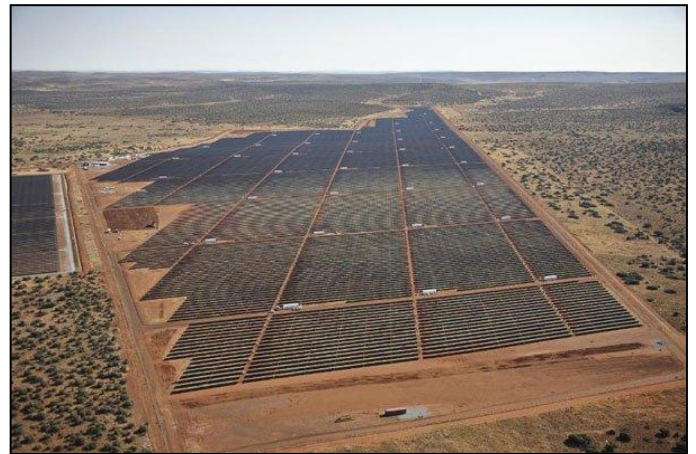


MUNICIPAL AREA:
BEAUFORT WEST LOCAL MUNICIPALITY
PROJECT NAME:
BEAUFORT WEST SOLAR PV ENERGY FACILITY

Applicant:
Andries du Plessis (A/2551/2016)
On behalf of / for:
Beaufort West Solar PV Energy Facility (Pty) Ltd
OWNER
Petrus Gerhardus (PG) Olivier
Date:
9 June 2025



**To: Municipal Manager
Beaufort West Municipality
Land Use Planning
112 Donkin Street
Beaufort West
6970**

Date: 9 June 2025

Attention: Land Use Planning

RE: APPLICATION IN TERMS OF SECTION 15(2)(h) OF THE BEAUFORT WEST MUNICIPAL LAND USE PLANNING BY-LAW, 2019 – AMENDMENT TO CONDITIONS OF APPROVAL FOR AN APPROVED SOLAR PV FACILITY (REFERENCE 12/3/2)

Dear Sir/Madam,

We hereby submit an application in terms of **Section 15(2)(h)** of the Beaufort West Municipality: By-Law on Municipal Land Use Planning (2019), for the amendment of conditions associated with the approved consent on the following properties:

1. Remainder of the Farm Quaggasfontein No. 166 (PV Facility)
2. Remainder of the Farm Oude Volks Kraal No. 164 (PV Facility)
3. Portion 3 (Portion of Portion 1) of the Farm Steenrotsfontein No. 168 (132kV overhead Powerline only: no changes proposed)
4. Remainder of Portion 1 of the Farm Steenrotsfontein No. 168 (132kV overhead powerline only: no changes proposed)
5. Remainder of Portion 10 (Weltevrede Oos)(Portion of Portion 9) of the Farm Weltevreden No. 170 (132kV overhead powerline only: no changes proposed)
6. Portion 3 of the Farm Steenrotsfontein No. 168 (new access road)

The abovementioned application (12/3/2) was approved on 7 October 2024. This submission seeks to:

- Amend the approved layout by increasing the development footprint to approximately 720 hectares; and
- Include a new access road over Portion 3 of the Farm Oude Volks Kraal No. 164 on the site development plan, required for construction and operational access only.


The proposed Beaufort West Solar PV Energy Facility project together with any of their associated infrastructure, such as, but not limited to access roads, substations, and overhead power lines, are regarded as Strategic Integrated Projects (SIPs) to be expedited in terms of Schedule 2 (Section 17(2)) of the Infrastructure Development Act (Act No. 23 of 2014), refer to **Annexure L** for a copy of the signed letter from Infrastructure South Africa.



Attached herewith please find the following annexures in support of this application:

- A. Motivation Report;**
- B. Revised & Final Site Development Plan;**
- C. Power of Attorney;**
- D. Copy of the Original Approval;**
- E. Environmental Authorizations**
- F. Letters of exemption for overhead powerline and right of way servitudes**
- G. Title Deed**
- H. Bond Holder's Consent**
- I. SG Diagrams**
- J. Conveyancer Certificates**
- K. Draft conditions of approval**
- L. SIP Letter**

We trust that this submission meets the necessary requirements. Please do not hesitate to contact the undersigned should you require any further information.

.....

Yours faithfully,
Andries du Plessis
Mulilo Renewable Energy
Tel: 076 775 1942
Email: andu@mulilo.com



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1 EXECUTIVE SUMMARY

1.1 Background Information

Beaufort West Solar PV Energy Facility (Pty) Ltd are leasing three properties from Petrus Gerhardus Olivier (the registered owner) described as:

- Portion 3 of the Farm Steenrotsfontein No. 168;
- Remainder of the Farm Oude Volks Kraal No. 164; and
- Remainder of the Farm Quaggasfontein No. 166

It should be noted that no PV infrastructure aside from the 132kV overhead powerline is proposed on Portion 3 of the Farm Steenrotsfontein No. 168 listed above and in the approval. The proposed 132kV powerline traverse the following properties:

- Remainder of the Farm Oude Volks Kraal No. 164 (PV layout amended, no changes to the overhead line);
- Remainder of the Farm Quaggasfontein No. 166 (PV layout amended, no changes to the overhead line);
- Portion 3 of the Farm Steenrotsfontein No. 168 (no changes proposed);
- Remainder of Portion 1 of the Farm Steenrotsfontein No. 168 (no changes proposed);
- Remainder of Portion 10 (Weltevrede Oos)(Portion of Portion 9) of the Farm Weltevreden No. 170 (no changes proposed)

An application for Consent for Renewable Energy Structures and Ancillary Uses on the above-mentioned properties was approved on 18 October 2024, see **Annexure D** for a copy of the original approval.

In addition to the above-mentioned consent, an enquiry was submitted to the local authority for the exemption of right of way servitudes, which the municipality confirmed is exempt from obtaining formal land use approval if the right of way is in favor of Eskom and the project company / developer only, see **Annexure F**.

1.2 Application Summary

Since the issuance of the original consent use approval referred to above, the layout was optimized to reach a higher yield / generation capacity and a shorter access road. The optimization includes an increased spacing between the PV panel substructures from 6.0m to 8.7m and subsequently an increased footprint / fenced area.

An application is therefore submitted in terms of **Section 15(2)(h) to amend the conditions of the existing approval**. Since confirmation has been obtained that right-of-way servitudes are exempt, it should be noted that another access road has been secured over Portion 3 of the Farm Steenrotsfontein No. 168, accessing the site from the east as illustrated on the Final Site Development Plan (**Annexure B**) submitted herewith. Please

refer to the sections below for a comprehensive summary of the application particulars that will enable the reader or authorized official.

2 THE APPLICATION

The proposed PV facility is located approximately 12.5km southeast of the town of Beaufort West, see the locality map below:

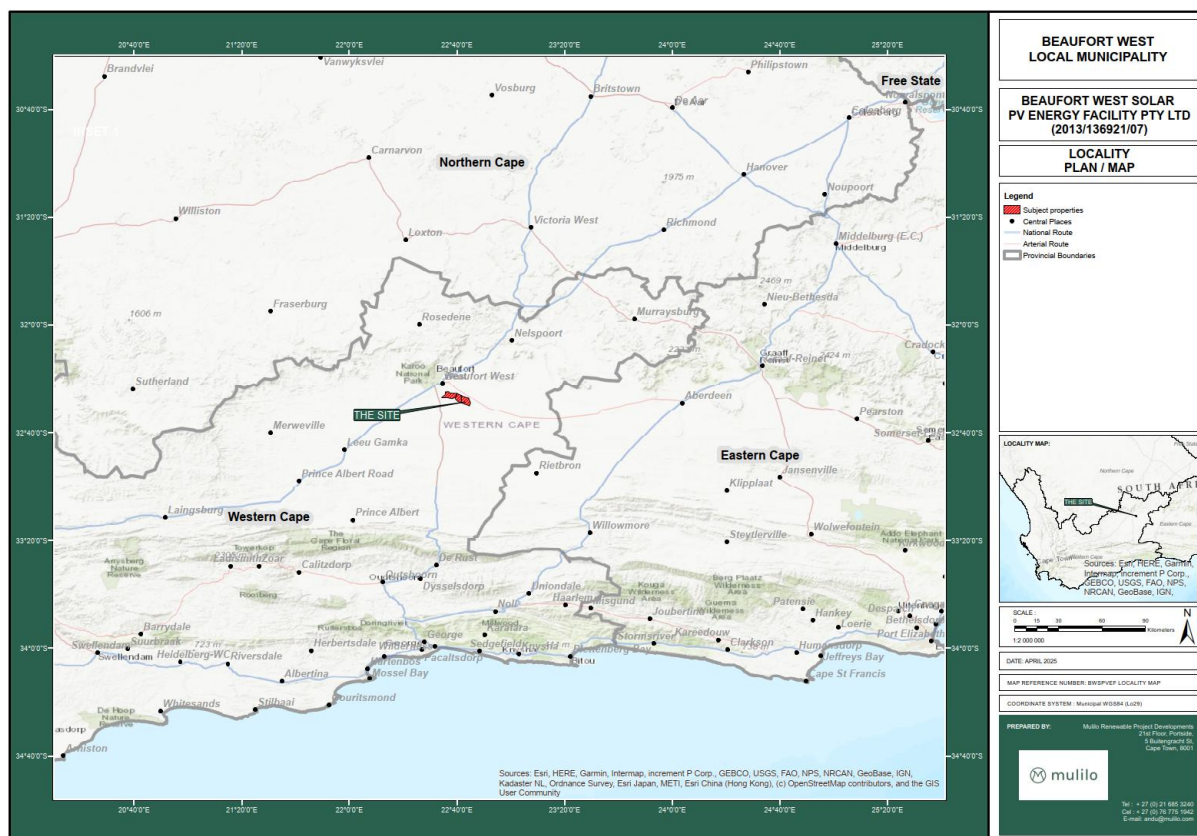


Figure 1: Locality plan

2.1 Approved vs proposed land use consent

The application in terms of **Section 15(2)(h)** to amend the conditions of the existing approval are summarized in **red** in the table below:

Table 1: Summary of approved vs proposed conditions

NO.	APPROVED CONDITIONS (ANNEXURE D)	PROPOSED CONDITIONS
1	<p>Resolution: In terms of the delegation granted to me as the Authorized Official of Beaufort West Municipality to make decisions regarding Land Use Planning applications, in terms of Section 60 of the Land Use Planning By-Law for Beaufort West Municipality, 2019 (Notice 21/2019), the following applications:</p> <p>Consent Use for Renewable Energy Structure (including appurtenant structures) on properties zoned Agriculture Zone 1, in terms of the provisions of the Beaufort West Municipal Standard Zoning Scheme By-Law (Chapter 2, Section 11, schedule 1); and the Beaufort West Municipality: By-Law on Municipal Land Use Planning (Notice No: 21/2019) In terms of Section 15(2)(o), and 19(1), in respect of:</p> <ul style="list-style-type: none"> • Portion 3 of the farm Steenrotsfontein No.168 • Remainder of the Farm Oude Volks Kraal No. 164 • The Remainder of the Farm Quaggas Fontein No.166 <p>As indicated on Site Layout Plan No.18892, dated 12 April 2024 it is hereby approved in terms Section 60 of the Beaufort West By-Law on Municipal Land Use Planning, 2019, to enable the proposed development as indicated on the Site Plan submitted with this application, subject to the following conditions imposed in terms of section 66 of the said By-Law:</p>	<p>Resolution: In terms of the delegation granted to me as the Authorized Official of Beaufort West Municipality to make decisions regarding Land Use Planning applications, in terms of Section 60 of the Land Use Planning By-Law for Beaufort West Municipality, 2019 (Notice 21/2019), the following applications:</p> <p>Consent Use for Renewable Energy Structure (including appurtenant structures) on properties zoned Agriculture Zone 1, in terms of the provisions of the Beaufort West Municipal Standard Zoning Scheme By-Law (Chapter 2, Section 11, schedule 1); and the Beaufort West Municipality: By-Law on Municipal Land Use Planning (Notice No: 21/2019) In terms of Section 15(2)(o), and 19(1), in respect of:</p> <ul style="list-style-type: none"> • Portion 3 of the farm Steenrotsfontein No.168 • Remainder of the Farm Oude Volks Kraal No. 164 • The Remainder of the Farm Quaggas Fontein No.166 • Portion 3 of the Farm Steenrotsfontein No. 168 (access road) <p>As indicated on Site Layout Plan No. BWSPVEF_SDP_20250519, dated 19 May 2025, it is hereby approved in terms Section 60 of the Beaufort West By-Law on Municipal Land Use Planning, 2019, to enable the proposed development as indicated on the Site Plan submitted with this application, subject to the following conditions imposed in terms of section 66 of the said By-Law:</p>
2(a)	The applicant must submit a detailed Site Development Plan, and associated building plans, which illustrates the compliance with the proposed development to the various conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2019, for approval by the Municipality, prior to the commencement of construction.	The applicant submitted a detailed Final Site Development Plan and is hereby approved. Detailed building plans, which illustrates the compliance with the proposed development to the various conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2019, must be submitted for approval by the Municipality, prior to the commencement of construction of such buildings and substations.
2(b)	All construction and operational phase activities and materials must be accommodated on site within the identified area as indicated within the Site Layout Plan.	All construction and operational phase activities and materials must be accommodated on site within the identified area as indicated within the Site Layout Plan.
2(c)	The applicant must submit a diagram to the Surveyor-General for approval, including proof	The applicant must submit diagrams to the Surveyor-General for approval, including proof to



	to the satisfaction of the Surveyor-General of the Municipality's support of the registration of associated transmission line servitudes, where required.	the satisfaction of the Surveyor-General of the Municipality's support of the registration of associated right of way and distribution overhead power line servitudes, where required.
2(d)	d) Should the Municipality provide services or if the developer use bulk services of the Municipality, a Service Level Agreement (SLA) will have to be concluded between the Developer and the Municipality and any Development Contributions (DC's) required should be included in the SLA.	Should the Municipality provide services or if the developer use bulk services of the Municipality, a Service Level Agreement (SLA) will have to be concluded between the Developer and the Municipality and any Development Contributions (DC's) required should be included in the SLA.
2(e)	-	The Municipality supports the amended layout and new proposed access road over Portion 3 of the Farm Steenrotsfontein No. 168
3(a)	That all costs in terms of the proposed development, including any service connections will be the responsibility of the applicant.	That all costs in terms of the proposed development, including any service connections will be the responsibility of the applicant.
3(b)	Any conditions included within an Environmental Authorization or subsequent amendments thereof, be adhered to at all times to the satisfaction of the department.	Any conditions included within an Environmental Authorization or subsequent amendments thereof, be adhered to at all times to the satisfaction of the department.
3(c)	The conditions included within any National, Western Cape Government or other Departments' comments on the application, be adhered to at all times to the satisfaction of the relevant department.	The conditions included within any National, Western Cape Government or other Departments' comments on the application, be adhered to at all times to the satisfaction of the relevant department.

Tables 2 and 3 below summarize the approved and proposed land uses and their extent on each of the subject properties:



Table 2: Approved layout land use breakdown (extract from approved application)

Properties	PTN 3 of Farm Steenrotsfontein No. 168	Remainder of Farm Quaggasfontein No. 164	Remainder of the Farm Oude Volks Kraal No. 164
Total property extent (ha)	707,04	2280,52	1483,35
Total project area			4470,91
PV Plants (fenced areas)		149	392
IPP Substation (ha)		1	1
BESS (ha)		1	4
Laydown Areas (ha)		3,6	5,4
O&M Buildings (ha)		0,2	0,2
Substation (ha)		1	1
Internal roads (ha)		7,1	8,9
Eskom Steenrots Switching Station (ha)	1	0	0
Total (ha)	1	162,9	412,5
% of each property used	0,14	7,14	27,81
Total % of PV Panels and Associated Infrastructure (%)			12,89

Table 3: Proposed layout land use breakdown

Properties	PTN 3 of Farm Steenrotsfontein No. 168	Remainder of Farm Quaggasfontein No. 164	Remainder of the Farm Oude Volks Kraal No. 164
Total property extent (ha)	707,04	2280,52	1483,35
Total project area			4470,91
PV Area + Internal Roads (fenced areas)	-	192,54	513,06
IPP Substation (ha)	-	-	1
BESS (ha)	-	-	4
Laydown Areas (ha)	-	-	9
O&M Buildings (ha)	-	-	1
Substation (ha)	-	-	1
Eskom Steenrots Switching Station (ha)	-	-	1
Total (ha)	0	192,54	530,06
% of each property used	0,00	8,44	35,73
Total % of PV Panels and Associated Infrastructure (%)			16,16

From the tables above it should be noted that the original layout had two IPP substations whereas the proposed layout has consolidated them into one, with the proposed Eskom Steenrots substation located adjacent to the IPP substation. The overall percentage of land used for the facility has increased from 12.89% to 16.16%. The most notable difference is the increased PV and fenced area due to the increased spacing between the panels and substructures from 6.0m to 8.7m. This optimization allows the PV facility to generate 250 MW/AC for a longer period during the day. Coupled with a BESS (Battery Energy Storage System), the facility further optimizes its generation capacity by storing excess energy which can be dispatched during peak hours after sunset. The increase spacing between the solar panels results in less disturbance / clearing within the footprint and has been confirmed by various specialists in their updated reports.

There are no proposed changes to the approved interconnection (overhead power line). It will remain within the approved environmental corridor.



3 PROPERTY INFORMATION

3.1 Ownership details

Table 4: Ownership details & proposed changes

No.	Property Description	Title Deed	Owner	Proposed change
1	Remainder of the Farm Quaggasfontein No. 166	T3321/2005	Petrus Gerhardus Olivier	Layout amended , no changes to overhead powerline
2	Remainder of the Farm Oude Volks Kraal No. 164			Layout amended , no changes to overhead powerline
3	Portion 3 (Portion of Portion 1) of the Farm Steenrotsfontein No. 168			Not in use for PV facility any longer, only overhead powerline (no changes proposed)
4	Remainder of Portion 1 of the Farm Steenrotsfontein No. 168	T37742/1981	Jonathan Nel	No proposed changes
5	Remainder of Portion 10 (Weltevrede Oos)(Portion of Portion 9) of the Farm Weltevreden No. 170	T69948/2006	Septimus Dercksen	No proposed changes
6	Portion 3 of the Farm Steenrotsfontein No.	T051022/2009	CTJ Boerdery Beslote Korporasie	New access road from R306 via R61

3.2 Current zoning and use

The properties are zoned as Agriculture Zone 1 and regulated by the Beaufort West Municipal Standard Zoning Scheme By-law. Any development that occurs within the municipality must comply with the applicable property zoning controls.

According to the Municipal Standard Zoning Scheme By-law, the following land use activities apply to the respective zone:

Zoning: Agriculture Zone 1

Primary Use: Agriculture

Consent Use: Abattoir, Additional dwelling units, Agricultural industry (>2000m²), Airfield, Animal care center, Aquaculture, Camping site, Farm shop, Farm graveyard, Freestanding base

telecommunication station, Function venue, Guest house, Helicopter landing pad, Off-road trail, Plant nursery, Quarry, Renewable energy structure, Shooting range, Tourist facilities, Utility service.

As per the above, the current zoning of the properties makes provision for Renewable Energy Structure by Consent. The scheme defines a Renewable Energy Structure as:

a) means any wind turbine, solar energy generating apparatus, including solar photovoltaic and concentrated solar thermal, hydro turbines or biomass facility or any grouping thereof, that captures and converts wind, solar radiation, or biomass into energy for commercial gain; and

(b) includes any appurtenant structure necessary for, or directly associated with, generation of renewable energy, or any test facility or structure that may lead to the generation of energy on a commercial basis, excluding electrical grid connections.

The amended layout still falls within the Scheme definition associated with the existing approval and adheres to all the development controls and setbacks.

3.3 Proposed layout and access

The figure below is an extract of the proposed Site Development Plan, which is also attached as **Annexure B**:

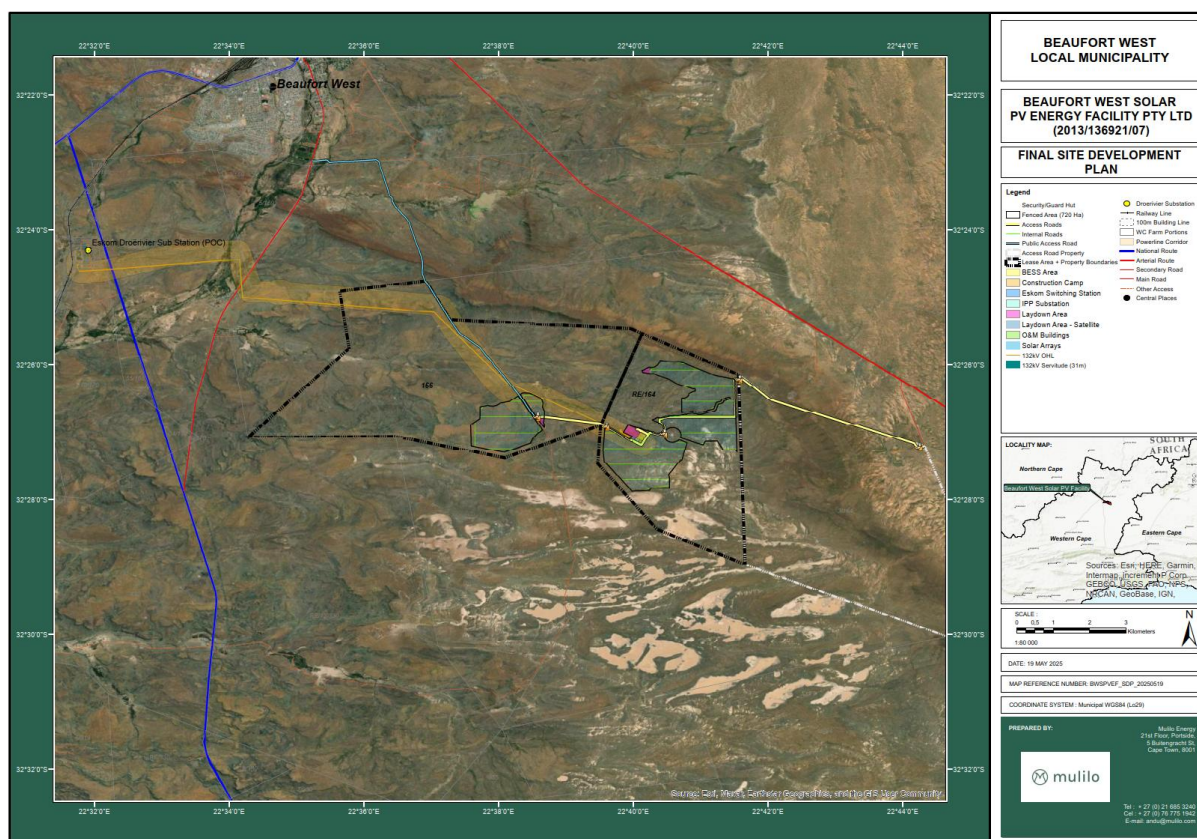


Figure 2: Amended Site Development Plan

The light blue north-south line coming from Beaufort West, branching off Blyth Street, represents the approved access road. The applicant would like to retain this access option in case of emergency and logistical reasons. The yellow line to the east of the PV facility represents the proposed new access road (existing farm track to be formalized), refer to **Annexure B** for a high-resolution copy of the final site development plan. The proposed access road branches off the R306 onto a private property (Portion 3 of 164) by way of an existing access point (see image below) and follows the northern boundary of the property for approximately 4.8km to reach the PV facility. A temporary guard/security hut will be placed on the above-mentioned property adjacent to the existing access point on the R306 during construction.



Figure 3: Existing access point leading to proposed new access road



4 IMPACT ASSESSMENTS

4.1 Environmental authorizations

The applicable NEMA processes have been concluded, and authorization has been received from the Department of Forestry, Fisheries, and the Environment (DFFE) under reference numbers:

- 14/16/12/3/3/1/2672 for the Beaufort West Grid and associated Infrastructure near Beaufort West in the Western Province.; and
- 14/16/12/3/3/1/2673 for developing the Solar Photovoltaic (PV) Energy Facility (SEF) and associated infrastructure near Beaufort West in the Western Province.

Subsequent to the above, a Part 2 Amendment Application has been submitted to the DFFE to accommodate the proposed layout changes (DFFE Ref. No. 14/16/12/3/3/1/2673).

All relevant specialists updated their reports, and some revisited the site to assess the increased footprint (if not assessed previously). Each specialist confirmed that the site is either still within the originally assessed area (for which environmental authorization was obtained) or that the amended layout does not have a significant impact on the environment. Refer to the sections below for summaries of all specialist findings, full reports available on request.

4.2 Avifaunal specialist input

The avifaunal specialist on the project is Albert Froneman who re-issued / updated his original report on 12 March 2025. Mr. Froneman concluded that the proposed amendments to the layout plan (both the preferred layout and alternative layout) would not result in an increased level or change in the nature of the avifaunal impacts, or require any changes to the mitigation measures recommended in the Avifaunal Impact Assessment (October 2022).

4.3 Traffic study

Mr. Ntuthuko Hlanguza was appointed as the traffic specialist on the project who issued an updated report on 17 March 2025. Mr. Hlanguza confirmed that the traffic impacts of the proposed Beaufort West Solar PV Facility, considering the proposed amendments to the original approved development, remain nominal. The findings, impact rating, mitigation measures, and recommendations of the original traffic assessment remain valid and applicable.

A separate traffic impact assessment was undertaken to address the newly proposed access road. "Following the traffic study of the proposed accesses for the planned Beaufort West Solar PV Energy Facility, the following are recommended:

- Since the traffic volume is estimated to be highest during the construction phase, traffic calming and speed reduction should be implemented at the approaches to the site access during construction.
- The condition and quality of the gravel roads used should be monitored closely during and after construction, and any required maintenance should be undertaken timeously under the auspices of the relevant transport department.
- The existing access should be upgraded to achieve a wider access and larger turning radius."



4.4 Geotechnical impact assessment

JG Africa have issued their updated report on 18 March 2025 addressing the geotechnical impact of the amended layout. No fatal flaws from a geotechnical perspective were identified during this study. The conclusions presented in this report will have to be more accurately confirmed during the detailed geotechnical investigation phase. The impact of the SPV facility was generally found to be “Negative Low Impact” and will require little minimal mitigation. The site, from a desktop level geotechnical study, is considered suitable for the proposed Beaufort West SPV Energy Facility.

4.5 Paleontological heritage assessment

On 16 February 2025, Natura Viva CC issued their updated paleontological and heritage report. Based on a comparison of the original palaeontological database provided by Almond (2022 - fossil site table and maps provided in Appendix 1) and the proposed amended layout of the SEF, no known fossil sites of significant scientific or conservation interest will be threatened by the new, amended layout. It is accordingly concluded that:

- There are no outstanding palaeontological heritage issues with the amended layout for the SEF;
- The conclusions and recommendations made in the original PIA report by Almond (2022) remain unchanged.
- On condition that the palaeontological heritage mitigation measures made by Almond (2022) are included within the relevant EMPs and implemented in full, there are no objections on palaeontological heritage grounds to the authorization of the proposed amended layout for the Mulilo Beaufort West SEF.

4.6 Terrestrial biodiversity

Mr. Simon Todd from 3 Foxes Biodiversity Solutions have issued an updated report addressing the proposed amendments on 24 February 2025. Mr. Todd confirmed that the amended layout of the Beaufort West Solar PV Energy Facility development would not generate any novel impacts or increase the severity of existing impacts associated with the SEF, for flora, fauna and overall terrestrial ecology. No additional mitigation or avoidance measures, beyond those already recommended in the original EIA study are required for the amendment. As such, there are no reasons to oppose the proposed amendment and it can therefore be supported from an ecological point of view.

4.7 Visual impact

On 13 March 2025, VRM Africa issued their updated visual impact assessment report addressing the amended layout. The finding of the P2AA visual statement is that the proposed amendment would not result in changes to the previous landscape and visual impact significance ratings. The finding of the previous landscape and visual impact assessment remain Moderate without mitigation and Low with mitigation. As there are risks to cumulative, intervisibility effects from security light spillage at night, it is the recommendation that the proposed PV project should be authorised with mitigation for dust, colour of structures and well as no overhead security lights.



4.8 Heritage impact

Mr. Jayson Orton from ASHA Consulting published his updated report on 17 March 2025 and confirmed that from a heritage point of view, the EA for the Beaufort West Solar PV Energy Facility may be amended using either of the two proposed layouts and the existing conditions must continue to apply. Said conditions stipulates that the EMPr must include a Fossil Chance Finds Procedure and that an archaeological pre-construction survey must be carried out.

4.9 Agricultural impact

Mr. Johann Lanz confirmed in his updated report, published 19 February 2025 that the assessment of the impacts of the proposed amendments confirms that:

1. The amendments do not change the nature or significance of the impact as previously assessed, including the cumulative impact.
2. There are no required changes or additions to the mitigation measures as a result of the proposed amendments.
3. There are no required changes to the EMPr as a result of the proposed amendments.
4. The proposed amendments are acceptable in terms of agricultural impact.

4.10 Aquatic biodiversity impact assessment

Toni Belcher from Bluesience confirmed in her updated report published on 8 April 2025 that the proposed amended layout plan for the Beaufort West Solar PV Energy Facility is acceptable in terms of the potential aquatic ecosystem impacts. The level or nature of these impacts is not expected to change in any way because of the proposed amendment to the authorised layout plan. The potential aquatic ecosystem impacts for the proposed layout would thus remain of low significance. No new mitigation measures are required because of the proposed amendment to the layout plan. Therefore, there is no objection to the proposed amendments to the Environmental Authorisation.

5 POLICY AND LEGISLATION

5.1 Spatial Planning and Land Use management Act, 2013 (SPLUMA, 2013)

One of the primary objectives of SPLUMA is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances. SPLUMA contains 5 main development principles, which include:

- Spatial Justice
- Spatial Sustainability
- Spatial Resilience
- Spatial Efficiency
- Good Administration

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).

Table 5: SPLUMA Principles & Compliance

Development principles	Compliance with principle
Spatial Justice	The proposed renewable plant is located in what is pre-determined as a REDZ zone, which zone has been identified for the location of renewable infrastructure. This aligns with the principle of locating land uses in a manner that aligns with the applicable regulatory framework. Spatial Justice is about the equitable distribution and location of land uses, which historic land use practices (pre-1994) did not consider. The amended layout still falls entirely within the above-mentioned REDZ.
Spatial Sustainability	For land uses to be considered sustainable, they must align to a broader spatial strategy, which in this case, not only is the property located in a REDZ zone, but the land use also aligns with the adopted spatial vision of the Municipality. Furthermore, the proposed land use and development will not adversely impact the area and is not out of character as it is proposed in an area that remains undeveloped and not identified for any meaningful agricultural purposes. The Proposed development will contribute towards a more inclusive urban environment and provide a sustainable long-term solution for Electricity Provision, which is much needed not just locally but on a National Scale. The amended layout aims to optimize the generation capacity which aligns with spatial sustainability, avoiding numerous smaller solar plants.
Development principles	Consistency of proposal, aligned to Principles
Spatial Resilience	The proposed Development is in line with the Beaufort West Municipality SDF, and IDP, as well as aligned to the National Spatial Development Plan, all of which are underlying tenets of SPLUMA and should therefore be supported by the Municipality.
Spatial Efficiency	The proposal makes use of natural elements (solar) and will have no adverse effects on existing infrastructure. The proposed development will contribute to the meaningful utilisation of land for much-needed land use.
Good Administration	Importantly the Project Sites lie within the identified REDZ and are therefore strategically located to support National Governments initiative in terms of driving Renewable Energy Production. Administratively, the procedure and approvals that have been secured by the Applicant are requirements in terms of other laws and all that is left as the final "development rights" process is the SPLUMA process, for which it is envisaged that the application will be processed and considered expediently and fairly, given the energy crises that the country faces.



5.2 Spatial directives of Beaufort West Municipality

From a National Perspective, the National Spatial Development Framework 2050, makes a considerable effort in terms of identifying and Driving Renewable Energy Production.

Much of Beaufort West Municipality falls into a Renewable Energy Development Zone (REDZ) under phase 2 of the national government's project to identify areas of strategic importance for large-scale wind and solar photovoltaic development.

The REDZ was gazetted on 26 February 2021 under Government Notices No. 142, 144, and 145 in Government Gazette No. 44191. This forms part of the REDZ Phase 2 and includes Beaufort West, as per **Figure 4** below.

The District Municipality, being the Central Karoo District Municipality includes within their SDF, the Renewable Energy Development Zone (REDZ).

As per the Draft Beaufort West Local Municipality SDF, the Beaufort Municipality has aligned itself to the National Spatial Development Framework: 2050 (NSDF) and recognizes Sub-theme three, which includes Renewable Energy. The extract below puts Renewable Energy within Beaufort West into context: -

'In the context of Beaufort West, shale gas extraction and renewable energy development zones have been identified as future potential industries. The spatial planning categories of the MSDF must make provision for the location and management of these activities, being clear where it is appropriate to accommodate them, and where such activities should not be accommodated included Renewable Energy.'

The Municipal Integrated Development Plan IDP (2017-2022), makes note of the Energy Masterplan. Accordingly, the Municipality is aware of the current situation in South Africa (Rolling Blackouts, load shedding, etc.) and has therefore initially opted to develop a Windfarm, which due to Aviation Regulations had to be halted. The Municipality has since decided to develop its own Solar PV Plant (75MW) (aligned to Aviation Regulations), at a similar location (somewhere within the vicinity of the N1 Highway).

Based on the above, there can be no doubt that Renewable Energy Installations are necessary, desirable, and considered a national priority.

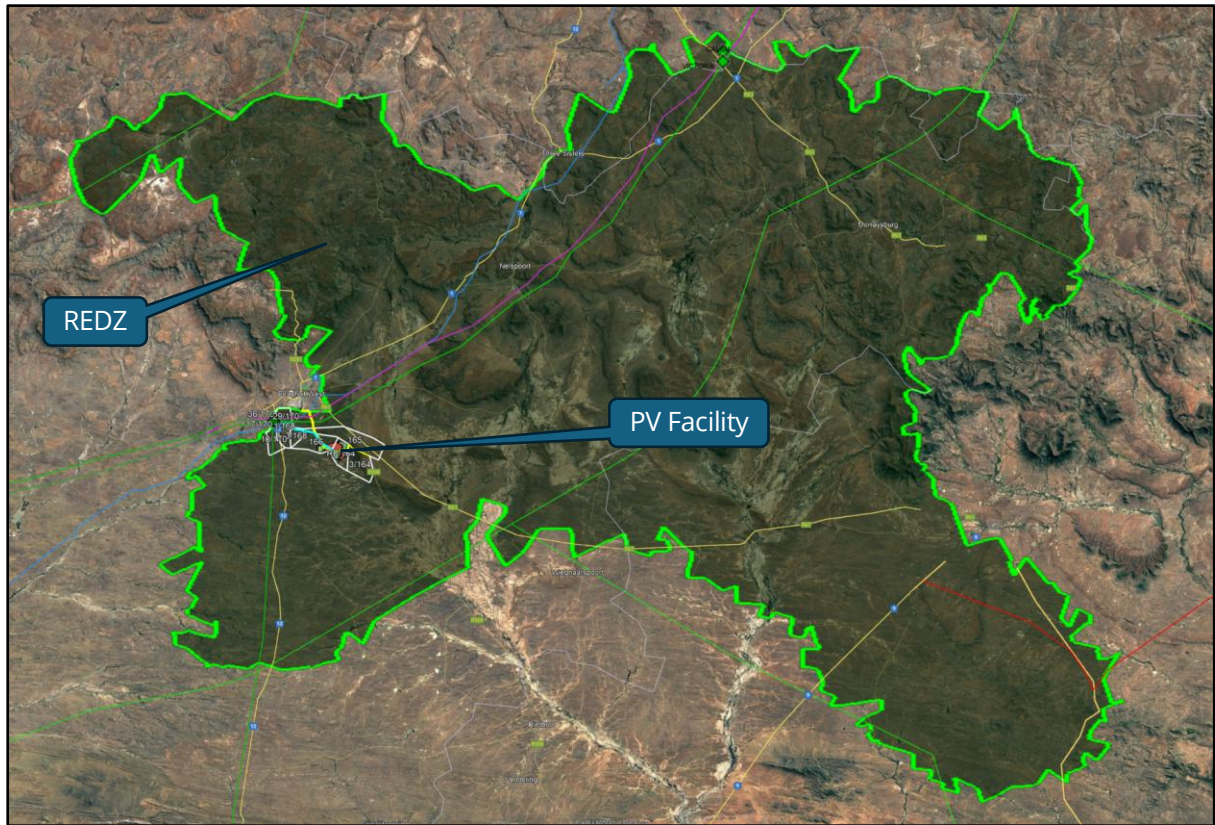


Figure 4: Renewable Energy Development Zone



6 CONCLUSION & RECOMMENDATIONS

The motivation report has provided a clear and complete analysis of the approved land use application and the proposed amendment thereto. It was proven that the application is desirable and will not adversely impact the existing landscape. It was also demonstrated that the proposal is well aligned with the spatial planning initiatives for the area in which it is located. The factors in support of the proposed Solar PV Plant are as follows:

- The government has recognized the need for alternative renewable energy sources. This application to amend the conditions of the existing approval is therefore aligned with national principles.
- In so far as the agricultural potential and current use of the properties are concerned, these properties are not intended for any purposeful or viable agricultural purposes and are vacant and under-utilised as confirmed by the update agricultural specialist report.
- From a spatial and land use perspective, as per the Spatial Development Framework, the applicant sites are located within a REDZ area and are therefore strategically located to support the National Government's initiative in terms of driving Renewable Energy Production. Furthermore, the SDF has aligned itself with the NSDF and is geared to promote Renewable Energy production.
- From a Land Use Management Perspective, the properties are zoned for agricultural purposes, which zone permits Renewable Energy via a Consent Application.
- Furthermore, the project (excluding access roads) will occupy approximately 720 Ha compared to the previously authorized 576.4 Ha. The Solar Panels and associated Infrastructure will occupy approximately 16% of the entire project area (subject properties).

Based on the above, the applicant requests that the application in terms of Section 15(2)(h) for the amendment of approved conditions be approved on the following properties:

Table 6: Summary of changes on each of the subject properties

No.	Property Description	Proposed change
1	Remainder of the Farm Quaggasfontein No. 166	Layout amended
2	Remainder of the Farm Oude Volks Kraal No. 164	Layout amended
3	Portion 3 (Portion of Portion 1) of the Farm Steenrotsfontein No. 168	Not in use for PV facility any longer, only overhead powerline
4	Remainder of Portion 1 of the Farm Steenrotsfontein No. 168	No proposed changes
5	Remainder of Portion 10 (Weltevrede Oos)(Portion of Portion 9) of the Farm Weltevreden No. 170	No proposed changes
6	Portion 3 of the Farm Steenrotsfontein No.	New access road from R306 via R61

Kindly refer to **Annexure K** for draft conditions of establishment.

Yours faithfully,

Andries du Plessis (A/2551/2017)