



MUNISIPALITEIT / MUNICIPALITY  
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 13/2024

**PROPOSED CONSENT USE, SUBDIVISION AND PERMANENT DEPARTURE ON:-  
THE FARM BULTFONTEIN No. 13, THE FARM LEEUW KLOOF No. 43 AND PORTION 4 OF THE  
FARM DUIKER KRANSE No. 45: BEAUFORT-WES: MURA 2 PV FACILITY //  
VOORGESTELDE VERGUNNINGSGEBRUIK, ONDERVERDELING EN PERMANENTE  
AFWYKING OP:-  
DIE PLAAS BULTFONTEIN No. 13, DIE PLAAS LEEUW KLOOF No. 43 EN GEDEELTE 4 VAN  
DIE PLAAS DUIKER KRANSE No. 45: BEAUFORT-WES: MURA 2 PV FASILITEIT**

**Applicant:** Mr. Johan van der Westhuysen on behalf of Urban Dynamics Eastern Cape

**Owner:** 8 Mile Investments 434 (Pty) Ltd  
Gansfontein Trust

**Reference Number:** 12/3/2; 12/4/5/2; Farm No. 13, Beaufort West

**Property Description:** Farm Bultfontein No. 13, Beaufort West  
Farm Leeuw Kloof No. 43, Beaufort West  
Portion 4 of Farm Duiker Kranse No. 45, Beaufort West

**Physical Address:** Farm Bultfontein No. 13, Beaufort West  
Farm Leeuw Kloof No. 43, Beaufort West  
Portion 4 of Farm Duiker Kranse No. 45, Beaufort West

**Description of proposal:** 1. **Consent use (Permanent): Renewable Energy Structure** (including appurtenant structures), in terms of Section 15(2)(o) of the Beaufort West Land Use Planning By-Law (2019), for a Solar PV Facility, including Substations, Switching Stations, BESS, BESS substation, Operation & Maintenance / Control Centre, Offices, Warehouse / Workshop, Ablution Facilities, Site Camps, Access Roads and Electrical Cabling, on the following properties, as indicated on the Site Plan (1814E-SP-2 dated 06/2023) and the Development Parameters, stipulated in detail in the application on:-

- Farm Bultfontein No. 13
- Farm Leeuw Kloof No. 43
- Portion 4 of Farm Duiker Kranse No. 45

2. **Subdivision for Long Term Lease purposes**, in terms of Section 15(2)(d) of the Beaufort West Land Use Planning By-Law, of the PV footprint (including appurtenant structures and supporting infrastructure) as referred to in paragraph 1 above, and as indicated on the Site Plan (1814E-SP-2 dated 06/2023) included in the application.

3. **Permanent Departure**, in terms of Section 15(2)(b) of the Beaufort West Land Use Planning By-Law, of Building Lines along the northern boundary of Portion 4 of Farm Duiker Kranse No. 45 and the southern boundary of Farm Bultfontein No. 13 to 0 m, as indicated on the Site Plan (1814E-SP-2 dated 06/2023) and of height to 12 m, as indicated in Table 2 included in the application.

Notice is hereby given in terms of Section 45 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality, that the above-mentioned application has been received and is available for inspection during weekdays between 07:30 and 16:15 at the Office of the Director: Corporate Services,

112 Donkin Street, Beaufort West. The application can also be viewed or downloaded at the following link: <https://www.beaufortwestmun.co.za/notice-no-132024-proposed-consent-use-subdivision-and-permanent-departure-farm-bultfontein-no-13>. Any written comments may be addressed in terms of Section 50 of the said By-law to the Municipal Manager, Beaufort West Municipality, Private Bag 582, Beaufort West, 6970, Fax No. 023-415 1373, e-mail: admin@beaufortwestmun.co.za on or before **16:00 on Monday, 4 March 2024**, quoting your, name, address or contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Manager: Corporate Services, Mr. P Strümpher at Tel. Nol. 023-414 8103. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal Official at the abovementioned office by transcribing their comments.

- Aansoeker:** Mnr. Johan van der Westhuysen namens Urban Dynamic Oos-Kaap
- Eienaar:** 8 Mile Investments 434 (Pty) Ltd  
Gansfontein Trust
- Verwysingsnommer:** 12/3/2; 12/4/5/2; Plaas Nr. 13, Beaufort-Wes
- Eiendomsbeskrywing:** Plaas Bultfontein Nr. 13, Beaufort-Wes  
Plaas Nr. 43 Leeuw Kloof, Beaufort-Wes  
Gedeelte 4 van die Plaas Duiker Kranse Nr. 45, Beaufort-Wes
- Fisiese Adres:** Plaas Bultfontein Nr. 13, Beaufort-Wes  
Plaas Nr. 43 Leeuw Kloof, Beaufort-Wes  
Gedeelte 4 van die Plaas Duiker Kranse Nr. 45, Beaufort-Wes
- Beskrywing van voorstel:**
- Vergunningsgebruik (Permanent): Hernubare Energiestruktuur** (insluitend bykomende strukture), ingevolge Artikel 15(2)(o) van die Beaufort-Wes Grondgebruikbeplanningsverordening (2019), vir 'n Sonkrag-PV-fasiliteit, insluitend substasies, Skakelstasies, BESS, BESS substasie, Bedryf & Instandhouding / Beheersentrum, Kantore, Pakhuis / Werkswinkel, Ablusiefasiliteite, Terreinkampe, Toegangspaaie en Elektriese Bekabeling, op die volgende eiendomme, soos aangedui op die Terreinplan (1814E-SP-2) dateer 06/2023) en die Ontwikkelingsparameters, volledig uiteengesit in die aansoek op:-
    - Plaas Bultfontein Nr. 13
    - Plaas Leeuw Kloof N. 43
    - Gedeelte 4 van Plaas Duiker Kranse No 45
  - Onderverdeling** vir langtermyn huurdoeleindes, ingevolge Artikel 15(2)(d) van die Beaufort-Wes Grondgebruikbeplanningsverordening, van die PV-voetspoor (insluitend bykomende strukture en ondersteunende infrastruktuur) soos na verwys in paragraaf 1 hierbo, en soos aangedui op die Terreinplan (1814E-SP-2 dateer 06/2023) wat by die aansoek ingesluit is.
  - Permanente afwyking**, ingevolge Artikel 15(2)(b) van die Beaufort-Wes Grondgebruikbeplanningsverordening, van Boulyne langs die noordelike grens van Gedeelte 4 van Plaas Duiker Kranse Nr. 45 en die suidelike grens van Plaas Bultfontein Nr. 13 tot 0 m, soos aangedui op die Terreinplan (1814E-SP-2 dateer 06/2023) en van hoogte tot 12 m, soos aangedui in Tabel 2 wat by die aansoek ingesluit is.

Kennis geskied hiermee in terme van Artikel 45 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, dat die bogenoemde aansoek ontvang is en

ter insae lê gedurende weksdae tussen 7:30-16:15 by die Kantoor van die Direkteur: Korporatiewe Dienste, Donkinstraat 112, Beaufort-Wes. Die aansoek kan ook aanlyn besigtig of afgelaai word by die volgende skakel: <https://www.beaufortwestmun.co.za/notice-no-132024-proposed-consent-use-subdivision-and-permanent-departure-farm-bultfontein-no-13>. Enige skriftelike kommentaar in terme van Artikel 50 van die genoemde verordening kan gerig word aan die Munisipale Bestuurder, Beaufort-Wes Munisipaliteit, Privaatsak 582, Beaufort-Wes, 6970, Faks No. 023-415 1373, e-pos: **admin@beaufortwestmun.co.za** voor of op **16:00** op **Maandag, 4 Maart 2024**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Bestuurder: Korporatiewe Dienste, Mnr. P. Strümpher by Tel. No. 023-414 8103. Die Munisipaliteit kan weier om kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan skryf nie, kan by bogenoemde kantoor bygestaan word deur 'n munisipale amptenaar om sodoende kommentaar te transkribeer.

**Municipal Offices // Munisipale Kantore**  
Donkinstraat 112 Donkin Street  
**Beaufort-Wes(t)**  
6970

**D.E. Welgemoed**  
**Municipal Manager**  
**Munisipale Bestuurder**

**Ref / Verw. No.** : 12/3/2; 12/4/5/2; Farm No. 13: Beaufort West  
**Date / Datum** : 2 Februarie // February 2024