Padloper PV 5

T1

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

## LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

**KINDLY NOTE:**

*Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.*

### PART A: PARTICULARS

Reference number: Padloper PV 5

Purpose of consultation: To discuss application

Brief proposal: To construct and operate Padloper PV 5 solar facility

Property(ies) description: Portion 3 of Farm Brefonten, No. 26

Date: 23.01.2021

Attendees:

| | Name & Surname | Organisation | Contact Number | E-mail |
|---|---|---|---|---|
| Official | | | | |
| Pre-applicant | Telephone conversation with Mr Wright on 19.01.2026 | | | |
| | B. Rode | Redplan | 0826587565 | berthi.wald@redplan.co.za |
| | C. Wright | B/West Mun | 023 414 8100 | Christopher@beaufortwestmun.co.za |

List documents provided for discussion at meeting:

*(Include document reference, document/plan dates and plan numbers where possible and attach to this form)*

Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)?

*(If yes, request a copy of the minutes)*

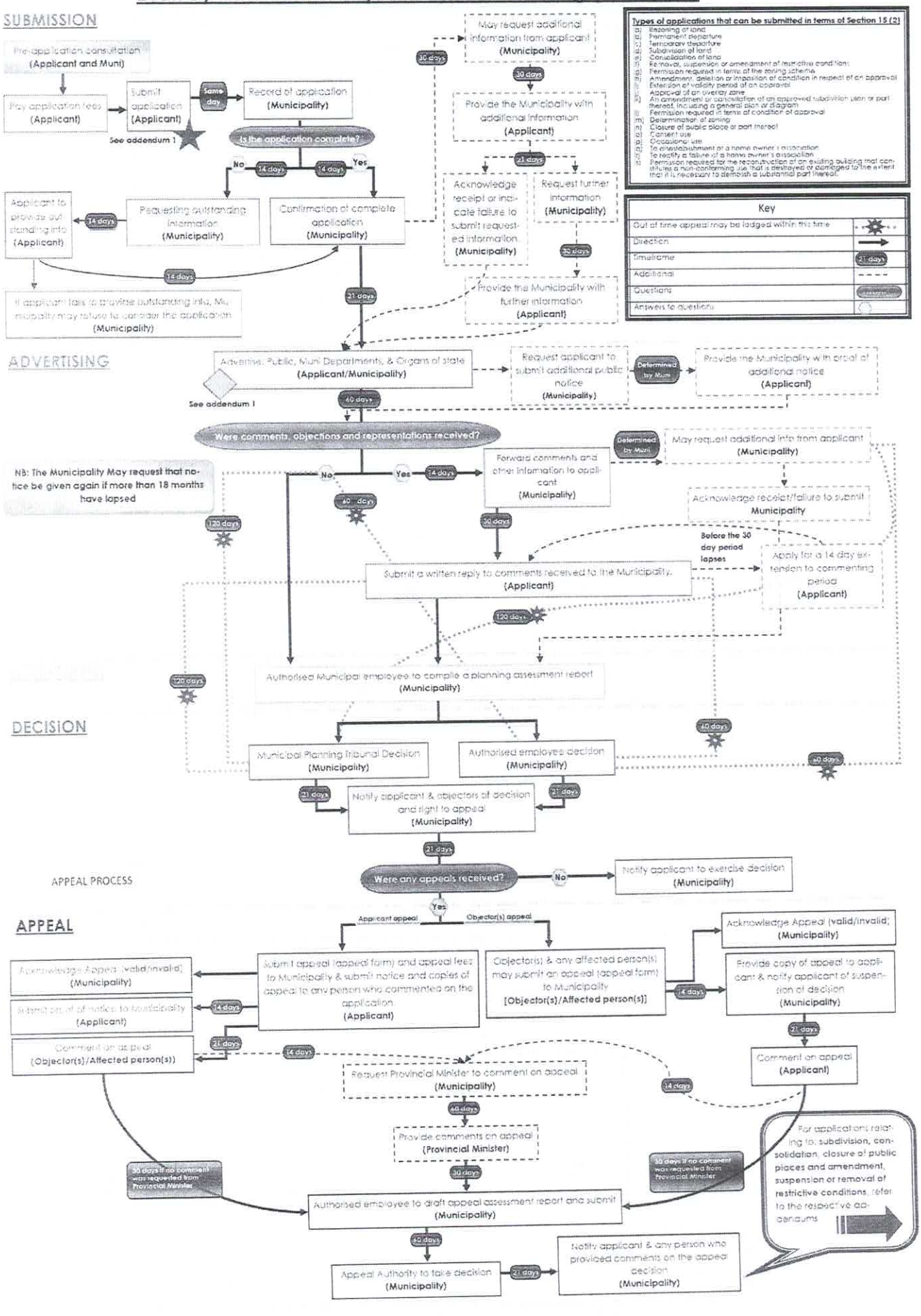
| YES | NO |
|---|---|

Comprehensive overview of proposal:

To construct and operate the Radtoper PV solar energy facility on about 202 ha of Portion 3 of Farm Driefontein, No. 26. This facility forms part of the Radtoper cluster of solar facilities.

## PART B: APPLICATION PROCESS

# Draft By-Law on Municipal Land Use Planning (Workflow)



## SECTION A:
## DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND FEES

| Tick if relevant | | What land use planning applications are required in terms of section 15 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality | Application fees payable |
|---|---|---|---|
| | 2(a) | a rezoning of land; | R |
| | 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 |
| | 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 |

| Tick if relevant | | What prescribed notice will be required? | Advertising fees payable |
|---|---|---|---|
| | | Serving of notices (i.e Delivering by hand; registered post; data messages) Publication of notices (i.e Local Newspaper(s); *Provincial Gazette; site notice; Municipality's website*) | R |
| | | Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection) | R |
| | | Notice of decision (i.e Provincial Gazette) | R |
| | | Integrated procedures | R |
| | | **TOTAL APPLICATION FEE*:** | **R** |

Application fee will be paid on finalisation of the Municipality

**KINDLY NOTE:** * *Application fees are estimated on the information discussed and are subject to change with submission of the formal application.*
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.*
*The applicant is liable for the cost of publishing and serving notice of an application.*

## SECTION B:

## PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

| QUESTIONS REGARDING PLANNING POLICY CONTEXT | YES | NO | TO BE DETERMINED | COMMENT |
|---|---|---|---|---|
| Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans? | ✓ | | IDP SDF By-laws Zoning Scheme | |
| Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)] | | ✓ | | |
| Any other Municipal by-law that may be relevant to application? (If yes, specify) | | ✓ | | |
| **Zoning Scheme By-law considerations:**<br>What is the current zoning of the property? Agriculture Zone I<br>What is the proposed zoning of the property? Agriculture Zone I + consent use<br>Does the proposal fall within the provisions/parameters of the zoning scheme? yes | | | | |

| | |
|---|---|
| Are additional applications required to deviate from the zoning scheme? (if yes, specify) No | |

| QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS | YES | NO | TO BE DETERMINED | COMMENT |
|---|---|---|---|---|
| Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required? | | ✓ | | |
| Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents? | ✓ | | | |
| Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)? | ✓ | | | |
| Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents? | ✓ | | | |
| Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant? | ✓ | | | |

## SECTION C:

## CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

| OUESTIONS REGARDING CONSENT / COMMENT REQUIRED | YES | NO | TO BE DETERMINED | OBTAIN APPROVAL / CONSENT / COMMENT FROM: |
|---|---|---|---|---|
| Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations? | | ✓ | | Western Cape Provincial Department of Environmental Affairs & Development |

| | | | | |
|---|---|---|---|---|
| | | | | Planning (DEA&DP) |
| Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA? | | ✓ | | DEA&DP |
| Is/was the property(ies) utilised for agricultural purposes? | ✓ | | | Western Cape Government Department of Agriculture |
| Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)? | | ✓ | | National Department of Agriculture, Forestry and Fisheries (DAFF) |
| Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)? | ✓ | | | DEA&DP |
| Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)?<br>(National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) /<br>National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) /<br>National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) /<br>National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) /<br>National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)<br>(strikethrough irrelevant) | ✓ | ✓<br>✓<br>✓<br>✓<br>✓ | | National Department of Environmental Affairs (DEA) & DEA&DP |
| Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)? | | ✓ | | National Department of Water & Sanitation (DWS) |
| Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)? | ✓ | | | South African Heritage Resources Agency (SAHRA) & Heritage |

| | | | | |
|---|---|---|---|---|
| | | | | Western Cape (HWC) |
| Will the proposal have an impact on any National or Provincial roads? | ✓ | | | National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW) |
| Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | ✓ | | National Department of Labour (DL) |
| Will the proposal affect any Eskom owned land and/or servitudes? | ✓ | | | Eskom |
| Will the proposal affect any Telkom owned land and/or servitudes? | | ✓ | | Telkom SA Ltd. |
| Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes? | | ✓ | | Transnet/PRASA |
| Is the property subject to a land / restitution claim(s)? | | ✓ | | National Department of Rural Development & Land Reform |
| Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature? | | ✓ | | SANParks / CapeNature |
| Is the property subject to any existing mineral rights? | | ✓ | | National Department of Mineral Resources |
| Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant) | | ✓ | | Western Cape Government Departments of Cultural Affairs & Sport, |

| | | | | |
|---|---|---|---|---|
| | | | | Education, Social Development, Health and Community Safety |
| Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table? | ✓ | | MRDPA | If yes, specify |

## SECTION D:

## SERVICE REQUIREMENTS

| DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES? | YES | NO | TO BE DETERMINED | OBTAIN COMMENT FROM: (list internal department) |
|---|---|---|---|---|
| Electricity supply: | | | | |
| Water supply: | | | | |
| Sewerage and waste water: | | | | |
| Stormwater: | | | see motivation report + annexure | |
| Road network: | | | | |
| Telecommunication services: | | | | |
| Other services required? Please specify. | | | | |
| Development charges: | | | ✓ | |

## PART D: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

**Information and documentation required in terms of section 38(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality**

Mr Wright indicated that app. can be submitted.

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

**Supporting information and documentation:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Y | N | N/A ✓ | Consolidation plan | Y | N ✓ | N/A | Land use plan / Zoning plan |
| Y | N | N/A ✓ | Street name and numbering plan | Y | N | N/A ✓ | 1 : 50 / 1:100 Flood line determination (plan / report) |
| Y | N | N/A ✓ | Landscaping / Tree plan | Y | N | N/A ✓ | Home Owners' Association consent |
| Y | N | N/A | Abutting owner's consent to be obtained | Y | N | N/A ✓ | Services Report or indication of all municipal services / registered servitudes |
| ✓ ✓ ✓ ✓ | N | N/A 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 | N | N/A ✓ | Copy of original approval and conditions of approval | Y | N | N/A ✓ | Proof of failure of Home owner's association |
| Y | N | N/A ✓ | Proof of lawful use right | Y ✓ | N | N/A | Any additional documents or information required as listed in the pre-application consultation form / minutes |
| Y | N ✓ | N/A | Required number of documentation copies | Y | N | N/A ✓ | Other (specify) |

## PART E: DISCUSSION

On 19.01.2026 Mr Wright indicated that the application can be submitted electronically and will be processed. The bondholders consent must however be provided during or immediately after the pre-application phase.

## PART F: SUMMARY / WAY FORWARD

| | | | |
|---|---|---|---|
| OFFICIAL: | _____ | PRE-APPLICANT: | Bernhard Rode |
| | (FULL NAME) | | (FULL NAME) |
| SIGNED: | _____ | SIGNED: | _____ |
| DATE: | _____ | DATE: | 23.01.2026 |