**

- 5.1. The Department of Environmental Affairs and Development Planning has confirmed in a letter date 9 November 2022, that the intended development **does not** constitute an activity listed in terms of GN No R.326, 327, 325 and 324 as amended 7 April 2017, as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).

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

- 6.1. 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.
- 6.2 Although the Site Development Plan, included within the 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 application.
- 6.3 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.

## **7. PUBLIC PARTICIPATION**

- 7.1. During the public participation process comment must also be obtained/ included from:
- a) Department of Agriculture: Western Cape
  - b) Western Cape Department of Transport and Public Works (DT&PW),
  - c) South African National Roads Agency Ltd. (SANRAL),
  - d) Department of Environmental Affairs and Development Planning for provincial planning comment in terms of section 45 of LUPA, and
  - e) Commission on the Restitution of Land Rights.

### **The costs for the application are as follows:**

• Consent Use fee	R 772.74
• Permanent Departure fee	R 463.22
• Advertising costs for public participation	R 3 099.44
• Advertising costs in the Provincial Gazette	<u>R 1 550.78</u>
• The total cost for the application	<u><b>R 5 886.18</b></u>

### **Beaufort - West Bank Details:**

Bank: Nedbank  
Account Holder: Beaufort West Municipality  
Account Number: 10742 80318  
Account Type: Current Account  
Branch Code: 198765  
Reference: Farm Kalkwal No 65

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- A copy of the minutes / letter, proof of payment and all relevant information must be attached to the final application.
- The final application must be submitted to the Senior Manager: Administration: Mr. P.Strumpher.

**Address:**

**Email: petrus@beaufortwestmun.co.za**  
**Donkin Street 112**  
**Mid Town**  
**BEAUFORT WEST**  
**6970**

- The final application must be 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 then be advertised for a period of 8 weeks for any objections and for Public Participation.
- If there are any objections, the applicant can appeal.
- Applicant can then send his appeal application to the Municipal Manager.

For your attention.

  
**C.B.WRIGHT**  
**AUTHORIZED OFFICIAL**  
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