



BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO

Directorate: Infrastructure Services / Direktoraat: 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 08 July 2026
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: APPLICATION FOR CONSENT USE AND EXEMPTION OF LONG TERM LEASE AREAS AND SERVITUDES: REMAINDER OF FARM SARELS RIVIER NO 141: (KARIEGA 4 WEF)

1. PURPOSE AND BACKGROUND

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.

Noted that is a parallel application submitted to adjacent properties, located within Dr. Beyer Naude Municipality, Eastern Cape, which will include an additional 27 wind turbines and supporting infrastructure, as part of the same Kariega 4 Wind Energy Facility, which will be managed as a single wind farm.

2. LAND USE APPLICATION: LEGISLATIVE CONTEXT

Application is made, on the Remainder of Farm Sarels Rivier No 141, for:

- 2.1. **Consent Use (Permanent) : Renewable Energy Structure** (including appurtenant structures), in terms of Section 15 (2) (o) of the Beaufort West Land Use Planning By-law (2019), for up to 15 Turbine Footprints, On-site Substation, Operation & Maintenance Buildings and Eskom Switching Stations Servitude Area, Battery Energy Storage Systems (BESS), Construction Laydown Areas, Site Camps, Batching Plant and Stockpile Areas, on the following property, as indicated on the Map 3 : Site Plan (1927E-K4W-SDP-2 dated 01/2026).
- 2.2. **Exemption of Long Term Lease Areas & Servitudes**, in terms of Section 24(1)(f) of the Beaufort West Land Use Planning By-law (2019), for Long Term Leases over the full extent of the farm and servitudes, as indicated on Map 3 : Site Plan (1927E-K4W-SDP-2 dated 01/2026). It must however be noted that the exemption for a long term lease does not comply with the description stated in Section 24(1)(f) of the se By-Law.
- 2.3. **Endorsement of Site Plan** (1927E-K4W-SDP-2 dated 01/2026).

3. LOCUS STANDI (AUHTORITY TO BRING APPLICATION)

- 3.1. The Motivational Memorandum makes reference to a power of attorney from the owners of the property (Sarelsrivier trust) and authorises Johan van der Westhuysen of Urban Dynamics to submit the application. It is understood that the said power of attorney will be included within the application.

- 3.2. The title deed (T13773/1998) noted that there is no bond registered against the subject property.

4. AGRICULTURE

- 4.1. The motivation report indicates that the current land use of the site is mostly stock farming agricultural activities (goats, sheep and some game farming).
- 4.2. The subject property is currently zoned for agricultural purposes and is classified as agricultural land in terms of the Subdivision of Agricultural Land Act (Act 70 of 1970) (SALA).
- 4.3. It is noted that an application for consent to utilise the farm portion for Renewable Energy purposes was submitted to DALRRD and the Western Cape Department of Agriculture for comment and support.
- 4.4. The application includes a detailed agricultural site sensitivity verification and compliance statement undertaken by Mr/ Johann Lanz, dated 17 May 2024). Any application 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). From the extract of the said report, it appears that there are no cultivated and/or irrigated land which will be impacted by the proposed development, and the proposed development does not appear to require a provincial land use application.

5. CONVEYANCER'S CERTIFICATE AND LAND CLAIMS

- 5.1. The motivational report indicates that available Conveyancing Certificates confirm that there are no restrictive conditions in the Title Deed that need to be removed to enable implementation of the Wind Energy Facility.
- 5.2. Furthermore, it is noted that the Commission on Restitution of Land Claims has confirmed no land claims are currently registered against the subject properties.

6. ENVIRONMENTAL AUTHORISATION

- 6.1. It is noted that the applicant team has prepared a Basic Assessment Report and that the Department of Forestry, Fisheries and the Environment granted an Environmental Authorisation for the Kariega 4 WEF and associated infrastructure, on 10 November 2024 (DFFE Ref. 14/12/16/3/3/3019) – which is included in the land use application.

7. DEVELOPMENT PARAMETERS AND SITE DEVELOPMENT PLAN

- 7.1. Although the Site Development Plan is referenced within the motivation report, and included under the listed application, 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.
- 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.

8. PUBLIC PARTICIPATION

- 8.1. Apart from comments already included within the draft application, during the public participation process comments must be obtained from at least the following entities:
- a) Western Cape Department of Agriculture,
 - b) Western Cape Department of infrastructure - District Roads Engineer,
 - c) South African National Roads Agency,
 - d) Department of Environmental Affairs and Development Planning – Region 3 (both Environment Impact Management Services as well as the Regulatory Planning Advisory Support sections), and

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 920.35
• Long Term Lease	R 551.70
• Advertising costs for public participation	R 3 691.48
• Advertising costs in the Provincial Gazette	<u>R 1 847.01</u>
• The total cost for the application	<u>R 7 010.54</u>

Beaufort - West Bank Details:

Bank: Nedbank
Account Holder: Beaufort West Municipality
Account Number: 10742 80318
Account Type: Current Account
Branch Code: 198765
Reference: **KARIEGA 4 WEF**

For your attention.

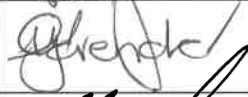

CHRISTOPHER WRIGHT
AUTHORIZED OFFICIAL
/mg



ATTENDANCE REGISTER

APPLICATION FOR CONSENT USE AND EXEMPTION OF LONG TERMS LEASE AREA'S & SERVITUDES. KARIEGA 4 WIND ENERGY FACILITY: BEAUFORT WEST

08 July 2026

NAME AND SURNAME	OFFICIAL / APPLICANT	SIGNATURE
Mr C.B.Wright	Authorized Official	
Mrs M.Govender	Personal Assistant	
Mr J. van der Westhuysen	Applicant / On behalf of Applicant	