

Our ref: Planning Statement\_Salsola PV

Date: 12/04/2022

101, Block A, West Quay Building  
7 West Quay Road  
Waterfront  
Cape Town  
8000

For attention: The Directors

- Per email -

## **LAND USE PLANNING STATEMENT: SALSOLA PV SOLAR PROJECT ON PORTION 0 OF FARM 423, BEAUFORT WEST, WESTERN CAPE PROVINCE**

The abovementioned matter refers.

This planning statement confirms that our office, Townscape Planning Solutions, serving as land use planning specialists, has been approached to facilitate the land use planning process pertaining to the abovementioned project and property.

This letter furthermore serves as a statement of the planning process which will have to be followed in order to establish the land use rights for the development of a 120MW Solar PV Facility – Salsola PV on the Portion 0 of Farm 423, Beaufort West.

The land use planning process involves the following:

- Application for consent use in terms of the Spatial Planning and Land Use Management Act, Act 16 of 2013, submitted to the Beaufort West Local Municipality, in terms of the Beaufort West Municipal Standard Zoning Scheme By-law, 2020.

In terms of the Beaufort West Municipal Standard Zoning Scheme By-law, 2020 a renewable energy structure is permitted as a **consent use** of Agricultural 1 Zoned land. The following figure provides an extract from the Beaufort West Municipal Standard Zoning Scheme By-law, 2020 indicating the consent uses of Agricultural 1 Zoned land.

**SCHEDULE 1**  
**USE ZONES TABLE**

1	2	3
Zoning	Primary use	Consent use
<b>AGRICULTURAL ZONES</b>		
<b>Agricultural Zone I (AZI)</b>		
<p><i>The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource.</i></p>	<p><b>Primary use</b></p> <ul style="list-style-type: none"> <li>• Agriculture</li> </ul>	<p><b>Consent uses</b></p> <ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional dwelling units</li> <li>• Agricultural industry (&gt;2000m<sup>2</sup>)</li> <li>• Airfield</li> <li>• Animal care centre</li> <li>• Aqua-culture</li> <li>• Camping site</li> <li>• Farm shop</li> <li>• Farm grave yard</li> <li>• Freestanding base telecommunication station</li> <li>• Function venue</li> <li>• Guest house</li> <li>• Helicopter landing pad</li> <li>• Off-road trail</li> <li>• Plant nursery</li> <li>• Quarry</li> <li>• <b>Renewable energy structure</b></li> <li>• Shooting range</li> <li>• Tourist facilities</li> <li>• Utility service</li> </ul>

According to the Beaufort West Municipal Standard Zoning Scheme By-law, 2020 a “**Renewable Energy Structure**” is described as “*any wind turbine, solar energy generating apparatus, including solar photovoltaic and concentrated solar thermal, hydro turbines or bio mass facility or any grouping thereof, that captures and converts wind, solar radiation or bio mass into energy for commercial gain and 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 following planning statement outlines the details of the planning process, as well as the responsibilities of the land use planning specialist, specifically pertaining to the projects envisioned on the abovementioned property:

- The property is located within the Beaufort West Local Municipality and any process of land use change will be subject to the Scheme Regulations and Municipal Planning By-laws of the said Municipality.
- The property is currently zoned as Agricultural Zone 1 in terms of Beaufort West Municipal Standard Zoning Scheme By-law, 2020. In order to allow for the development of a Renewable Energy Facility thereon, application for a consent use on the applicable portion of the property will have to be launched.
- The application for consent use will be compiled and submitted in terms of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA), as well as the Beaufort West Local Municipal Standard Zoning Scheme By-law, 2020.

- SPLUMA retracts the Removal of Restrictions Act, Act 84 of 1967, and any title deed restrictions on the property may be removed at the discretion of the local authority in terms of SPLUMA.

Additional to attaining the land use rights at the Local Authority, Townscape Planning Solutions as town planning firm also provides the service of applying for a long-term lease at the Department of Agriculture Forestry and Fisheries (DAFF). It must be critically stated that these processes cannot run in parallel anymore, since DAFF will only consider a long-term lease application after it has granted a no-objection letter to the consent use, as well as the consent use approval, has been received.

The town planning process may therefore be summarized in the following table:

<b>Task</b>	<b>Detail</b>	<b>Outcome</b>
<b>1</b>	Pre application information gathering (Application requirements)	All the documentation is available and signed off by client and other professionals.
<b>2</b>	Compilation of applications	Application ready for submission
<b>3</b>	Submission of applications	Beaufort West Municipality confirms that a complete and compliant application has been submitted
<b>4</b>	Statutory requirements of the applications	Successful in complying with all requirements in terms of Section 11 of the Beaufort West Municipal Standard Zoning By-law, 2020.
<b>5</b>	Follow the application through Beaufort West Municipality	To ensure that all relevant departments commended on application.
<b>6</b>	Approval application	That positive approvals are granted
<b>7</b>	Complying to conditions in approval document	To ensure that the client knows of any limitations on the Conditions of Approval (PCP) and extent of timeframes allowed to proclaim the amendment scheme.

*A draft site development plan must be submitted as motivation to the application.*

We hope you find this in order. Please feel free to contact our office in the case of any further enquiries.

Yours faithfully

**MR KW ROST\_ B.ART ET SCIEN(PU FOR CHE)**

**TOWNSCAPE PLANNING SOLUTIONS CC**

