



**BEAUFORT-WES(T)
MUNISIPALITEIT // MUNICIPALITY**

LAND USE PLANNING APPLICATION FORM

(Section 15 of the By-law on Municipal Land Use Planning for Beaufort West Municipality)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	JOHAN		
Surname	VAN DER WESTHUYSEN		
South African Council for Planners (SACPLAN) registration number (if applicable)	PR.PLN (A/923/1996)		
Company name (if applicable)	URBAN DYNAMICS EASTERN CAPE		
Postal Address	117 CAPE ROAD, MILL PARK		
	GQEBERHA	Postal Code	6001
Email	INFO@UDEC.CO.ZA/JOHAN@UDEC.CO.ZA		
Tel		Fax	
		Cell	083 321 2299

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	PORTION 6 LOUIS RUST (A PORTION OF PORTION 2) OF FARM DALE AJALON NO. 322	FRANCOIS JORDAAN TRUST
	PORTION 3 (NIEUWEFONTEIN) (PORTION OF PORTION 2) OF FARM VLAKFONTEIN NO. 325	NUWEFONTEIN FAMILY TRUST
	FARM MEYERS POORT NO. 326	BANTRY WOODS INV 11 PTY LTD
	PORTION 3 (JAGERS KRAAL ZUID) OF FARM JAGERS KRAAL NO. 327	SONOP TRUST
	PORTION 6 OF FARM JAGERS KRAAL NO. 327	JAGERSKRAAL TRUST
	REMAINDER FARM VETKOE KRAAL NO. 369	ECK JACOB JACOBUS VAN-TRUSTEES
	PORTION 2 (BOTHADALE) OF FARM VETKOE KRAAL NO. 369	JOHAN MATTHYS BRITS LYNETTE BRITS
	PORTION 3 OF FARM VETKOE KRAAL NO. 369 (ERF A OF FARM GOOD HOPE)	JACOB JACOBUS VAN ECK - TRUSTEES
	REMAINDER FARM PALMIETFONTEIN NO. 370	OU KRAAL FAMILIE TRUST
	PORTION 2 (ANNEX NUWE PLANT) OF FARM PALMIETFONTEIN NO. 370	JACOB JACOBUS VAN ECK - TRUSTEES
	REMAINDER PORTION 1 (RIET FONTEIN) OF FARM BRITS EIGENDOM NO. 374	AMOSVLEI TRUST
	REMAINDER PORTION 2 (AMANDEL HOOGTE) OF FARM BRITS EIGENDOM NO. 374	JOHAN MATTHYS BRITS

	REMAINDER PORTION 8 AMOS SKUUR (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374			AMOSVLEI TRUST			
	PORTION 12 (A PORTION OF PORTION 8) OF FARM BRITS EIGENDOM NO. 374			AMOSVLEI TRUST			
	PORTION 14 (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374			AMOSVLEI TRUST			
	REMAINDER PORTION 16 (A PORTION OF PORTION 7) OF FARM BRITS EIGENDOM NO. 374			AMOSVLEI TRUST			
	PORTION 19 (NUWE PLANT) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374			JACOB JACOBUS VAN ECK - TRUSTEES			
	PORTION 20 (LIBERTYN) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374			GERHARDUS JOHANNES TREDOUX			
	REMAINDER FARM KAFFIRS KRAAL NO. 380			JACOB JACOBUS VAN ECK - TRUSTEES			
	PORTION 6 (WELGEVONDEN) OF FARM KAFFIRS KRAAL NO. 380			JACOB JACOBUS VAN ECK - TRUSTEES			
Physical address		± 31 KM SOUTH OF BEAUFORT WEST AND ± 57 KM NORTH-EAST OF PRINCE ALBERT, ALONG THE N12					
				Postal code			
E-mail							
Tel			Fax			Cell	

PART C: PROPERTY DETAILS *(in accordance with title deed)*

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	<ul style="list-style-type: none"> • PORTION 6 LOUIS RUST (A PORTION OF PORTION 2) OF FARM DALE AJALON NO. 322 • PORTION 3 (NIEUWEFONTEIN) (PORTION OF PORTION 2) OF FARM VLAKFONTEIN NO. 325 • FARM MEYERS POORT NO. 326 • PORTION 3 (JAGERS KRAAL ZUID) OF FARM JAGERS KRAAL NO. 327 • PORTION 6 OF FARM JAGERS KRAAL NO. 327 • REMAINDER FARM VETKOE KRAAL NO. 369 • PORTION 2 (BOTHADALE) OF FARM VETKOE KRAAL NO. 369 • PORTION 3 OF FARM VETKOE KRAAL NO. 369 (ERF A OF FARM GOOD HOPE) • REMAINDER FARM PALMIETFONTEIN NO. 370 • PORTION 2 (ANNEX NUWE PLANT) OF FARM PALMIETFONTEIN NO. 370 • REMAINDER PORTION 1 (RIET FONTEIN) OF FARM BRITS EIGENDOM NO. 374 • REMAINDER PORTION 2 (AMANDEL HOOGTE) OF FARM BRITS EIGENDOM NO. 374 • REMAINDER PORTION 8 AMOS SKUUR (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374 • PORTION 12 (A PORTION OF PORTION 8) OF FARM BRITS EIGENDOM NO. 374 • PORTION 14 (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374 • REMAINDER PORTION 16 (A PORTION OF PORTION 7) OF FARM BRITS EIGENDOM NO. 374 • PORTION 19 (NUWE PLANT) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374 • PORTION 20 (LIBERTYN) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374 • REMAINDER FARM KAFFIRS KRAAL NO. 380 • PORTION 6 (WELGEVONDEN) OF FARM KAFFIRS KRAAL NO. 380 			
Physical Address	± 31 KM SOUTH OF BEAUFORT WEST AND ± 57 KM NORTH-EAST OF PRINCE ALBERT, ALONG THE N12			
GPS Coordinates	22° 34' 40.427" E 32° 47' 35.855" S		Town/City	± 31 KM SOUTH OF BEAUFORT WEST
Current Zoning	AGRICULTURAL ZONE 1	Extent	± 41 000 ha	Are there existing buildings? Y X N
Applicable	BEAUFORT WEST STANDARD ZONING SCHEME BY-LAW (2020)			

Zoning Scheme									
Current Land Use		AGRICULTURE							
Title Deed number and date	T	PORTION 6 LOUIS RUST (A PORTION OF PORTION 2) OF FARM DALE AJALON NO. 322						T69555/2015	
		PORTION 3 (NIEUWEFONTEIN) (PORTION OF PORTION 2) OF FARM VLAKFONTEIN NO. 325						T29164/2016	
		FARM MEYERS POORT NO. 326						T23966/2003	
		PORTION 3 (JAGERS KRAAL ZUID) OF FARM JAGERS KRAAL NO. 327						T15037/2002	
		PORTION 6 OF FARM JAGERS KRAAL NO. 327						T15038/2002	
		REMAINDER FARM VETKOE KRAAL NO. 369						T25158/1992 T97247/2007	
		PORTION 2 (BOTHADALE) OF FARM VETKOE KRAAL NO. 369						T4862/1992	
		PORTION 3 OF FARM VETKOE KRAAL NO. 369 (ERF A OF FARM GOOD HOPE)						T21542/1971T97244 /2007	
		REMAINDER FARM PALMIETFONTEIN NO. 370						T28867/2016	
		PORTION 2 (ANNEX NUWE PLANT) OF FARM PALMIETFONTEIN NO. 370						T45650/1996T97248 /2007	
		REMAINDER PORTION 1 (RIET FONTEIN) OF FARM BRITS EIGENDOM NO. 374						T94038/2002	
		REMAINDER PORTION 2 (AMANDEL HOOGTE) OF FARM BRITS EIGENDOM NO. 374						T28910/1985	
		REMAINDER PORTION 8 AMOS SKUUR (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374						T94038/2002	
		PORTION 12 (A PORTION OF PORTION 8) OF FARM BRITS EIGENDOM NO. 374						T94038/2002	
		PORTION 14 (A PORTION OF PORTION 1) OF FARM BRITS EIGENDOM NO. 374						T94038/2002	
		REMAINDER PORTION 16 (A PORTION OF PORTION 7) OF FARM BRITS EIGENDOM NO. 374						T94038/2002	
		PORTION 19 (NUWE PLANT) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374						T45650/1996T97248 /2007	
		PORTION 20 (LIBERTYN) (PORTION OF PORTION 2) OF FARM BRITS EIGENDOM NO. 374						T43502/2021	
		REMAINDER FARM KAFFIRS KRAAL NO. 380						T221/2003 T97249/2007	
		PORTION 6 (WELGEVONDEN) OF FARM KAFFIRS KRAAL NO. 380						T9135/1985 T97246/2007	
Any restrictive conditions?	Y	N X	If Yes, list condition(s)						
Are the restrictive conditions in favour of a third party(ies)?	Y	N X	If Yes, list the party(ies)						
Is the property encumbered by a bond?	Y X	N	If Yes, list bondholder(s)	FARM MEYERS POORT NO. 326 REFER TO ANNEXURE 6 : BOND HOLDER'S CONSENT					
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N X	If yes, is this application to legalize the building / land use?	Y	N				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N X	Are there any land claim(s) registered on the subject property(ies)?	Y	N				
PART D: PRE-APPLICATION CONSULTATION									
Has there been any pre-application consultation?	Y	N X	If Yes, complete the information below and attach the minutes of the pre-application consultation.						
Official's name			Reference Number			Date of consultation			

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING FOR BEAUFORT WEST MUNICIPALITY AND APPLICATION FEES PAYABLE

Ti c k	Section	Type of application	Cost
✓	2(a)	a rezoning of land;	R
✓ X	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
✓ X	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

TOTAL A: R
PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Ti c k	Notification of application in media	Type of application	Cost
✓	SERVING OF NOTICES PUBLICATION OF NOTICES	Delivering by hand; registered post; data messages	R
✓		Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	
✓	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
✓	INTEGRATED PROCEDURES	T.B.C	R

TOTAL B: R

TOTAL APPLICATION FEES* (TOTAL A + B)	R
<p><i>* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.</i></p> <p><i>** The applicant is liable for the cost of publishing and serving notice of an application.</i></p>	
BANKING DETAILS	
<p>Name:</p> <p>Bank:</p> <p>Branch no.:</p> <p>Account no.:</p> <p>Payment reference: (if applicable)</p>	
PART F: DETAILS OF PROPOSAL	
Brief description of proposed development / intent of application:	
<p>Application is submitted for the following :</p> <ol style="list-style-type: none"> 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 154 Turbine Footprints, On-Site Substations, Eskom Switching stations, Battery Energy Storage System (BESS), Operation & Maintenance Areas, Temporary Batching Plants, Material Handling Areas, Temporary Laydown Areas, Temporary Construction Site Camps, Access Control Security Buildings and Eskom Substation, on the following properties, as indicated on the Site Plan (1896E – SDP dated 01/2025) and the Development Parameters, as indicated in Table 2 below : <ul style="list-style-type: none"> • Portion 6 Louis Rust (a portion of portion 2) of Farm DALE AJALON No. 322 • Portion 3 (Nieuwefontein) (portion of portion 2) of Farm VLAKFONTEIN No. 325 • Farm MEYERS POORT No. 326 • Portion 3 (Jagers Kraal Zuid) of Farm JAGERS KRAAL No. 327 • Portion 6 of Farm JAGERS KRAAL No. 327 • Remainder Farm VETKOE KRAAL No. 369 • Portion 2 (Bothadale) of Farm VETKOE KRAAL No. 369 • Portion 3 of Farm VETKOE KRAAL No. 369 (Erf A of Farm Good Hope) • Remainder Farm PALMIETFONTEIN No. 370 • Portion 2 (Annex Nuwe Plant) of Farm PALMIETFONTEIN No. 370 • Remainder Portion 1 (Riet Fontein) of Farm BRITS EIGENDOM No. 374 • Remainder Portion 2 (Amandel Hoogte) of Farm BRITS EIGENDOM No. 374 • Remainder Portion 8 Amos Skuur (a portion of portion 1) of Farm BRITS EIGENDOM No. 374 • Portion 12 (a portion of portion 8) of Farm BRITS EIGENDOM No. 374 • Portion 14 (a portion of portion 1) of Farm BRITS EIGENDOM No. 374 • Remainder Portion 16 (a portion of portion 7) of Farm BRITS EIGENDOM No. 374 	

- Portion 19 (NUWE PLANT) (portion of Portion 2) of Farm BRITS EIGENDOM No. 374
 - Portion 20 (Libertyn) (portion of portion 2) of Farm BRITS EIGENDOM No. 374
 - Remainder Farm Kaffirs Kraal No. 380
 - Portion 6 (Welgevonden) of Farm Kaffirs Kraal No. 380
2. **Permanent Departure**, in terms of Section 15 (2) (b) of the Beaufort West Land Use Planning By-Law, of the Building Lines as indicated in the Site Plan (1896 –SDP dated 01/2025) and of height to 12 m, as indicated in Table 2 below.
3. **Approval of Site Plan** (Map 3 : 1896E –SDP dated 01/2025)

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Information and documentation required in terms of section 38(1) of said legislation

Y X	N	Power of attorney / Owner's consent if applicant is not owner		Y	N X	Bondholder's consent (if applicable)
Y X	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y X	N	Proof of registered ownership or any other relevant right held in the land concerned
Y X	N	Written motivation		Y X	N	S.G. diagram / General plan extract
Y X	N	Locality plan		Y X	N	Site development plan or conceptual layout plan
Y	N X	Proposed subdivision plan		Y X	N	Proof of agreement or permission for required servitude
Y	N X	Proof of payment of application fees		Y X	N	Full copy of the title deed
Y X	N	Conveyancer's certificate		Y	N X	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A X	Consolidation plan		Y X	N	N/A	Land use plan / Zoning plan
Y	N	N/A X	Street name and numbering plan		Y	N	N/A X	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A X	Landscaping / Tree plan		Y	N	N/A X	Home Owners' Association consent
Y	N	N/A X	Abutting owner's consent		Y	N	N/A X	

Y	N X	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 X	N	N/A	Services Report or indication of all municipal services / registered servitudes Refer to Motivation Report Refer to Annexure 8 : Final Environmental Scoping Report (11.2024) (extract only)
Y	N	N/A X	Copy of original approval and conditions of approval	Y	N	N/A X	Proof of failure of Home owner's association
Y	N	N/A X	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 X	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify) <ul style="list-style-type: none"> Agricultural Agro-Ecosystem Specialist Assessment (10.2024) Land Claims Commissioner (LCC) Confirmation Final Environmental Scoping Report (11.2024)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION


Y	N/A X	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A X	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y X	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A X	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y X	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	N/A X	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y X	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A X	Other (specify)
Y X	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N X	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

21/02/2025

Full name:

JOHAN VAN DER WESTHUYSEN

Professional capacity:

**PROFESSIONAL TOWN & REGIONAL
PLANNER**

SACPLAN registration
number:

A/923/1996

FOR OFFICE USE ONLY

Date received:

Received by:

<div data-bbox="124 123 665 409" data-label="Image"></div>	
ANNEXURES	
<p>The following Annexures are attached for your information, only if applicable:</p> <p>Please <u>do not submit</u> these Annexures with the application form.</p>	<p><u>Annexure A</u>: Minimum requirements matrix</p> <p><u>Annexure B</u>: Land use planning application submission and protocol</p> <p><u>Annexure C</u>: Land use planning application workflow</p>