



MUNICIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 148/2023

PROPOSED SUBDIVISION AND CONSENT USE OF FARM 423, BEAUFORT WEST: HOODIA-, ROSENIA- AND SALSOLA PHOTOVOLTAIC RENEWABLE ENERGY FACILITIES

Notice is hereby given in terms of Section 60 of the Municipal Land Use Planning By-law for Beaufort West Municipality, Notice No. 21/2019 that the Authorized Officer has **approved** the application for **consent use** and **subdivision** of **Farm 423, Beaufort West**.

It is **recommended** that the application made for:-

1. **Consent use** to allow for Renewable Energy Structure on Farm No. 423, Registration Division, Beaufort West; and
2. **Subdivision** to allow for registration of a long-term lease to enable Renewable Energy Structure on Farm No. 423, Registration Division, Beaufort West.

Be **approved** in terms of Municipal Land Use Planning By-law for Beaufort West to allow the development of Renewable Energy Structures on **Farm 423, Beaufort West**, subject to the following conditions imposed in terms of Section 66 of the said by-law: -

Conditions of approval:

- (a) All construction and operational phase activities and materials must be accommodated on site within the identified areas.
- (b) The applicant must submit a diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of the Municipalities support of the registration of associated servitudes, where such servitudes may be required.
- (c) Should the Municipality provide services or it the developer use bulk services of the Municipality, a Service Level Agreement (SLA) will have to be concluded between the developer and the Municipality any Development Contribution (DC's) required should be included in the Service Level Agreement.
- (d) Access to the REF will be to the satisfaction and approval of the Western Cape Development of Transport and Public Works.

Additional information:

- (a) The applicant must submit a detailed site development plan, and associated plans, which illustrates the compliance with of the proposed development to the various conditions of approval as well as the requirement of the Beaufort West Municipality Planning By-law, 2019, for the Municipality, prior to the commencement of construction.
- (b) That all costs in terms of the proposed development, including any service connections will be the responsibility of the application.
- (c) There are specific requirement that are set out in comments and letters obtained from the various Government Departments / Agencies and other Stakeholders and therefor it should be adhered to.

Reasons for approval:

- (i) There were no comments raised during the Public Participation Process and all comments received from other Government Departments and Organizations offered no objection or supported the proposed development.
- (ii) The development proposal is consistent with National, Provincial, Regional and Municipal Planning and Policy Frameworks.
- (iii) There appears to be no significant impact on the surrounding, environment, farms or communities and the developer will have to ensure the integrity of the environment in all phases of the project. Environmental impacts are to be mitigated, based on the conditions imposed within the various Environmental Authorizations.
- (iv) The Renewable Energy Facilities will not place additional strain on the ability of the Municipality to provide services for the foreseeable future.

Any person whose rights are affected by the above decision and or conditions may appeal to the Appeal Authority by submitting a written appeal to the Acting Municipal Manager, Beaufort West Municipality, Private Bag 582, 112 Donkin Street, Beaufort West, 6970, so to reach the undersigned within **21 days** from the date of publication of this notice. Official appeal forms are available on request from Mrs. E. du Plessis at Tel. No. 023-414 8117 or e-mail: admin@beaufortwestmun.co.za.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

D.E. Welgemoed
Acting Municipal Manager

Ref. No. 12/3/2; 12/4/5/2; Farm 423, Beaufort-West
Date: 15 September 2023