



12/3/2  
elma@beaufortwestmun.co.za

Rhenosterkop: ISS

RE: PRE-APPLICATION INPUTS: FARM 400 SUNNYSIDE AND RHENOSTERKOP 155

**From :** Berchtwald Rode <berchtwald@rodeplan.co.za>  
**Subject :** RE: PRE-APPLICATION INPUTS: FARM 400 SUNNYSIDE AND RHENOSTERKOP 155  
**To :** Petrus Strumpher <petrus@beaufortwestmun.co.za>  
**Cc :** Elma du Plessis <admin@beaufortwestmun.co.za>

Tue, 18 Feb, 2025 01:57 pm

3 attachments

Dear Mr Strümpher

**Sunnyside solar PV facility on Farm 400**

Attached, please find the pre-application letter and proof of payment of the application fee.

Please confirm if an electronic and/or hard copy of the application is still required with an electronic version provided by hand in September 2024.

Please also indicate any additional information that is required and any responsibility of the applicant in the public participation process.

I look forward to your reply.

Kind regards

**Berchtwald Rode**

Town and Regional Planner (SACPLAN registration no. A/1177/2000)

Cell: 0826587545

E-mail: [berchtwald@rodeplan.co.za](mailto:berchtwald@rodeplan.co.za)



**RODEPLAN** (Pty) Ltd  
Land development, property research, land audit

Email: [berchtwald@rodeplan.co.za](mailto:berchtwald@rodeplan.co.za) • Cell: 082 658 7545 • Directors: Berchtwald P Rode and Erwin G Rode

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**Sunnyside - Pre-Application Input. Farm 400 Sunnyside.pdf**  
225 KB

**Sunnyside - Proof\_Of\_Payment.pdf**  
101 KB

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BA.	



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## Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 18/02/2025  
Reference Number : 2025-02-18/Nedbank/005086755773

### Beneficiary details

Recipient : Beaufort West Municipality  
Amount : R6567.44  
Recipient Reference : Farm 400 Sunny Side  
Bank : NEDBANK  
Account Number : ...280318  
Channel : Internet payment

### Payer details

Paid from Account Holder : RODEPLAN (PTY) LTD

Nedbank will never send you an e-mail link to access Verify payments, always go to Online Banking on [www.nedbank.co.za](http://www.nedbank.co.za) and click on Verify payments.

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## 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

Isalathiso

12/3/2

Navrae

Enquiries

Imibuzo

C.B.Wright

Datum

Date

Uhmla

17 February 2025

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: CONSENT USE TO CONSTRUCT THE SUNNYSIDE PV FACILITY AND APPROVAL TO REGISTER A LONG-TERM LEASE AGREEMENT: FARM 400 SUNNYSIDE (PV 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. LAND USE APPLICATION**

Application is made for:

- 2.1 **Consent Use** to construct the Sunnyside PV facility (including appurtenant infrastructure), 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 Farm 400 as indicated on the Layout Plan (18726 dated 18 March 2024) and the Development Parameters as indicated in the motivational report.
- 2.2 Approval to register a Long-Term Lease Agreement, in terms of Section 15 (2) 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 Layout Plan (18726 dated 18 March 2024).

It should 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 landowner, the Krige Siebrits Trust with authorization to M Siebrits to sign on behalf of the Trust and authorizes Mr B Rode of RodePlan (Pty) Ltd 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. ENVIRONMENTAL AUTHORISATION**

- 5.1 It is noted that a conveyancing certificate was issued, which confirms that there are no restrictive conditions in the Title Deeds that need to be removed.
- 5.2 It is not clear whether the Commission on Restitution of Land Claims has confirmed that no land claims are currently registered against the subject property. This should form part of the planning application.

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

- 6.1 It is understood that the Environmental Authorisation (as amended) has been issued on 16 May 2024 after a final Basic Assessment Report was submitted to the Department of Forestry, Fisheries and the Environment. The specific approvals and conditions contained within the said environmental authorisation, should be considered in the decision to this application and in the identification of relevant conditions of approval.

#### **7. PUBLIC PARTICIPATION**

- 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 able 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.
- 7.3 The application should clearly illustrate and describe the routing of linear infrastructure required to connect the substation compound and battery facility to the national electricity grid infrastructure. This is required to determine any additional areas impacted by the proposed development as well as the need for any servitudes to be registered over the subject (or any other properties).

## 8. PUBLIC PARTICIPATION

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) Department of Agriculture: Western Cape
- b) Western Cape Department of Infrastructure (Roads),
- c) South African National Roads Agency Ltd. (SANRAL),
- d) Eskom,
- e) Department of Environmental Affairs and Development Planning, and
- f) The National Department of Agriculture, Land Reform and Rural Development,
- g) Commission on the Restitution of Land Rights, and
- h) Civil Aviation Authority.

## 9. COMPLETENESS OF PRE-APPLICATION DOCUMENT

The documentation as submitted for the purpose of a Pre-Application Consultation Meeting are considered complete and therefore a formal Pre-Application Consultation Meeting is not required.

### The process of submitting a final application are:

- 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](mailto: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.

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

- |  |                          |
|--|--------------------------|
| • Consent use fee                                | R 819.10                 |
| • Registration of a Servitude or lease agreement | R 819.10                 |
| • Advertising costs for public participation     | R 3 285.41               |
| • Advertising costs in the Provincial Gazette    | <u>R 1 643.83</u>        |
| • The total cost for the application             | <u><b>R 6 567.44</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 400 Sunny Side**

For your attention.



**CHRISTOPHER WRIGHT**  
**AUTHORIZED OFFICIAL**  
**/mg**

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