



File ref: 15/3/10-15/Farm\_412, 413, 414, 416, 424

Enquiries:  
A. de Jager

12 Mei 2026

Hartebees Windfarm (Pty.) Ltd.  
Company Registration No: 2012/078345/07  
20<sup>th</sup> Floor: The Halyard  
4 Christiaan Barnard Street  
Foreshore  
CAPE TOWN  
8001

e-mail: [bbeyers@sturdee-energy.com](mailto:bbeyers@sturdee-energy.com)

Dear Sir/Madam

**PROPOSED NEW DEPARTURES AND AMENDMENT OF CONDITIONS OF APPROVAL REGARDING THE CONSENT USE ON THE FARM HANEKOMSHOOP, NO. 1272 (CONSOLIDATION OF THE REMAINDER OF PORTION 17 OF FARM ZWARTFONTEIN, NO. 414, REMAINDER OF PORTION 3 OF FARM ZWARTFONTEIN, NO. 416, PORTION 7 OF FARM ZWARTFONTEIN, NO. 416), PORTION 23 OF FARM ZWARTFONTEIN, NO. 414, THE REMAINDER OF PORTION 11 OF FARM ZWARTFONTEIN, NO. 414, THE REMAINDER OF PORTION 13 OF FARM ZWARTFONTEIN, NO. 414, PORTION 9 OF FARM BIESJESFONTEIN, NO. 413, PORTION 1 OF FARM TONTELBERG, NO 424, PORTION 6 OF FARM HARTEBEEFONTEIN, NO 412, REMAINDER OF PORTION 2 OF FARM HARTEBEEFONTEIN, NO. 412, DIVISION MALMESBURY**

Your application, with reference number 20390, dated 10 September 2025, on behalf of the various land owners, refers.

**A.** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the departure from development parameters on Portion 13 of farm Zwartfontein, no. 414 and Portion 9 of farm Biesjesfontein, no. 413, to establish wind turbines on the subject properties, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The maximum height of 200m for each wind turbine in Phase 1 (T11, T13, T14, T15, T16, T17, T18 & T19) be departed from and increased to a maximum height of 216m, measured from the mean ground level of each structure to the tip of the vertically extended blade;
- b) The setback distance, calculated as 1,5 times the overall height of a turbine, be departed from and reduced to 1 time the overall height, applicable to only to T13 and T14;

**B.** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of conditions of approval pertaining to the consent use on the subject properties, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

## 1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition A1(a) contained in approval letter 15/3/10-15/Farm\_412, 413, 414, 416, 424, dated 14 June 2018, to read as follows:

"...a total of 18 renewable energy structures (wind turbines) and ancillary infrastructure be developed on the various properties, as presented in the application and including but not limited to:..."

- b) Condition A1(a)(i) contained in approval letter 15/3/10-15/Farm\_412, 413, 414, 416, 424, dated 14 June 2018, to read as follows:

"... - Phase 1, comprised of wind turbines T11, T13, T14, T15, T16, T17, T18, T19, in accordance with Phase 1 Plan 20390, dated 28 August 2025, presented in the application and

- Phase 2 to include the remaining 10 wind turbines at a later stage..."

- c) Condition A1(b) contained in approval letter 15/3/10-15/Farm\_412, 413, 414, 416, 424, dated 14 June 2018, to read as follows:

"...The maximum height of each of the wind turbines be limited to 216m, measured from the natural ground level to the tip of the vertically extended blade..."

- d) Condition A1(d) contained in approval letter 15/3/10-15/Farm\_412, 413, 414, 416, 424, dated 14 June 2018, to read as follows:

"...A buffer zone be created around each wind turbine, the radius of which to be:

- A distance equal to the maximum height of each wind turbine (216m), applicable only to turbines T13 and T14;
- A distance equal to 1,5 times the maximum height of each wind turbine (324m), applicable to turbines T11, T15, T16, T17, T18, T19..."

## 2. GENERAL

- a) The approval of amendments does not exempt the owners/developers from compliance with all legislation applicable to the approved land use;
- b) All other conditions of approval contained in approval letter 15/3/10-15/Farm\_412, 413, 414, 416, 424, dated 14 June 2018, remain applicable;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Management  
Ad/ds

Copies:

*Department: Financial Services*

*Department: Civil Engineering Services*

*Building Control Officer*

*Kleindrif Boedery Pty Ltd, P.O. Box 228, Moorreesburg, 7310*

*Pool Familie Trust, P.O. Box 295, Moorreesburg, 7310*

*Klipheuwel Trust, Klipheuwel, P.O. Box 320, Moorreesburg, 7310*

*Engcar Plase Pty Ltd, Hartebeesfontein, P.O. Box 228, Moorreesburg, 7310*

*Willemsrivier Trust, La Estancia 6, Somerset-Wes, 7130, [nkotze@sun.ac.za](mailto:nkotze@sun.ac.za)*

*R. Ramsaru, sivist SA (Pty.) Ltd., P.O. Box 1899, Umhlanga, 4320*

*reenar@sivist.com*