

MUNICIPAL AREA:

UBUNTU AND BEAUFORT WEST LOCAL MUNICIPALITIES

PROJECT NAME:

201101 – TECHNICAL SPECIFICATION UPGRADES TO THE MODDERFONTEIN WIND ENERGY FACILITY, LOCATED IN THE BEAUFORT WEST REDZ - PART 2 AMENDMENT APPLICATION



APPLICANT:

WARREN PETTERSON PLANNING

ON BEHALF OF / FOR:

TERRA MANZI

DATE:

JUNE 2021

TERRA MANZI
5 Devon Air Close
Crofters Valley
Noordhoek
7975

June 2021

ATTENTION: TO WHOM IT MAY CONCERN

**201101 – TECHNICAL SPECIFICATION UPGRADES TO THE MODDERFONTEIN WIND ENERGY FACILITY, LOCATED IN
THE BEAUFORT WEST REDZ - PART 2 AMENDMENT APPLICATION**

Warren Petterson Planning was appointed by Terramanzi as Town Planning specialist to provide comment and input on the Technical Specification Upgrades to the Modderfontein Wind Energy Facility - Part 2 Amendment Application to form part of the EIA (Environmental Impact Assessment) amendment application.

Kindly find in this report:

- Brief motivation for the proposed development
- Relevant legislation & policies
- Locality & cadastral maps
- General town planning requirements
- Land use process
- Site boundary & site development plan
- Ownership confirmation i.t.o. deedsweb reports

The proposed Modderfontein WEF is located within an identified REDZ zone (Renewable Energy Development Zone) and is therefore in line with the provision of renewable energy as published in Government Notice No. 142, 144 and 145 in Government Gazette No. 44191.

Do not hesitate to contact our office should any additional information be required.

Yours faithfully



Andries du Plessis
Pr. Pln A/2511/2017
WARREN PETERSON PLANNING

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1. INTRODUCTION

Warren Petterson Planning was appointed by Terramanzi as Town Planning specialist to provide comment and input on the Technical Specification Upgrades to the Modderfontein Wind Energy Facility, located in the Beaufort West REDZ - Part 2 Amendment Application situated approximately 40km south east of Victoria West. Find attached confirmation of ownership (winded / deeds web reports).

The Technical Specification Upgrades to the Modderfontein Wind Energy Facility will be located on the following farms:

- Remainder of The Farm 228, Modderfontein
- Remainder of The Farm 1, Phaisant Kraal

It should be noted that the Modderfontein WEF stretches across two provinces, Norhtern Cape and Western Cape, two district municipalities, Central Karooand Pixley ka Seme district municipalities and two local municipalities being Ubuntu and Beaufort West local municipalities. The project is located within Ward 1 of the Beaufort West local municipality and Ward 3 of the Ubuntu local municipality.

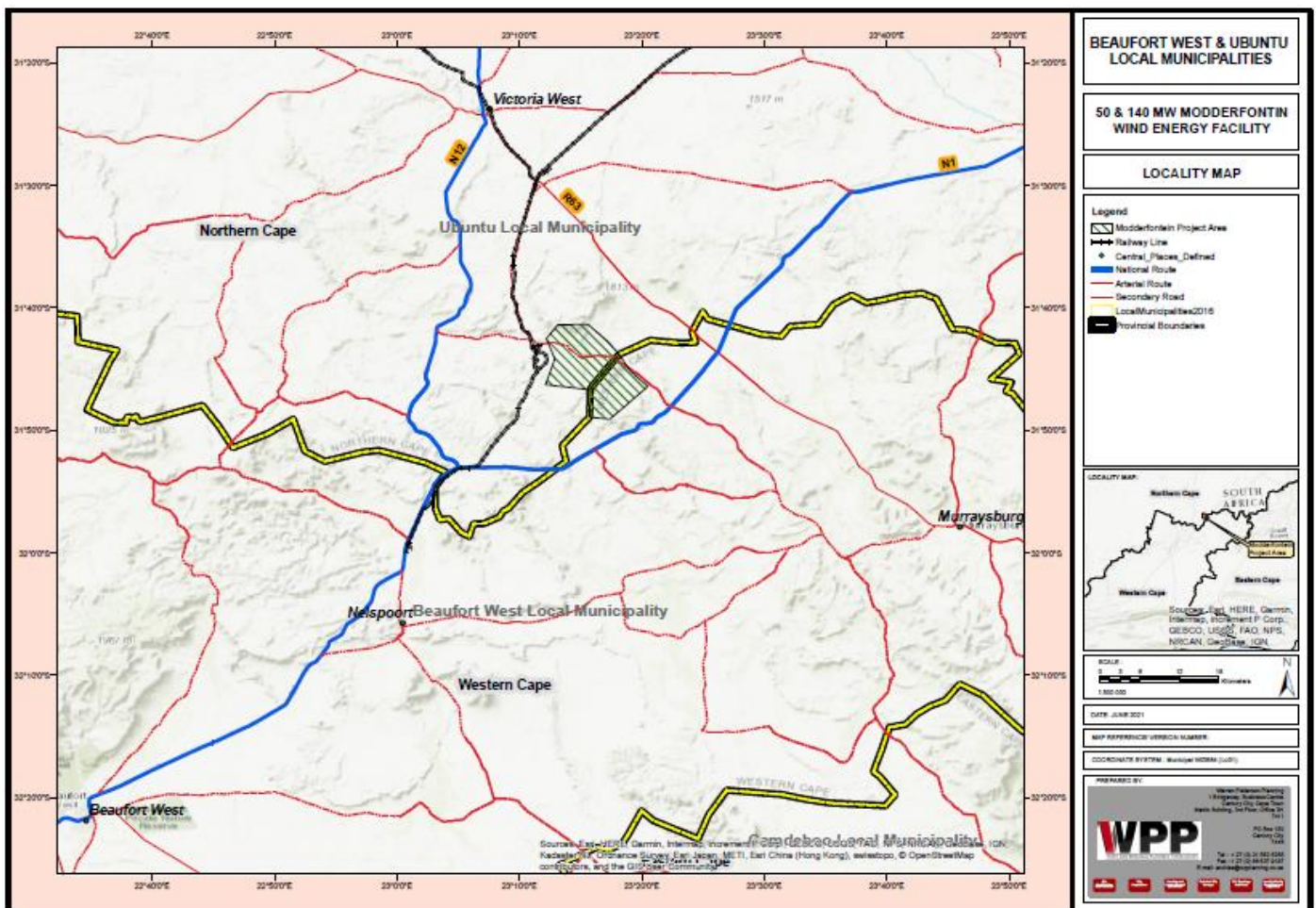
2. BACKGROUND

Developing countries like South Africa is dependent on a growing economy and the resources that are required to support such an economy. A reliable supply of electricity is such a resource and is key in any emerging economy. South Africa's current electricity crisis has resulted in both Government and the Private Sector initiatives to explore alternative energy resources. Renewable energy as an answer to address this crisis is promoted by Government through various policies and legal documents like the White Paper on Energy (1998), the White Paper on Renewable Energy (2003) and the South African Renewables Initiative (2010).

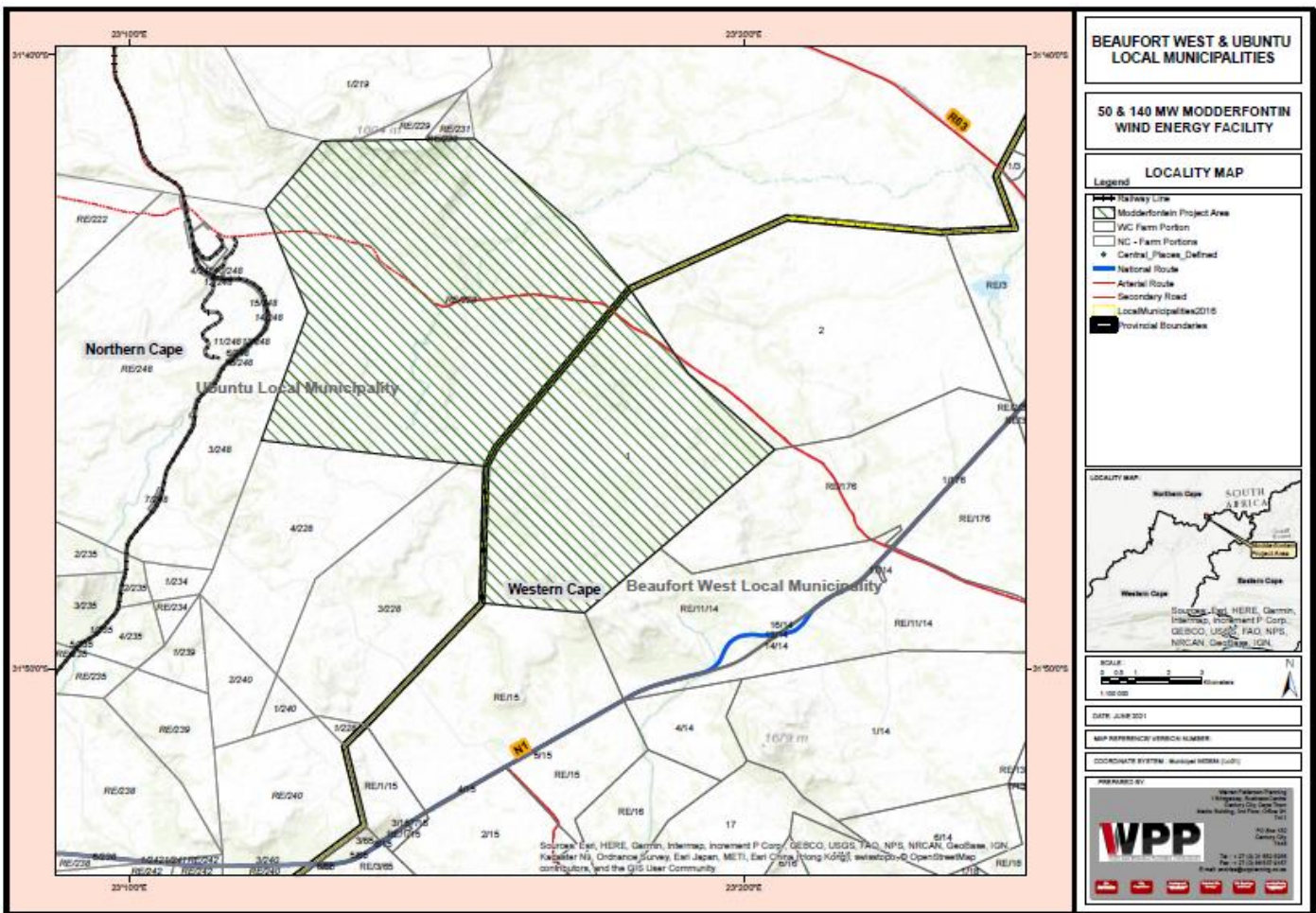
Wind farms are highly compatible with, and complementary of traditional farming activities, as wind farms: Have a minimal impact on existing land use because they have a small footprint (typically between 1% and 2% of land area hosting the turbines); Enable existing farming activities to continue with minimal impact. Furthermore, Wind farms even have the potential to compliment rural areas by creating unique landscapes if designed and placed appropriately.

3. LOCAL CONTEXT

The subject farms are zoned Agricultural in terms of their respective municipal zoning scheme by-laws. According to the scheme regulations, provision is made for a renewable energy facility as a consent use on land zoned Agricultural Zone. Refer to the map below for locality of the proposed WEF:



Map 3.1: Locality map



Map 3.2: Cadastral map

According to the extract below, a Renewable Energy Facility is permitted on land zoned Agricultural with Council's Consent. A land use application is therefore required in terms of the Ubuntu and Beaufort West Land Use Planning By-laws and Zoning Scheme Regulations. A 30m building line is applicable to all land zoned Agricultural.

1	2	3
Zoning	Primary use	Consent use
AGRICULTURAL ZONES		
Agricultural Zone I (AZI)		
<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>Primary use</p> <ul style="list-style-type: none"> • Agriculture 	<p>Consent uses</p> <ul style="list-style-type: none"> • Abattoir • Additional dwelling units • Agricultural industry (>2000m²) • Airfield • Animal care centre • Aqua-culture • Camping site • Farm shop • Farm grave yard • Freestanding base telecommunication station • Function venue • Guest house • Helicopter landing pad • Off-road trail • Plant nursery • Quarry • Renewable energy structure • Shooting range • Tourist facilities • Utility service

Table 1: Extract of zoning scheme

A consent use application to the local authority will be required in terms of the respective Municipal Land Use Planning By-Laws to allow for the proposed WEF. If any structures are to be placed within the 30m building line referred to above, an additional application for permanent departure will be included in the consent use application. It must be noted that the consent use application will only be finalised once the Environmental Authorisation is granted. Furthermore, it is advised that the consent use application be submitted only after the Environmental Authorization is granted as the layout and site development plan will be determined during this process after input from all the relevant specialists.

4. TOWN PLANNING / LAND USE APPLICATION PROCESS & REQUIREMENTS

The land use process comprises of the following phases:

- A Title Deed of each property in question needs to be obtained and analysed by a conveyancer in order to determine any development restrictions related to the property (conveyancer certificate). If any restrictions are found, an additional application needs to be submitted in order to remove/ amend said conditions.
- Once all of the abovementioned information is in hand, a pre-consultation meeting needs to be scheduled in order to discuss particulars of the application with the relevant council officials.
- An application may then be prepared by the applicant and submitted to the Beaufort West and Ubuntu Municipalities in which alignment / compliance with various policies and guidelines are assessed and proven. These policies and guidelines include, but are not limited to:
 - NDP (National Development Plan)
 - REDZ (Renewable Energy Development Zones)
 - SPLUMA (Spatial Planning and Land Use Management Act)
 - LUPA (Land Use Planning Act)
 - IDP (Integrated Development Plan)
 - SDF (Spatial Development Framework)
 - SAREM (South African Renewable Energy Masterplan)
- After submission, the application is circulated to all relevant departments for comments. Additional information with regard to the application may be requested at this stage. Previous approvals from various departmental organizations are usually a requirement upon submission of such a SPLUMA application. These departments include, but are not limited to:
 - DAFF (Department of Agriculture, Forestry & Fisheries)
 - DMR (Department of Mineral Resources)
 - DoE (Department of Energy)
 - Land Claims Commissioner
 - Eskom
 - DoT (Department of Transport)
 - DWS (Department of Water & Sanitation)
 - SLA (Service Level Agreement of relevant parties / authorities)
- An advertisement indicating the particulars of the application is placed in the local and regional newspaper, simultaneously notices will be served by means of registered mail to surrounding neighbours for comments. This is in order to fulfil the public participation process. The period for comments is usually 30 days.
- After this period, the applicant has a limited period in which response to comments can be made.
- Council Officials then have to make a final decision with regard to the outcome of the application and / or Municipal Planning Tribunal. Any decision taken by Council may be appealed, in which case the processes is prolonged and a final decision will be determined by a Municipal Planning Tribunal (MPT).

5. CONCLUSION

Developing countries like South Africa is dependent on a growing economy and the resources that are required to support such an economy. A reliable supply of electricity is such a resource and is key in any emerging economy. South Africa's current electricity crisis has resulted in both Government and the Private Sector initiatives to explore alternative energy resources. Renewable energy as an answer to address this crisis is promoted by Government through various policies and legal documents like the White Paper on Energy (1998), the White Paper on Renewable Energy (2003) and the South African Renewables Initiative (2010).

The proposed Modderfontein WEF is located within an identified REDZ zone (Renewable Energy Development Zone) and is therefore in line with the provision of renewable energy as published in Government Notice No. 142, 144 and 145 in Government Gazette No. 44191. Considering the preliminary investigation regarding town planning requirements as set out in this report, there are no aspects which will prohibit the development of the Moddefontein WEF. More detailed studies, title deed scrutiny and policy compliance / alignment will be required before any final decision / outcome can be reached.

Due to the locality and extent of the Modderfontein WEF, two separate land use applications will have to be submitted to the relevant local authorities.

Do not hesitate to contact us should any additional information be required.

Yours faithfully



Andries du Plessis

Pr. Pln A/2511/2017

WARREN PETTERSON PLANNING

Site Boundary

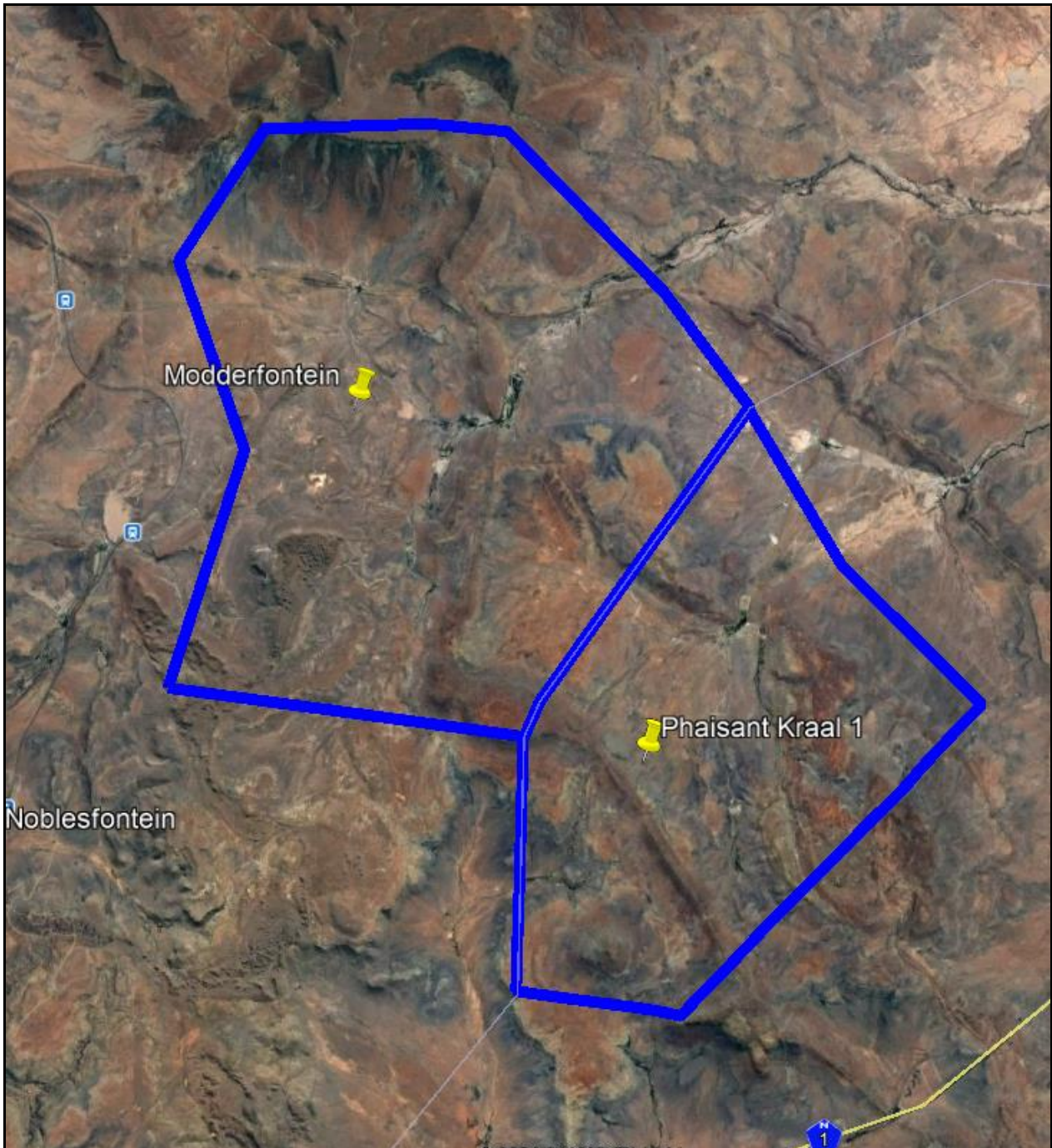


Figure 1: Site Boundary

Draft Development Layout

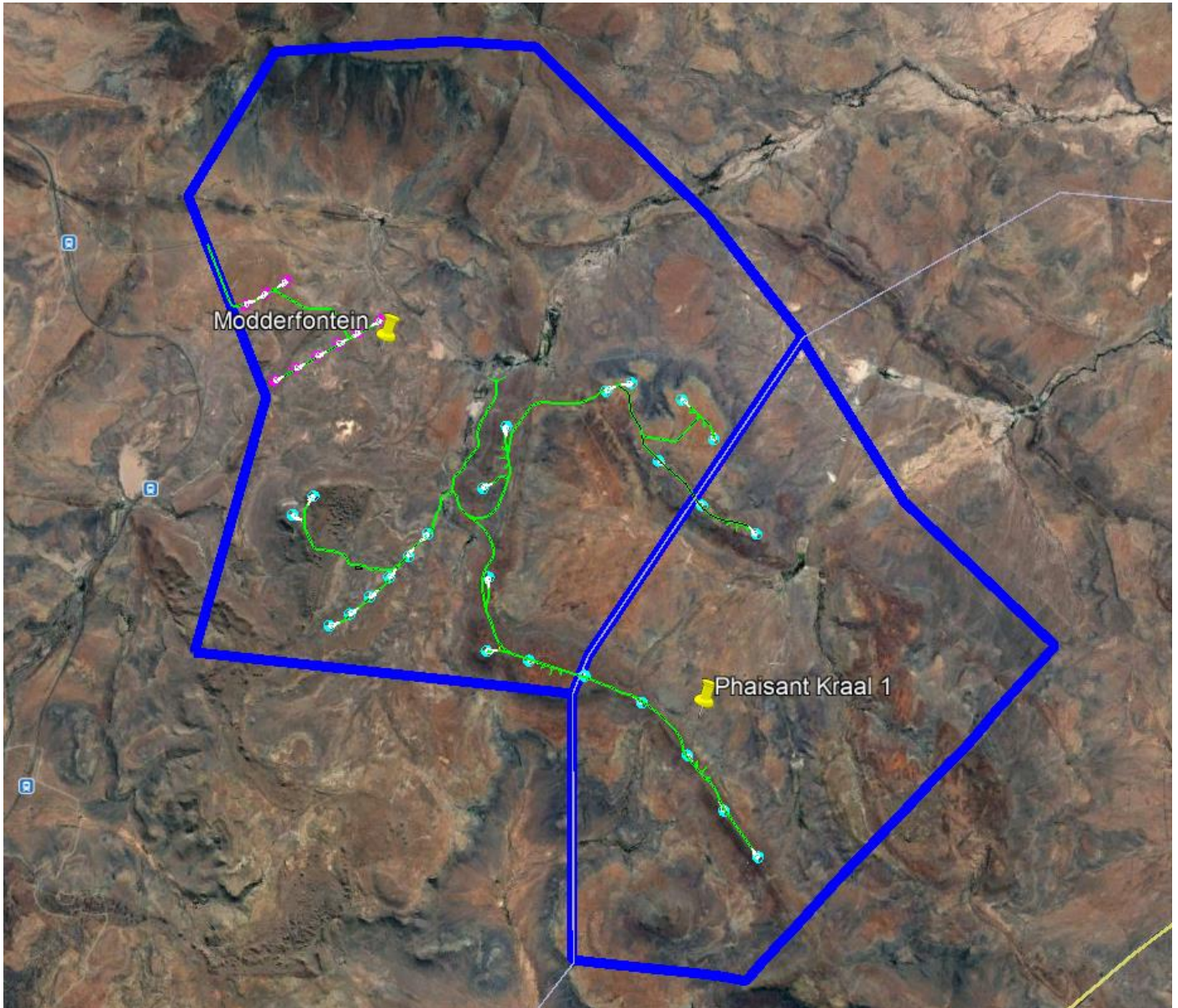


Figure 2: Site development plan



Property Report

Farm Enquiry

General Information

Date Requested	2021-06-17
Deed Office	Kimberly
Information Source	Deed Office

Property Details

Deeds registry	KIMBERLEY
Property type	FARM
Farm name	MODDERFONTEIN
Farm number	228
Portion	0 (REMAINING EXTENT)
Province	NORTHERN CAPE
Registration division/Administrative district	VICTORIA WEST RD
Local authority	UBUNTU MUNICIPALITY
Previous description	-
Diagram deed number	T668/2009
Extent	6649.2707 H
LPI Code	C08000000000022800000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T668/2009CTN	20090113	-	ESTATE

Owner Information

#	Document	Full name	Identity Number	Share
1	T668/2009CTN	MARATHON FAMILY TRUST	809/2002	-

Endorsements/Encumbrances

#	Endorsement	Holder	Amount (R)	Microfilm Reference
1	CONVERTED FROM CTN	-	-	-
2	FARM VW 228	-	-	-
3	PTN'S OF VW RD 228/1	-4	-	-

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
1	T12839/1976CTN	MARAIS HENDRIK SCHALK	-	-

Disclaimer:

The Office of the Chief Registrar of Deeds hereby confirms that, on the basis of information at the Deeds Office's disposal that the contents of this report accurately reflects property information held in our records. As per Deeds Registration process, this information is valid for seven (7) days.

Photocopies of this report are not valid.

This report is issued subject to costs as specified in the fee schedule. <http://deeds.drdir.gov.za/fees.php>.



Property Report

Farm Enquiry

General Information

Date Requested	2021-06-17
Deed Office	Cape Town
Information Source	Deed Office

Property Details

Deeds registry	CAPE TOWN
Property type	FARM
Farm name	PHAISANT KRAAL
Farm number	1
Portion	0
Province	WESTERN CAPE
Registration division/Administrative district	MURRAYSBURG RD
Local authority	KAMDEBOO DC
Previous description	-
Diagram deed number	GRQ5-28/1835
Extent	4925.0590 H
LPI Code	C05200000000000100000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T89444/1997	19970912	19970807	R400000.00

Owner Information

#	Document	Full name	Identity Number	Share
1	T89444/1997	MARAIS HENDRIK SCHALK	6705015103086	-

Endorsements/Encumbrances

#	Endorsement	Holder	Amount (R)	Microfilm Reference
1	B4681/2019	A B S A BANK LTD	R1000000.00	20190311 10:05:43
2	B5606/2012	A B S A BANK LTD	R2000000.00	20120410 09:38:45
3	K335/1989S	-	-	1989 0510 1198
4	K375/2005S	-	-	2005 1376 1637
5	FARM MU 1	-	-	1985 0052 1449

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
1	B71156/2001	-	-	2005 1376 1660
2	B58013/1997	MARAIS HENDRIK SCHALK	R400000.00	20090204 14:06:06
3	B48444/2005	-	-	20120410 09:44:09
4	B71882/2008	-	-	20120410 09:47:19
5	B15222/2010	-	-	20120410 09:48:23
6	T12839/1976	MARAIS HENDRIK SCHALK	-	20090225 14:16:43