



OFFICE OF THE MUNICIPAL MANAGER
BERGRIVIER MUNICIPALITY
P.O. BOX 60
PIKETBERG
7320

MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD ON THURSDAY, 28 JULY 2022 AT 10:30 AT THE MUNICIPAL OFFICES, PIKETBERG

PRESENT

Authorised Official (Manager: Planning and Environmental Management: W Wagener)

ACTION

AON001/07/2022

APPLICATION FOR REZONING, CONSENT USE, SUBDIVISION (LONG TERM LEASE AREAS) AND REGISTRATION OF SERVITUDES: PORTIONS OF PORTION 10 OF FARM RIETFONTEIN NO. 184, DIVISION, PIKETBERG

Farm 184

RESOLUTION: APPROVED CONDITIONALLY

1. That the applications made in terms of section 15 of Bergrivier Municipality By-Law on Municipal Land Use Planning for the following respectively:
 - a. Rezoning of a Portion (±19 hectare in extent) of Portion 10 of Farm Rietfontein No. 184, division Piketberg from Industrial Zone 4 to Agriculture Zone 1 in order to apply for consent use to allow the erection of a renewable energy structure;
 - b. Consent use in order to allow the erection of a renewable energy structure (photovoltaic arrays and associated infrastructure) on the rezoned portion of ±19hectare in extent;
 - c. Subdivision in order to register long term lease areas of 25 years on Portions of Portion 10 of Farm Rietfontein No. 184, division Piketberg (±158,2443 hectare in extent) namely: lease area 1 for the renewable energy structure (±19 hectare in extent) and lease area 2 for agricultural purposes (±70.5 hectare in extent);
 - d. Subdivision in order to allow the registration of a 22m wide services servitude over Portions of Portions 45, 35, 13 respectively of Farm Rietfontein No. 184, division Piketberg for the installation of electrical power lines to the existing substation on Portion 32 of Farm Rietfontein No. 184, division Piketberg;

**TOWN AND REGIONAL
PLANNER: EAST
(KEENIN ABRAHAMS)**

BE APPROVED in terms of Section 60 of Bergrivier Municipality By-Law on Municipal Land Use Planning, subject to the following conditions:

- i. The renewable energy structure (photovoltaic arrays and associated infrastructure) must comply with the development parameters of the zoning scheme by-law;
- ii. Compliance with the conditions of the Environmental Authorisation, dated 25 April 2022, referenced 16/3/3/1/F1/11/3055/21;
- iii. Requirements regarding electricity connection to the existing electricity substation and/or electricity requirement during construction, must be applied for at ESKOM;
- iv. Building plans must be submitted for consideration in terms



of the National Building Regulations and Building Standards Act, 1977 (as amended); and

- v. The long term lease areas be registered at the Surveyor General and in Deed of Transfer of the property.

REASONS FOR RESOLUTION

The proposed application will support current norms and directives as envisioned in terms of various levels of spatial planning policy (National Development Plan 2030, Provincial SDF, West Coast District SDF 2020 and Bergrivier Municipality SDF 219-2024). The proposed renewable energy structure, will not result in exclusion, but rather create alternative energy solutions with employment opportunities.

The proposed development will have no impact on agricultural resources, as the land has been previously rezoned for mining purposes in 2012, if the renewal energy infrastructure falls into disuse the area can be used for agricultural purposes. The Department of Agriculture does not object to the application. Environmental Authorization was conditionally granted by the Department of Environmental Affairs and Development Planning, relevant aspects of environmental concern has therefore been addressed by the competent authority for environmental resources. The environmentally sensitive area has been excluded from the development (applicant submitted an amended site plan).

Existing access will be obtained via a registered divisional road From the N7. During operation the plant will supply itself with electricity and when not generating, it will use electricity from the 11kV grid connection fed from PPC. The proposed renewable energy structure will make use of existing infrastructure and natural resources. The application is considered consistent with Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) in terms of the aforesaid.

National Development Plan 2030

The policy context and vision directives of the National development Plan 2030 in terms of sustainable development agenda also states that renewable energy shifts the focus on sustainable energy, stressing that appropriate policies need to be followed to ensure adequate energy is supplied, in order to meet developmental challenges such as decent jobs, security, climate food production or increasing incomes, access to energy for all communities is essential. The application will contribute to aforesaid policy directives.

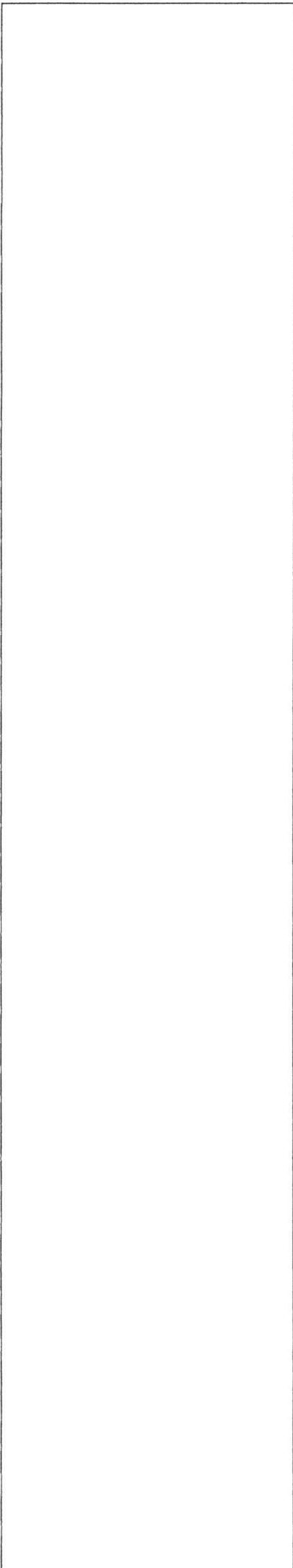
The proposed development is consistent with the Provincial Spatial Development Framework (PSDF), for the following reasons:

The PSDF encourages the delivery of renewable energy sources; and

Job creation is highlighted as a priority, and this proposed development would provide socio-economic opportunities through the provision of temporary employment during construction phase and further permanent employment once the development is completed.

West Coast District Spatial Development Framework, 2020

One of the key proposal is that Renewable energy sources (wind, solar,





etc.) should be established to support and enhance the electricity capacity in the West Coast District. The application is consistent with the West Coast District Spatial Development Framework 2020.

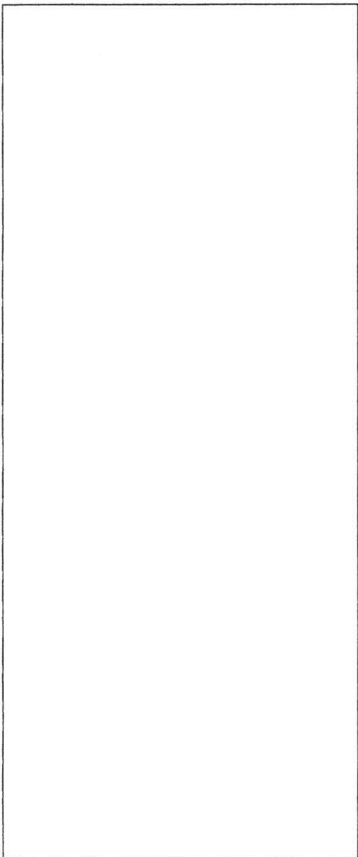
Bergrivier Municipality Spatial Development Framework 2019-2024

Bergrivier Municipality Spatial Development Framework 2019-2024 recognizes the Western Cape Infrastructure framework, 2013 directives that proposes a transition for energy to promote the development of renewable energy plants in the Province and associated manufacturing capabilities. The application does promote renewable energy plants and is consistent with the MSDF 2019-2024 and the Western Cape Infrastructure Framework, 2013.

The renewable energy structure does not impact on Municipal engineering services. No objections were received from surrounding property owners or general public. The ward councillor supports the application under consideration.

The development parameters as provided in the zoning scheme by-law for renewable energy structure are imposed as conditions.

The application is considered desirable from a planning perspective in terms of the aforesaid and can be supported from a planning perspective subject to conditions.



EVALUATION COMPLETED AT 10:50

CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS



AUTHORISED OFFICIAL



DATE