



BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO

Directorate: Infrastructure Services / Direktoraat: Infrastruktuur Dienste
ICandelo: liNkonzo 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 11 December 2023
Uhmla

Privaatsak/Private Bag 582

Faks/Fax 023-4151373

Tel 023-4148194

E-pos / E-mail admin@beaufortwestmun.co.za

Donkinstraat 112 Donkin Street

BEAUFORT-WES

BEAUFORT WEST

BOBHOFULO

6970

PRE-APPLICATION INPUT: FARM LEEU KLOOF NO 43 AND PORTION 4 OF FARM DUIKER KRANSE NO 45 (MURA 1 REF)

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. LAND USE APPLICATION: LEGISLATIVE CONTEXT

Application is made for:

- 2.1 **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 a Solar PV Facility, including Substations, Switching Stations, BESS, BESS substation, Operation & Maintenance / Control Centre, Offices, Warehouse / Workshop, Ablution Facilities, Site Camps, Access Roads and Electrical Cabling, on the following properties, as indicated on the Site Plan (1813E-SP-2 dated 06/2023) and the Development Parameters as indicated below:
 - Farm Leeuw Kloof No. 43
 - Portion 4 of Farm Duiker Kranse No. 45
- 2.2 **Subdivision** for Long Term Lease purposes, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning By-law, of the PV footprint (including appurtenant structures and supporting infrastructure) as referred to in Paragraph 1 above, and as indicated on the Site Plan (1813E-SP-2 dated 06/2023).
- 2.3 **Permanent Departure**, in terms of Section 15 (2) (b) of the Beaufort West Land Use Planning By-law, of Building Lines along the northern boundary of Portion 4 of Farm Duiker Kranse No. 45 to 0 m and to permit a departure of the building height from the existing limit of 8.5m as requested.
- 2.4 Registration of Servitudes, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning By-law, to accommodate 15m wide access roads, as indicated on the Site Plan (1813E-SP-2 dated 06/2023).

ASI KAN ONS. ASI SAL ONS

ASI WE CAN. ASI WE WILL

SIBANYE SINAKO. SIBANYE SIZA KWENZA

2.5 Approval of Site Plan (1813E-SP-2 dated 06/2023).

2.6 It is noted that from the application submitted, Red Cap Energy (Pty) Ltd ('Red Cap') and their affiliate companies are proposing to develop four solar facilities, namely Mura 1 Solar PV Facility, Mura 2 Solar PV Facility, Mura 3 Solar PV Facility, and Mura 4 Solar PV Facility, and an associated grid connection, collectively known as the Mura Solar PV Development between Loxton and Beaufort West. Mura 1 Solar PV Facility falls within the Beaufort West REDZ. Mura 2, 3 and 4 fall partially or fully outside of the REDZ.

2.7 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.

3. LOCUS STANDI (AUHTORITY TO BRING APPLICATION)

3.1. The pre-application includes a power of attorney from the appointed trustee of the Garsfontein Trust, J.W Potgieter, the owner of the properties in question and authorizes Johan van der Westhuysen of Urban Dynamics to submit the application.

4. AGRICULTURE

4.1. The motivation report provided does, to some extent, reference agricultural potential and practices on the farm and what, if any, the impact of this development proposal on the existing farm potentially would be. It will have to be established, during the continuing application processes, if a land development application is necessary. Any application that utilizes an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development, will trigger a provincial land use application in terms of section 53 of LUPA (Land Use Planning Act, Act 3 of 2014, read together with section 10 of the LUPA regulations). On face value the proposed development does not appear to require a provincial land use application, however it must be verified.

4.2. It is further noted that the necessary approvals in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) (SALA), for long term leases, will need to be obtained from the National Department of Agriculture, Land Reform and Rural Development.

5. CONVEYANCER'S CERTIFICATE AND LAND CLAIMS

5.1. It is noted that all Title Deeds formed part of the application, and that a conveyancing certificate issued, confirms that there are no restrictive conditions in the Title Deeds that need to be removed.

5.2. Furthermore, it is noted that the Commission on Restitution of Land Claims has confirmed no land claims are currently registered against the subject properties.

ASI KAN ONS. ASI SAL ONS

ASI WE CAN. ASI WE WILL

SIBANYE SINAKO. SIBANYE SIZA KWENZA

6. ENVIRONMENTAL AUTHORISATION

- 6.1. It is noted that the applicant has submitted the necessary Environmental Authorization issued for the Mura 1 Solar PV Facility and Associated Infrastructure, on 6 July 2023 by the The Department of Forestry, Fisheries & the Environment (14/12/16/3/3/1/2715 dated 06.07.2023).

7. DEVELOPMENT PARAMETERS AND SITE DEVELOPMENT PLAN

- 7.1. 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.
- 7.2. 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. Apart from comments already included within the draft application, during the public participation process comment must be obtained from at least the following entities:
- a) Western Cape Department of Agriculture, specifically regarding the planning application.
 - b) Western Cape Department of Transport and Public Works (DT&PW)
 - c) South African National Roads Agency,
 - d) District Roads Engineer,
 - e) Department of Environmental Affairs and Development Planning, specifically provincial planning comment in terms of Section 45 of LUPA, and
 - f) National Department of Agriculture, Forestry and Fisheries (DAFF)
 - g) National Department of Water & Sanitation (DWS)
 - h) Eskom

The costs for the application are as follows:

• Consent Use fee	R 1 545.48
• Permanent Departure	R 926.44
• Subdivision	R 1 545.48
• 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>R 8 667.62</u>

Beaufort - West Bank Details:

Bank : Nedbank
Account Holder : Beaufort West Municipality
Account Number: 10742 80318
Account Type : Current Account
Branch Code : 198765
Reference : Mura 1

ASI KAN ONS. ASI SAL ONS

ASI WE CAN. ASI WE WILL

SIBANYE SINAKO. SIBANYE SIZA KWENZA

- 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
 /mg

Y:\Engineering\INGENIEURS\12_Dorpsbeplanning en Beheer\12-3_Dorpsaanlegskema\12-3-2 Vergunningsgebruik_Afwyking\2023\12.Desember 2023\Notules\01.Pre-App.Application for consent use-subdivision and Departure. Mura 1.mg.docx

Y:\Engineering\INGENIEURS\12_Dorpsbeplanning en Beheer\12-4_Beheer oor Dorpsgebied\12-4-5-2 Onderverdelings_Konsolidasies\2023\12.Desember 2023\Notules\01.Pre-App.Application for consent use-subdivision and Departure. Mura 1.mg.docx

AS1 KAN ONS. AS1 SAL ONS

AS1 WE CAN. AS1 WE WILL

SIBANYE SINAKO. SIBANYE SIZA KWENZA



**ATTENDANCE REGISTER
PRE-APPLICATION MEETING:
APPLICATION FOR CONSENT USE; SUBDIVISION AND PERMANENT
DEPARTURE: RENEWABLE ENERGY STRUCTURE: FARM LEEU KLOOF NO 43 AND
PORTION 4 OF FARM DUIKER KRANSE NO 45 (MURA 1 REF)
11 DECEMBER 2023**

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

**Mura 1
Solar PV Facility
(1813E)**



**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: Mura 1 Solar PV Facility (1813E)

Purpose of consultation: Pre-application & DEADP Comment

Brief proposal: Application for Consent Use : Renewable Energy Structure, Subdivision (for Long Term Lease purposes), Registration of Servitudes, Departure from Building Lines

Property(ies) description:

- Farm Leeuw Kloof No. 43
- Portion 4 of Farm Duiker Kranse No. 45

Date: 21 August 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	083 321 2299	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

Maps

- Annexure 1.** Pre-application Consultation Comment, Minutes, Attendance Register, T1 Pre-application Consultation Form & Proof of Payment of Application Fees (pending)
- Annexure 2.** Application Form (T2)
- 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 (May 2023)
- Annexure 10.** Land Claims Commissioner (LCC) Confirmation
- Annexure 11.** Department of Agriculture, Land Reform & Rural Development (DALRRD) Letter of No Objection
- Annexure 12.** Western Cape (WC) Department of Agriculture Support
- Annexure 13.** LUPA Section 53 (1) Confirmation Statement from Johann Lanz Consulting
- Annexure 14.** Department of Transport & Public Works (DTPW) In-principle Support
- Annexure 15.** Heritage Western Cape (HWC) Comment & Support
- Annexure 16.** Environmental Authorisation (14/12/16/3/3/1/2715 dated 06.07.2023)

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)?

(If yes, request a copy of the minutes)

YES	NO ✓
-----	---------

Pending DEADP Comment and Pre-Application Consultation Meeting

Comprehensive overview of proposal:

The Mura 1 Solar PV Facility is situated ± 35 km north of Beaufort West and ± 50 km south of Loxton, east of the R381. The facility comprises of a footprint of approximately 176 ha for the PV facility and support infrastructure (on-site substations, switching stations, Battery Energy Storage System (BESS), BESS substation, underground cables, internal gravel roads, fencing, construction site camps and operation & maintenance facilities) on 2 farm portions of $\pm 8\,704$ ha. The facility will have an export capacity of up to 150 MW and electricity will be evacuated to the Eskom Grid.

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 Solar PV Facility and associated infrastructure on the subject land portions.

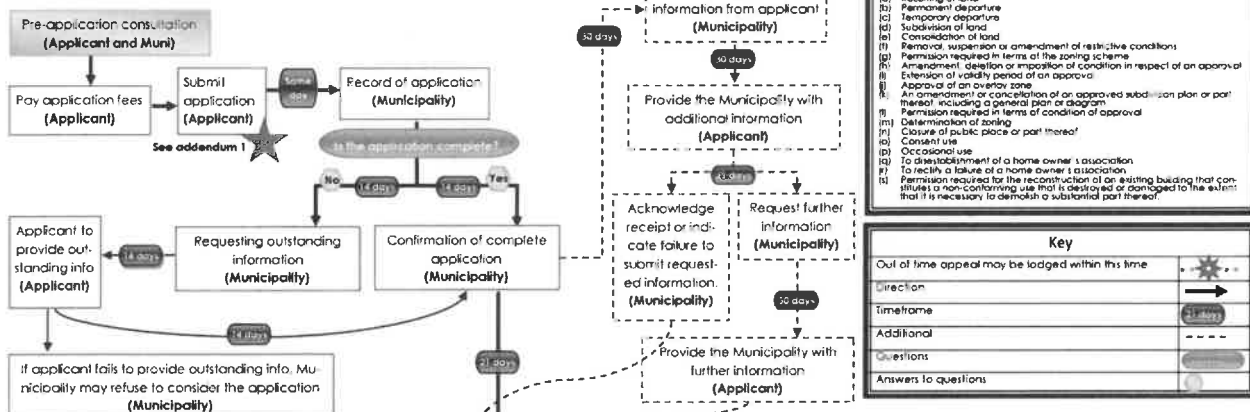
Application is submitted for the following :

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 a Solar PV Facility, including Substations, Switching Stations, BESS, BESS substation, Operation & Maintenance / Control Centre, Offices, Warehouse / Workshop, Ablution Facilities, Site Camps, Access Roads and Electrical Cabling, on the following properties, as indicated on the Site Plan (1813E-SP-2 dated 06/2023) and the Development Parameters, as indicated in Table 2 below :
 - Farm Leeuw Kloof No. 43
 - Portion 4 of Farm Duiker Kranse No. 45
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 PV footprint (including appurtenant structures and supporting infrastructure) as referred to in Paragraph 1 above, and as indicated on the Site Plan (1813E-SP-2 dated 06/2023)
3. **Departure**, in terms of Section 15 (2) (b) of the Beaufort West Land Use Planning By-law, of Building Lines along the northern boundary of Portion 4 of Farm Duiker Kranse No. 45 to 0 m, as indicated on the Site Plan (1813E-SP-2 dated 06/2023)
4. **Registration of Servitudes**, in terms of Section 15 (2) (d) of the Beaufort West Land Use Planning By-law, to accommodate 15 m wide access roads, as indicated on the Site Plan (1813E-SP-2 dated 06/2023)
5. **Approval of Site Plan** (1813E-SP-2 dated 06/2023)

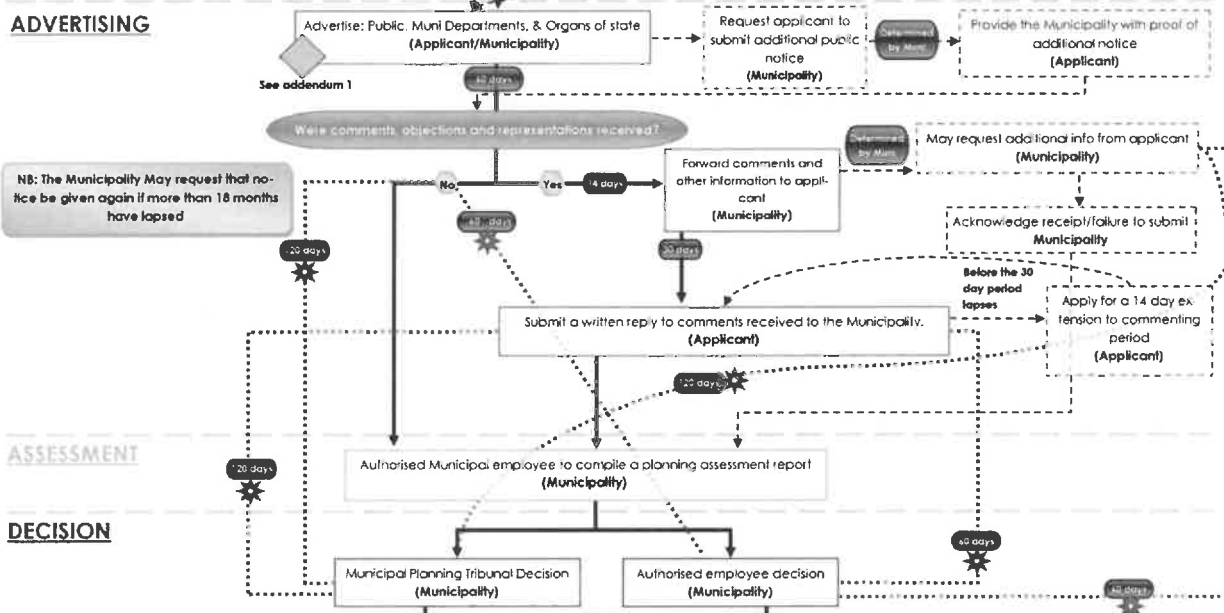
PART B: APPLICATION PROCESS

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

SUBMISSION

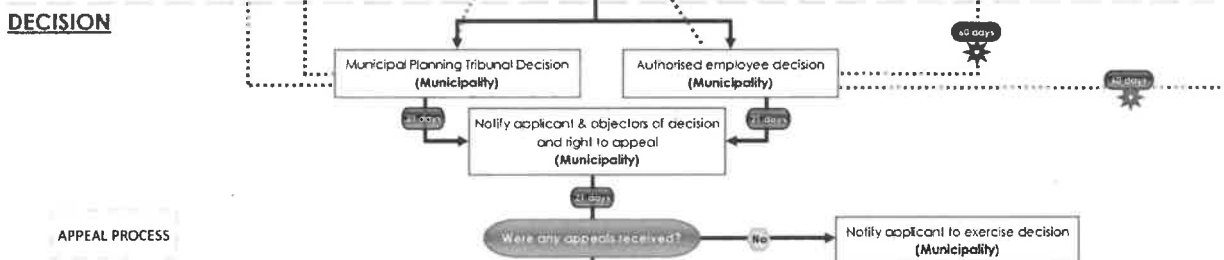


ADVERTISING



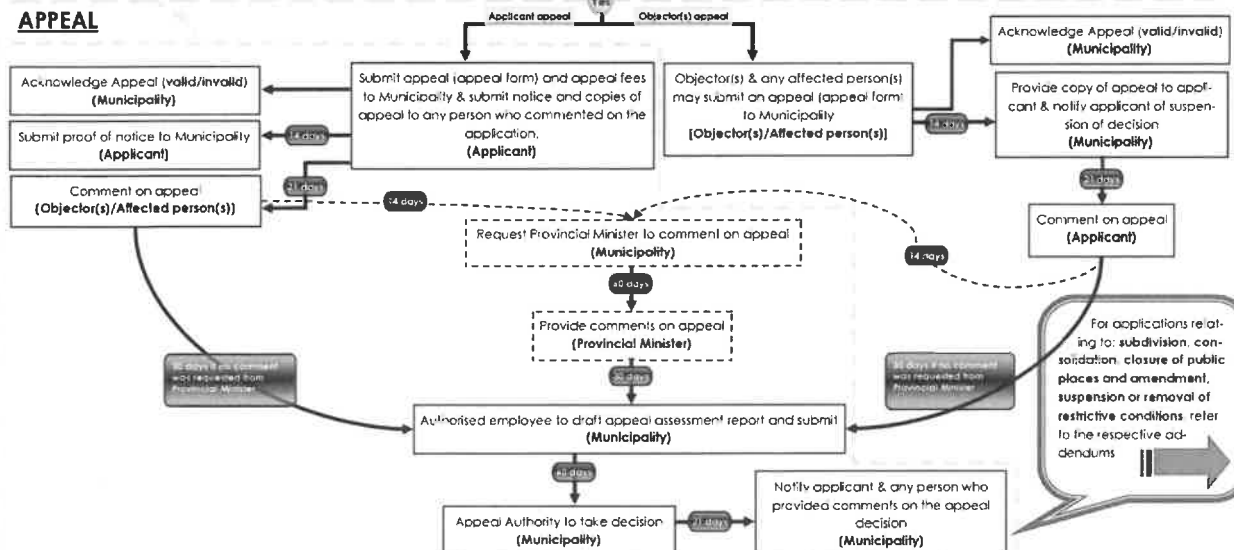
ASSESSMENT

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
✓	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
✓	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
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
<input type="checkbox"/>	<input type="checkbox"/>	Notice of decision (i.e Provincial Gazette)	R
<input type="checkbox"/>	<input type="checkbox"/>	Integrated procedures	R
TOTAL APPLICATION FEE*:			R TBD

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. 13.3 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)]		✗		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
Zoning Scheme By-law considerations: What is the current zoning of the property? Agriculture Zone 1 : Agriculture What is the proposed zoning of the property? Agriculture Zone 1 Consent Use : Renewable Energy Structure Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) Yes, Building Line Departure				
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?		✗		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			Refer to Par. 13.4 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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
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) In process, DEADP to confirm
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?	✓			DEA&DP DEADP to comment
Is/was the property(ies) utilised for agricultural purposes?	✓			Western Cape Government Department of Agriculture DEADP to comment
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) Yes, for Long Term Lease Areas
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?	✓			DEA&DP Refer to Annexure 9 : Basic Assessment Report Refer to Annexure 16 : Environmental Authorisation
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		✗		National Department of Environmental Affairs (DEA) & DEA&DP Part of the environmental impact process

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?			✓	National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		✗		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
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) Refer to Annexure 14
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 Grid Connection & Servitudes
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 Refer to Annexure 10 : LCC Confirmation
Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		✗		SANParks / CapeNature Both were already engaged as part of the EIA process
Is the property subject to any existing mineral rights?		✗		National Department of Mineral Resources
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			✓	If yes, specify

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
other applicable legislation that is not listed in the subject table?				

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 (Long Term Lease)	✓	Full copy of the title deed	✓
Proof of payment of application fees pending		Minutes of pre-application consultation meeting (if applicable) pending	
Conveyancer's certificate	✓		

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 ✓	Abutting owner's consent	Y	N	N/A ✓	Services Report or indication of all municipal services / registered servitudes Refer to Motivation Report
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	Refer to Annexure 9 : Basic Assessment Report Refer to Annexure 16 : Environmental Authorisation
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 Digital Submission		Y ✓	N	N/A	Other (specify) • Land Claims Commissioner (LCC) Confirmation • LUPA Section 53 (1) Confirmation Statement from Johann Lanz Consulting
--------	---	-----	---	--	--------	---	-----	--

PART E: DISCUSSION

Die aansoek soos ingedien word bespreek met die aplikant. Daar Die aansoek vir in vergunning gebruik om hernubare energie op te wek op grond gesoos as landbou Sone 1 is korrek. Die aansoek om die lang vir in onderverdeling vir die deel van in langtermen huur kontrak is ook korrek. Die aansoek vir in permanente afwyking van die skema in terme van in boulyn oorskryding is korrek. Die aansoeker noem dat die gekke hoogte 8,5m gaan oorskry en dus sal die afwyking ook deel gemaak met woorde van die aansoek.

Die aansoeker word daarop gewys dat die finale aansoek ook in "Site Development Plan" moet insluit wat moet voldoen aan die veristes soos getel in die Soeringe Skema.

Die inligting word soos oorsien in die pre-app word beskou as voldoende.

PART F: SUMMARY / WAY FORWARD

- Die finale aansoek moet ingedien word by die Korporatiewe Afdeling van Beaufort-Wes Munisipaliteit vir die aonding van Mnr. P. Struempfer.
- Die aansoek moet in 2x Hande Kopiee versien word sowel as 1x Sagte Kopieë
- Die adwerking proses sal eens weer vanaf 8 Januarie 2024 begin.
- Die finale aansoek moet die belegs van betaling insluit.
- Die aansoeker het die reg tot appel.

OFFICIAL:

Christopher Wright.
(FULL NAME)

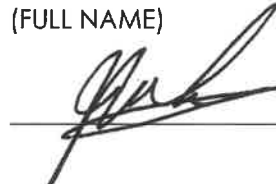
PRE-APPLICANT: Johan van der Westhuysen

(FULL NAME)

SIGNED:



SIGNED:



DATE:

14 Desember 2023.

DATE:

21 August 2023



Absa Online: Notice of Payment

12 January 2024

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:	8080D116E3-6
Payment date:	2024-01-12
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:	8,667.62
Immediate interbank payment :	N
Reference on beneficiary statement:	Mura 1 App Fees
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

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.