



**MUNISIPALITEIT / MUNICIPALITY**  
**BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOL**



**Notice No. 05/2024**

**PROPOSED CONSENT USE AND SUBDIVISION TO ALLOW FOR RENEWABLE ENERGY STRUCTURES AND THE REGISTRATION OF A LONG-TERM LEASE ASSOCIATED WITH THE KOUP 1 WIND ENERGY FACILITY ON REMAINDER OF PORTION 11 OF THE FARM BRITS EIGENDOM NO. 374; PORTION 15 OF THE FARM BRITS EIGENDOM NO. 374; PORTION 5 OF THE FARM NO. 380; PORTION 11 OF THE FARM NO. 380 AND REMAINDER PORTION 10 OF THE FARM NO. 380 IN THE REGISTRATION DIVISION OF BEAUFORT WEST [KOUP 1]**

Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, Notice No. 21/2019 that the Authorized Official in terms of Section 60 of the same **approved** the following applications:

1. **Consent use (Permanent)** for Renewable Energy Structures ( including appurtenant structures), in terms of Section 15(2)(o) of the Beaufort West Land Use Planning By-Laws (2019), for Turbine Footprints (hard standing area) of approximately 5.4 ha each, an on-site 33/132kV Substation (approximately 1.5 ha, Operation & Maintenance area, a Battery Storage System, Site Camp & Batching Plant (2.4ha), Temporary Construction an general laydown area and Security Gates & Access Control, on the mentioned properties, as indicated on the Site Plan (16017/K1\_WS09 dated 10/12/2020);
2. **Subdivisions for long-term lease purposes** in terms of Section 15(2) on the Beaufort West Land Use Planning By-Law;
3. **Registration of Servitudes**, in terms on Section 15(2)(d) of the Beaufort West Land Use Planning By-Law, to accommodate access roads and power lines, as indicated on the Site Plan (16017/K1\_WS09 dated 10/12/2020),

**as a whole** to enable the proposed development, 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 Municipality's support of the registration of associated servitudes, where such servitudes may be required.
- c) Should the Municipality provide services or if the developer use bulk services of the Municipality, a Service Level Agreement (SLA) will have to be concluded between the Developer and the Municipality and any Development Contributions (DC's) required should be included in the SLA.
- d) Access to the facility will be to the satisfaction and approval of the Western Cape Department of Transport and Public works. This approval for the relevant authority should be sought by the applicant.

**Conditions of approval relating to Development Parameters:**

During the evaluation process of the application, it was noticed that the overall Renewable Energy Structure height exceeds 100m therefore:

In accordance with Section 66(2)(v) of the Beaufort West Land Use Planning By-Law (2019) the following conditions relating to the development parameters are further imposed.

**Setback:**

- a distance of 1,5 times the overall blade tip height of the turbine, measured from the cadastral boundary of the land unit, unless the wind energy facility comprises more than one cadastral unit, in which case the setback will only be applicable to the outer boundaries of the cadastral units which forms part of the wind energy facility;
- a distance of 1,5 times the overall blade tip height of the turbine, measured from any public road or private or public right of way, unless it provides access to the turbine;
- a distance of 1,5 times the overall blade tip height of the turbine, measured from any electrical infrastructure;
- a distance of 1,5 times the overall blade tip height of the turbine, measured from the nearest residential, commercial or critical agricultural structures including animal housing, outbuildings, store rooms, excluding structures such as water troughs, feed dispensers, and windmills.

**Additional Information:**

- a) The applicant must submit a detailed site development plan, and associated building plans, which illustrates the compliance with of the proposed development to the various conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2015, for approval by 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 applicant.
- c) It must be conveyed to the applicant that there are specific requirements that are set out in comments and letters obtained from the various government department / agencies and other stakeholders. Notwithstanding the decisions of the Beaufort West Municipality. all other conditions noted in those letters have to 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 to 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 Environmental Authorization.

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 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 Mr P. Strümpher at Tel. No. 023-414 8100 or e-mail: [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za).

Municipal Offices  
112 Donkin Street  
**Beaufort-West**  
6970

Ref. No.: 12/3/2; 12/4/5/2; Farm 374/11, [Koup 1] [Beaufort West]

**D.E. Welgemoed**  
**Municipal Manager**

**Date:** 19 Januarie // January 2024