



12334647

12/3/2

elma@beaufortwestmun.co.za

Rhenosterkop: 155

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

From : Berchtwald Rode <berchtwald@rodeplan.co.za>

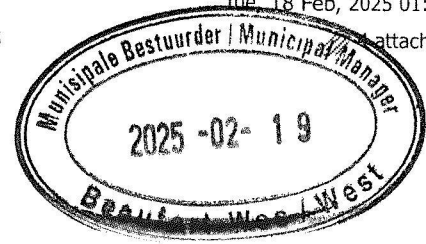
Subject : RE: PRE-APPLICATION INPUTS: FARM 400 SUNNYSIDE AND RHENOSTERKOP 155

To : Petrus Strumpher <petrus@beaufortwestmun.co.za>

Cc : Elma du Plessis <admin@beaufortwestmun.co.za>

Tue, 18 Feb, 2025 01:56 pm

Attachments



Dear Mr Strümpher

Rhino solar PV facility on Farm Rhenosterkop, 155

Attached, please find the pre-application letter and proof of payment of the application fee. In this regard, the fee includes an application in terms of section 15(2)(d) for subdivision as leasehold area.

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

SIPKLAASIE	OPDRAG
BA.	

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

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From: Magri-Ann Govender <pa.eng@beaufortwestmun.co.za>

Sent: Tuesday, 18 February 2025 08:22

To: Berchtwald Rode <berchtwald@rodeplan.co.za>

Cc: Christopher Wright <manager.techservice@beaufortwestmun.co.za>

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

Goeie môre Mnr Rode

Vind hierby aangeheg die pre-application input vir bogemelde twee aansoeke. Dus nie nodig vir 'n formele pre-application vergadering nie want alles is in orde.

Vir u aandag en kennisname.

Margre-Ann Govender

Executive Secretary: Director Infrastructure Services - Beaufort West Municipality

Phone: +27 (0)23 414 8102

Fax: +27 (0)23 415 2811

Web: <http://www.beaufortwestmun.co.za>

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Beaufort Wes het n water krisis. Water is n kosbare bron. Kom ons spaar saam.

Beaufort West has a water crisis. Water is a precious resource. Lets save water.

I bhobhofolo inengxaki yokunqaba kwamanzi. Masiwasebenzise ngononophelo.



Rhino - Pre-Application Input.Farm Rhenosterkop No 155.pdf
232 KB



Rhino - Proof_Of_Payment.pdf
101 KB



BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO

Directorate: Infrastructure Services / Direktooraat: 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
Isalathiso

Navrae

Enquiries C.B.Wright
Imibuzo

Datum

Date 17 February 2025
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: RENEWABLE ENERGY FACILITIES: REMAINDER OF FARM RHENOSTERKOP NO 155 (RHINO SOLAR REF): 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

2.1. Application is made, on Remainder of Farm Rhenosterkop No 155 for:

a) **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 (Solar PV) on the application property, and

2.2. From the application, it is currently understood and assumed that the developer will lease the entire application property (in accordance with its current registered boundaries) on a long term lease basis. If this is not the case and if a long term lease is intended over only a portion of the application property, an application for subdivision (for lease purposes) will be required, in accordance with Section 15(2)(d) of the Beaufort West By-Law on Municipal Land Use Planning. Should the final application include a sub division an additional cost of R 819.10 must be added to the application.

2.3. 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. According to the provided title deed (T34797/1969), the application property is registered in the name of Mr. Adriaan Johan Nigrini (ID no. 4109255131083), as also confirmed within the provided conveyancer's certificate. However, the Power of Attorney to submit the application, was issued by Mr. Adriaan De Waal Nigrini (ID 6201225100088).

3.2. Although the title deed, on Page 3 (Clause 1) confirms that the property would be transferred to Mr. A.D. Nigrini, as the son of Mr. A.J. Nigrini, there is no information provided of such transfer having taken place, and subsequently *locus standi* could not be established.

- 3.3. The application should therefore include either a Power of Attorney from Mr. A.J. Nigrini (as apparent registered owner), or proof of any relevant executor / owner rights which Mr. A.D. Nigrini currently hold over the property.
- 3.4. Furthermore, both the covering letter and Motivational Memorandum states that the applicant is K2022578692 (South Africa) (Pty) Ltd. However, there is no indication that the said application holds a Power of Attorney from the owner of the land to submit the current land use application. The relationship and /or chain of authority between the owner of the land, and the applicant will need to be clarified as part of the submission.

4. AGRICULTURE

- 4.1. The land use application includes an agricultural compliance statement and found that the land impacted by the proposed Solar PV facility **does not** impact any land which was cultivated or irrigated during the 10-year period immediately preceding the proposed land development. It is further stated that the impacted land not considered to be suitable for cultivation. Subsequently, and based on the provided information, the proposed development will **not require** 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).

5. ENVIRONMENTAL AUTHORISATION

- 5.1. It is noted that an Environmental Authorization (Ref. 14/12/16/3/31/2921)has already been issued for the proposed development by the Department of Forestry, Fisheries and the Environment, on 16 May 2020. The specific approvals and conditions contained within the said environmental authorization, should be considered in the decision to this application and in the identification of relevant conditions of approval.

6. DEVELOPMENT PARAMETERS, SERVITUDES AND SITE DEVELOPMENT PLAN

- 6.1. The applicant should be made aware of the following:
 - 6.1.1. The application, including the final 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, to the satisfaction of the Municipality.
 - 6.1.2. Although the Proposed Layout, included within the applications, 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 applications.
 - 6.1.3. 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.
 - 6.1.4. 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).

7. PUBLIC PARTICIPATION

7.1. It is suggested, during the public participation process, that comments also be obtained from:

- 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.

8. 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
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 |
| • 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>R 5 748.34</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 RHENOSTERKOP NO 155

For your attention.


CHRISTOPHER WRIGHT
AUTHORIZED OFFICIAL
/mg

Y:\Engineering\INGENIEURS\12_Dorpsbeplanning en Beheer\12-3_Dorpsaanlegskema\12-3-2 Vergunningsgebruik_Afwykinge\2025\02.Februarie 2025\01.Pre-Application. REF - REM of Farm Rhenosterkop No 155.Rhino Solar REF.mg.docx



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/005086755769

Beneficiary details

Recipient : Beaufort West Municipality
Amount : R6567.44
Recipient Reference : Farm Rhenosterkop no 155
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 and click on Verify payments.

This notification of payment is sent to you by Nedbank Limited Reg No 1951/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 555 111. Please contact the payer for enquiries regarding the contents of this notification.

Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information.

Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requesting you to enter your personal details or private identification and authentication details.

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