



MUNISIPALITEIT - MUNICIPALITY / UMASIPALA-WASE  
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOLO

Departement van die Direkteur: Ingenieursdienste  
Department of the Director: Engineering Services  
Isebe Lomphathi Owongameleyo: Kwicandelo Lezenjineli

Verwysing  
Isalathiso 12/3/2

Navrae  
Enquiries C.B.Wright

Datum  
Date 14 March 2023

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BEAUFORT- WES  
BEAUFORT WEST  
BHOBHOFOLO

6970

**PRE APPLICATION MEETING: APPLICATION FOR CONSENT USE: RENEWABLE ENERGY STRUCTURES; PORTION 1,5,6,7 AND THE REMAINDER OF FARM BOETEKA NR 319 & THE REMAINDER OF FARM LOMBARDSKRAAL NR 330: JESSA M,S & Z**

Present: **Meeting via Teams**

Mr C.B.Wright: Authorized Official  
Ms M.Govender  
Mr N.Grobbelaar

**The following points were discussed as follows:**

**1. PURPOSE**

- 1.1. 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. APPLICATION**

**Application is made for:**

- 2.1. Consent Use : in accordance with Section 15(2)(o) of the Beaufort West By-Law on Municipal Land Use Planning in order to permit renewable energy structures on Portion 1, 5, 6, 7 and the Remainder of Farm Boeteka No. 319 and Remainder of Lombards Kraal No 330.
- 2.2. Subdivision : in accordance with Section 15(2)(d) of the Beaufort West By-Law on Municipal Land Use Planning in order to permit the registration of lease areas over Portion 1, 5, 6, 7 and Remainder of Farm Boeteka No. 319 and Remainder of Lombards Kraal No 330.

**3. POWER OF ATTORNEY & TITLE DEEDS**

- 3.1. The required Power of Attorney is included in the application.
- 3.2. It is noted that all Title Deeds formed part of the application, however, it is requested that a Conveyancer Certificate should be obtained (for all relevant Title Deeds) to confirm that no conditions should be removed. If the Conveyancer Certificate indicate any restrictive conditions to be removed for this application it should be included in, and be part of the application.

#### 4. AGRICULTURE

- 4.1. The motivation report contains a general statement regarding the current agricultural practices and potential on the subject properties. More information would need to be provided regarding the agricultural practices on the portions where the wind turbines are proposed. The reason being, that a land development that utilises 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 in the motivation report.

#### 5. SITE DEVELOPMENT PLAN

- 5.1. 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.
- 5.2. 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.
- 5.3. More information with regards to the proposed substation(s) must be provided for example the size of each one and the function of each. The required information is not limited to size and function. Any relevant information must be provided.

#### 6. PUBLIC PARTICIPATION

- 6.1. During the public participation process, comments must be obtained from the following (in addition to the comments already included within the application):
- a) Department of Agriculture: Western Cape,
  - b) South African National Roads Agency,
  - c) District Roads Engineer,
  - d) Department of Environmental Affairs and Development Planning, specifically provincial planning comment in terms of Section 45 of LUPA, and

**The cost of the application is as follows:**

• Consent Use	: R 4 374.00
• Subdivision	: R 4 374.00
• Advertisement Cost: Municipality	: R 2 924.00
• Advertisement Cost: Provincial Newspaper	: <u>R 1 463.00</u>
• <b>Total Cost of the application</b>	<b><u>R 13 135.00</u></b>



**Beaufort West Banking Details:**

Bank : Nedbank  
Account Holder : Beaufort West Municipality  
Account Number : 10742 80318  
Type of Account : Current Account  
Branch Code : 198765  
Reference : Jessa M,S & Z

**Mr Wright explains the way forward:**

- A copy of the minutes, proof of payment and all relevant information must be attached to the application.
- The final application can be obtained from Mr Mitchell. Mr Mitchell can also assist upon completion of the final application.
- The final application must be submitted to the Senior Manager: Administration: Mr. P.Strumpher.

**Address:**

**112 Donkin Street  
Mid Town  
BEAUFORT WEST  
6970**

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

Meeting adjourned.



**C.B.WRIGHT  
AUTHORIZED OFFICIAL**  
/mg

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