

Our ref: Planning Statement\_Doornhoek 1

Date: 12/05/2022

Doornhoek PV (Pty) Ltd  
101, Block A, West Quay Building  
7 West Quay Road  
Waterfront  
Cape Town  
8000

For attention: The Directors

- Per email -

## **LAND USE PLANNING STATEMENT: DOORNHOEK 1 ON A PORTION OF PORTION 18 OF FARM DOORNHOEK NO. 372, I.P., NORTH WEST 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 Solar PV Facility – Doornhoek 1 PV Facility (up to 115 MW) on a portion of Portion 18 of the Farm Doornhoek No. 372, I.P., North West Province.

The land use planning process involves the following:

- Application for amendment of the Klerksdorp Land Use Management Scheme, 2005, in terms of the City of Matlosana Draft Spatial Planning and Land Use Management By-law, 2016, read with the Spatial Planning and Land Use Management Act, Act 16 of 2013 by the **rezoning** of a portion of **Portion 18 of the Farm Doornhoek No. 372, I.P., North West** from **“Agricultural”** to **“Special”** to accommodate a renewable energy structure (Doornhoek 1 PV Facility) on the property, submitted to the City of Matlosana Municipality.

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 City of Matlosana 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**” in terms of the Klerksdorp Land Use Management Scheme, 2005. In order to allow for the development of a Renewable Energy Facility thereon, application for the amendment of the scheme by the rezoning of the applicable portion of the property from “**Agricultural**” to “**Special**” will have to be launched.
- The application 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 City of Matlosana Spatial Planning and Land Use Management By-law, 2016.
- 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).

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	City of Matlosana 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 62(1) of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016.
<b>5</b>	Follow the application through City of Matlosana 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**