



KWAZULU-NATAL PROVINCE

ECONOMIC DEVELOPMENT, TOURISM
AND ENVIRONMENTAL AFFAIRS
REPUBLIC OF SOUTH AFRICA

DIRECTORATE:

ENVIRONMENTAL SERVICES

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PRE- APPLICATION FORM

Project name: The proposed establishment of a renewable PV energy generation plant for an electric vehicle and truck recharge facility on Portion 11 of the Farm Kop Leegte No. 1154, Registration Division GS, near Winterton, Okhahlamba Local Municipality, KwaZulu-Natal. The proposed site is located off the N3, at the N3 and Winter/Colenso interchange (207), approximately 15 km east of Winterton.

TITLE	N3 Electric Highway Co. N3 - Kopleegte Recharging Station
VENUE	Portion 11 of the Farm Kop Leegte No. 1154
DATE	17 September 2024 & 13 August 2026
TIME	12h00 / 10h00
Attach EAPASA Registrations	Appendix A1 - EAPASA EAP Certificate 2021/3287 – C Geyser Appendix A2 - EAPASA EAP Certificate 2023/7929 – B Gilfillan

NAME & SURNAME	ORGANIZATION	CONTACT DETAILS	EMAIL ADDRESS
Clinton Geyser	EnviroAfrica	021 851 1616	clinton@enviroafrica.co.za
Bianca Gilfillan	EnviroAfrica	021 851 1616	bianca@enviroafrica.co.za
Anton Beukes	Zero Carbon Logistics	082 824 3705	anton@charge.co.za
Yonela Ngiba	EDTEA	076 943 9050	Yonela.ngiba@kznedtea.gov.za
Onwabile Ndzumo	EDTEA	060 969 4044	Onwabile.ndzumo@kznedtea.gov.za
Zinhle Ntshingila	EDTEA	076 943 4183	Zinhle.ntshingila@kznedtea.gov.za

DIRECTIONS TO SITE	From Winterton to the proposed site: Head east on Springfield Rd/R74 toward Church St Continue to follow R74 Turn left to merge onto N3 Take exit 207 Site is next to the 207 exit 28°46'44.7"S 29°40'30.7"E
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ITEM	DISCUSSION NOTES
1.	<u>Project description:</u> It is proposed that a solar photovoltaic (PV) plant, connected to an electric truck charging facility with a battery energy storage system, overnight parking, wash bay, lounge area with a kitchen, ablution facilities, shop and offices, including associated infrastructure, be developed on Portion 11 of the Farm Kop Leege No. 1154, Registration Division GS, near Winterton. The solar PV plant will be connected to the electric truck charging facility via a distribution line with a capacity of approximately 33 kV. An area of approximately 80 ha will be considered and assessed. The proposed site is located off the N3, at the N3 and Winter/Colenso interchange (207), approximately 15 km east of Winterton. Site coordinates (approximate central point): 28°46'52.17"S; 29°40'26.68"E <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> <i>The project description and revised Site Development Plan (SDP) were discussed. It was confirmed that the proposed development footprint has been reduced from approximately 42.7 ha to approximately 29.06 ha.</i> <i>The revised development will comprise a solar PV facility with an installed capacity of approximately 33.59 MWp, connected to the electric truck charging facility via an approximately 33 kV distribution line. The development will include battery energy storage and associated electrical infrastructure.</i> <i>The truck charging component will include charging stations, day and overnight truck parking, a truck wash area, tyre repair and fitment facilities, a farmstall with a manager's office, ablution facilities, water and sewer treatment infrastructure, stormwater management infrastructure, internal access and circulation roads, and associated infrastructure.</i> <i>The revised SDP provides for a total development area of approximately 29.06 ha, comprising approximately 24.86 ha of solar PV arrays and a 4.2 ha truck charging and associated infrastructure area. The broader area originally considered and assessed for the project was approximately 65 ha.</i> <i>The Applicant explained that the original development extended across both sides of the N3. Following further consideration of comments received during the previous public participation process, the proposed solar development on one side of the N3 was removed and the development was consolidated on one side of the N3. Difficulties associated with obtaining the necessary right of way to transfer electricity across the N3 also contributed to the decision to remove this portion of the development. The Applicant confirmed that the reduced solar area would reduce the amount of solar energy available for truck charging but would not change the overall purpose of the development.</i> <i>The Department advised that the project description must be updated to reflect the revised development footprint and layout.</i> <i>It was further explained that the position of the truck charging facility may still be relocated within the same overall development footprint, subject to the final requirements of the relevant Roads/Transport authority. Concerns had been raised regarding the proximity of the proposed access points, and the Applicant was awaiting formal confirmation from the Roads authority. Should the truck charging area be relocated, the solar arrays would be rearranged accordingly, without increasing the overall development footprint.</i>



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	The existing memorial located within the development area will be retained and will not be disturbed. <u>Change:</u> The development footprint has been reduced from approximately 42.7 ha to approximately 29.06 ha, and the development has been consolidated on one side of the N3. <u>Reasons for amendment:</u> 1. During the previous public participation process, concerns were raised by representatives of the bird sanctuary/bird reserve located to the north of the proposed development regarding the proposed development on that side of the N3. In response to these concerns, the Applicant decided to remove the proposed solar PV development from that portion of the property. 2. The Applicant also experienced difficulties in obtaining the necessary right of way across the N3 to transfer electricity from the solar PV infrastructure previously proposed on the opposite side of the highway to the truck charging facility. This further contributed to the decision to discontinue development on that portion of the property. 3. Consequently, the development has been consolidated on one side of the N3, resulting in a reduction of the overall development footprint from approximately 42.7 ha to approximately 29.06 ha and a corresponding reduction in the solar PV area and available generation capacity. 4. The position of the truck charging facility may still be adjusted within the same overall development footprint, subject to the final requirements of the relevant Roads/Transport authority. Any such adjustment would involve rearrangement of the solar PV arrays and would not increase the overall development footprint.
2.	<u>Current land use on proposed development site:</u> The proposed development site is composed of cultivated areas, natural grassland, and old fallow lands, with some sparse wooded areas, characteristic of Kwa-Zulu-Natal Highland Thornveld. <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> The current land use information was reviewed during the meeting and no material changes were identified. The Department indicated that the existing information could remain, subject to updating the project description and revised development footprint.
3.	<u>Sensitive environmental features on and within close proximity of the proposed site:</u> According to the DFFE Screening Tool report, the following Environmental Sensitivities were identified: Agriculture Theme - high sensitivity; Animal Species Theme - high sensitivity; Aquatic Biodiversity Theme - very high sensitivity; Avian Theme - very high sensitivity; Landscape (Solar) Theme - very high sensitivity; Palaeontology Theme - very high sensitivity <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> The DFFE Screening Tool Report and identified environmental sensitivities were revisited. It was confirmed that no changes to the identified screening tool sensitivities were required as a result of the revised layout.



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	<i>The broader area originally assessed by the specialists was approximately 65 ha. The specialist investigations were therefore undertaken over a larger area than the current proposed development footprint, with the assessment process subsequently used to refine the development area and identify environmental sensitivities and no-go areas. The environmental assessment will now focus on the revised development footprint.</i>



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4.

Listed activities identified and applicability to the proposed project:

Listed Activity	Applicability to the development
LA 11 GN R327	The distribution cable will have a capacity of approximately 33 kilovolts.
LA 12 GN R327	The proposed development's structures will have a cumulative footprint of 100 square metres or more and may be constructed within 32 meters of a watercourse.
LA 19 GN R327	The proposed development's structures will have a cumulative footprint of 100 square metres or more and may be constructed within 32 meters of a watercourse. Excavations, removal or moving of material of more than 10 cubic metres from a watercourse could take place during construction.
LA 24 GN R327	The proposed development will possibly have roads wider than 8 m to accommodate the trucks and to mitigate traffic to and from the charging facility.
LA 28 GN R327	The property is zoned agriculture and the proposed development will have a development footprint of approximately 80 ha. The total land to be developed is greater than 1 ha.
LA 1 GN R325	The proposed development will have generation capacity greater than 20 MW.
LA 15 GN R325	The proposed development will have a development footprint of approximately 80 ha and will require more than 20 ha of indigenous vegetation to be cleared.
LA 12 GN R324	More than 300 m ² of indigenous vegetation will be cleared; and the proposed development may be within 100 m of a watercourse as identified on site; and the proposed development site falls outside an urban area.
LA 14 GN R324	The proposed development's structures with a footprint exceeding 10 square metres or more and may be constructed within 32 meters of a watercourse.

UPDATE – Pre-Application Meeting: 13 August 2026

The listed activities were revisited during the meeting. The full listed activity descriptions applicable to the proposed development are provided below.

Listed Activity	Full Listed Activity Description
LA 11 – GN R327 (Listing Notice 1)	The development of facilities or infrastructure for the transmission and distribution of electricity— (i) outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more; excluding the development of bypass infrastructure for the transmission and distribution of electricity where such bypass infrastructure is— (a) temporarily



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		required to allow for maintenance of existing infrastructure; (b) 2 kilometres or shorter in length; (c) within an existing transmission line servitude; and (d) will be removed within 18 months of the commencement of development.
	LA 12 – GN R327 (Listing Notice 1)	The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.
	LA 19 – GN R327 (Listing Notice 1)	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse.
	LA 24 – GN R327 (Listing Notice 1)	The development of a road— (i) for which an environmental authorisation was obtained for the route determination in terms of Activity 5 in Government Notice 387 of 2006 or Activity 18 in Government Notice 545 of 2010; or (ii) with a reserve wider than 13.5 metres, or where no reserve exists where the road is wider than 8 metres.
	LA 28 – GN R327 (Listing Notice 1)	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development— (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare.
	LA 1 – GN R325 (Listing Notice 2)	The development of facilities or infrastructure for the generation of electricity from a renewable resource where the electricity output is 20 megawatts or more , excluding where such development of facilities or infrastructure is for photovoltaic installations and occurs— (a) within an urban area; or (b) on existing infrastructure.
	LA 15 – GN R325 (Listing Notice 2)	The clearance of an area of 20 hectares or more of indigenous vegetation , excluding where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.
	LA 12 – GN R324 (Listing Notice 3)	The clearance of an area of 300 square metres or more of indigenous vegetation , except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. KwaZulu-Natal: d(v)(aa) – Outside urban areas: Within areas of indigenous vegetation.
	LA 14 – GN R324 (Listing Notice 3)	The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse. KwaZulu-Natal: d(xiii)(cc) – Outside urban areas: Areas within a watercourse or wetland; or within 100 metres from the edge of a watercourse or wetland.



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The listed activities previously identified for the development were reviewed. It was agreed that the reduction and refinement of the development footprint do not materially change the listed activities identified for the application, although the applicability descriptions must be updated to reflect the revised project description and development footprint.

The Department specifically requested that the relevant KwaZulu-Natal geographical trigger applicable to the Listing Notice 3 indigenous vegetation clearance activity be clearly specified in the updated documentation.



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5.	<u>Specialist studies (accompanied by conclusive recommendations):</u> ○ Biodiversity Assessment ○ Freshwater Assessment ○ Heritage Impact Assessment ○ Socio-economic Impact Assessment ○ Visual Impact Assessment ○ Agricultural Potential Assessment ○ Avifauna Impact Assessment These specialist studies have been conducted, and some have been completed. The findings of some of the studies have already been included in the pre-application Scoping report; however, the studies will be finalised, and the findings included during the EIA phase. <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> <i>The previously identified specialist studies remain applicable to the proposed development. It was confirmed that most of the specialist assessments were completed during 2024. The remaining assessments are being finalised and the specialist information will be incorporated into the environmental assessment documentation.</i> <i>It was also confirmed that the specialist assessments originally considered the broader approximately 65 ha assessment area, while the proposed development footprint has subsequently been substantially reduced.</i> <i>The Department queried whether the proposed solar panels would be fixed or tracking/tilting panels. The Applicant confirmed that the solar panels would be fixed installations.</i> <i>Potential glare towards motorists on the N3 was also discussed. It was confirmed that a glare assessment has been undertaken and that the orientation of the panels and elevation difference between the development and the road would prevent unacceptable glare impacts on road users. The relevant project documentation must be updated accordingly.</i>
6.	<u>Public participation (stakeholders identified, proof of engagement):</u> An initial round of public participation was held in November 2023. A newspaper advert and site notices were placed, and landowner consultations were conducted. The pre-application public participation is scheduled to start in November 2024. The following is noteworthy: ○ Public participation documentation (newspaper adverts and site notices) is also conducted in isiZulu. Where stakeholder consultation is preferred in isiZulu, EnviroAfrica is committed to accommodating this preference as far as reasonably possible. ○ During the pre-application round of public participation, neighbouring landowners will be identified and included in the process. Additionally, the department will be provided with a farm map that includes details of the landowners. ○ If necessary, small meetings will be conducted with Interested and Affected Parties (I&APs) as part of the process. <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> <i>EnviroAfrica confirmed that a new pre-application public participation process would be undertaken for the revised project. This will include newspaper advertisements and site notices, with the public participation material being provided in English and isiZulu.</i> <i>The Department agreed with the proposed approach.</i>



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The existing I&AP database will be reviewed and updated to ensure that all landowners, authorities, organs of state and other stakeholders are current and relevant. Where officials or representatives have changed since the previous process, the database will be updated accordingly.

The Department subsequently advised that the updated/current I&AP database should be used for the new public participation process, thereby ensuring that the relevant current stakeholders are afforded an opportunity to comment on the revised proposal.



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Key elements of discussion (main concerns):

N3 Electric Highway – Kopleegte Solar Recharge Facility Meeting Minutes

Meeting with KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

Pre-Application Meeting, 17 September 2024.

Attendance:

- Yonela Ngiba (EDTEA) - YN
- Onwabile Ndzumo (EDTEA) – ON
- Zinhle Ntshingila (EDTEA) - ZN
- Anton Beukes (Zero Carbon Logistics) - AB
- Bernard de Witt (EnviroAfrica) - BW
- Clinton Geyser (EnviroAfrica) - CG

Introductions to the proposed project and overview of the overall project were provided by AB, BW and CG. General overview of the site was given, as well as what tasks have been conducted already, including specialist screening of the site and compilation of an environmental sensitivities map.

A brief discussion on the DFFE Screening Tool Report and the specialists appointed for the application was discussed. This included terrestrial biodiversity, freshwater, heritage, visual impact, socio-economic impact, avifauna and agriculture.

The Public Participation conducted so far was also discussed.

AB and BW confirmed that the project has been discussed with the local and district municipalities in a meeting held earlier in the year. EDTEA requested that the attendance register be provided to them.

A brief overview of the meeting held with Shawn Janneker, including confirmation that Dominic Wieners of Ezemvelo KZN Wildlife is included as an I&AP.

Discussion regarding whether the National Department (DFFE) were the Competent Authority (CA) was had. It was confirmed that this was discussed with DFFE at the beginning of the planning process, but according to DFFE, the relevant provincial department would be the CA. In this case, EDTEA.

Questions were asked regarding services, including sewer and water. It was confirmed that at this stage, the development would not be connected to the municipal services. Details on the services would be included in a services engineering report to be included in the Scoping and/or Environmental Impact Report.

EDTEA had questions about alternative sites, and that this needs to be addressed in the Application process.

EDTEA requested that all aspects of the development, such as details on the security office, be included in the project description. Questions were also raised whether there would be any overnight sleeping facilities. AB confirmed that there



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would not be, but there would be ablution facilities, and the facility would allow for overnight parking.

EDTEA enquired about a Traffic Impact Assessment and if this was going to be conducted. It was confirmed that a TIA was being conducted under the planning applications and the findings will be included in the EIR.

The powerlines and telephone lines that cross the site were also questioned by EDTEA.

These will need to be surveyed and addressed in the Site Development Plan and service report. EDTEA confirmed that 1 x Hard Copy of each report will need to be submitted to the Department for comment, and that 1 x Hard Copy and 1 x Soft Copy of the Final EIR for decision to be submitted to the Department.

Pre-Application Meeting – 13 August 2026

The previous pre-application meeting minutes dated 17 September 2024 were reviewed. It was noted that the previous minutes had not been formally signed. The Department indicated that this was not problematic and requested that the previous minutes be reviewed and updated with the matters discussed during the current meeting.

The competent authority was discussed again. Reference was made to previous communication and discussions with the National Department regarding whether the National or Provincial Department would be the competent authority. The previous understanding that the Provincial Department would be the competent authority for the application was noted.

The revised development layout was presented. The development footprint has been reduced from approximately 42.7 ha to just under 30 ha, with the development now consolidated on one side of the N3. The Applicant explained the reasons for removing the development on the opposite side of the highway, including comments received through the previous public participation process and difficulties associated with obtaining the necessary right of way across the N3.

The Department confirmed that the project description must be updated to reflect these changes.

The Applicant advised that discussions are ongoing with the relevant Roads/Transport authority regarding the proposed access arrangements. Depending on the outcome, the truck charging facility may be repositioned within the development area. Any such change would occur within the same overall development footprint and would involve rearrangement of the solar arrays rather than an expansion of the development.

The existing memorial within the development area was discussed and will remain in situ and will not be disturbed.

The Department confirmed that the existing land-use information and screening tool sensitivities remained applicable. The listed activities were also reviewed and were generally considered to remain applicable, although the descriptions must be updated to correspond with the revised footprint. The Department specifically requested that the applicable Listing Notice 3 geographical trigger be included.



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	<i>The specialist studies previously identified remain applicable. Most were completed during 2024. It was noted that the specialist assessments considered the broader original assessment area of approximately 65 ha, whereas the current development footprint is considerably smaller.</i> <i>The previous requirement for a Traffic Impact Assessment (TIA) was revisited. EnviroAfrica confirmed that the TIA has subsequently been undertaken and will be incorporated into the environmental assessment documentation.</i> <i>The previous concern regarding powerlines and telephone lines crossing the development area was also revisited. It was confirmed that these had been surveyed. However, because the development is no longer proposed on the other side of the N3, the infrastructure previously affecting that portion of the development is no longer located within the revised development footprint.</i> <i>The Department queried whether the solar panels would be fixed or tracking installations. The Applicant confirmed that the panels would be fixed. Potential glare impacts on N3 motorists were discussed and it was confirmed that a glare assessment had been undertaken and that unacceptable glare onto the road is not anticipated.</i> <i>The Department requested that the revised project description be updated to reflect the reduced solar panel area and revised development footprint.</i> <i>The proposed way forward was discussed. EnviroAfrica confirmed that the process would recommence with the Pre-Application Scoping Report and associated public participation process, followed by the formal application/scoping process.</i> <i>The Department requested that the I&AP database be comprehensively reviewed and updated prior to commencement of the new public participation process to ensure that the current relevant landowners, authorities, officials and stakeholders are notified.</i>
8.	<u>Follow up tasks:</u> • Applicant: • Case officer: • Other(s): <u>UPDATE – Pre-Application Meeting: 13 August 2026</u> <u>Applicant / EAP:</u> • Update the project description and SDP information to reflect the revised development footprint. • Reflect that the development is now consolidated on one side of the N3. • Update the applicability descriptions for the listed activities. • Include the applicable geographical trigger for the relevant Listing Notice 3 activity. • Update the documentation to confirm that the PV panels will be fixed. • Include the findings of the glare assessment.



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| | <ul style="list-style-type: none">• <i>Include the completed Traffic Impact Assessment.</i>• <i>Finalise outstanding specialist information.</i>• <i>Confirm the final position of the truck charging facility following Roads/Transport input.</i>• <i>Retain and protect the existing memorial.</i>• <i>Undertake a new pre-application PPP in English and isiZulu.</i>• <i>Review and update the I&AP database before commencement of PPP.</i> |
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Please note: The Pre-Application meeting is valid for a year from the date of the Meeting.