

Our ref: Planning Statement_Verbena PV

Date: 19/07/2022

Verbena 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: VERBENA PV ON PORTION OF PORTIONS 2, 3 AND 4 OF THE FARM HOUTHAALBOOMEN 31, 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 – **Verbena PV Facility** (up to 120 MW) on a portion of Portions 2, 3 and 4 of the Farm Houthaalboomen No. 31, I.P., North West Province.

The land use planning process involves the following:

- Application for **consent use** as per the Ditsobotla Land Use Scheme 2020, in terms of The Ditsobotla By-Law on Spatial Planning and Land Use, 2017, read with the Spatial Planning and Land Use Management Act, Act 16 of 2013 to accommodate a renewable energy structure (**Verbena PV Facility**) on the properties, submitted to the Ditsobotla Local 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 Ditsobotla 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"** in terms of the Ditsobotla Land Use Scheme, 2020. In order to allow for the development of a Renewable Energy Facility thereon, application for the **consent use** 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 Ditsobotla By-law on Spatial Planning and Land Use Management By-law, 2017.
- 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.

The scheme further defines “**Renewable Energy Structure**” as follows: *Any wind turbine or solar photovoltaic apparatus, or grouping thereof, which captures and converts wind or solar radiation into energy for commercial gain irrespective of whether it feeds onto an electricity grid or not, and includes any appurtenant structure or any test facility or structure which may lead to the generation of energy on a commercial basis*

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 Land Reform & Rural Development (DALRRD).

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

Task	Detail	Outcome
1	Pre application information gathering (Application requirements)	All the documentation is available and signed off by client and other professionals.
2	Compilation of applications	Application ready for submission
3	Submission of applications	Ditsobotla Municipality confirms that a complete and compliant application has been submitted
4	Statutory requirements of the applications	Successful in complying with all requirements in terms of Section 80 of the Ditsobotla By-law on Spatial Planning and Land Use Management By-law, 2017
5	Follow the application through Ditsobotla Municipality	To ensure that all relevant departments commended on application.
6	Approval application	That positive approvals are granted
7	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 as well as various other departmental approvals or support letters 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