



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOL



Notice No. 15/2024

PROPOSED APPLICATION FOR CONSENT USE AND SUBDIVISION (FOR LEASE PURPOSES) TO ALLOW FOR RENEWABLE ENERGY STRUCTURES AND THE REGISTRATION OF A LONG-TERM LEASE ASSOCIATED WITH THE POORTJIE WES REF SOLAR ENERGY FACILITY ON PORTION 4 OF THE FARM MONTANA 123, REMAINDER PORTION 3 OF THE FARM MONTANA NO.123 AND PORTION 1 OF THE FARM BELVEDERE 73 IN THE REGISTRATION DIVISION OF MURRAYSBURG AND BEAUFORT WEST

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:-

Consent Use, in accordance with Section 15(2)(o) of the Beaufort West By-Law on Municipal Land Use Planning in order to permit renewable energy structures on the application properties to allow for the development of utility scale solar PV plants of approximately 400 ha per property. Each plant containing solar PV structures and panels, required inverter compounds (25 m x 25 m), required substation compounds (130 m x 70 m), and a battery energy storage (approx. 100 m x 100 m), access tracks and fencing.

Subdivision, in accordance with Section 15(2)(d) of the Beaufort West By-Law on Municipal Land Use Planning in order to permit the registration of a long-term lease areas over the application properties.

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 from the relevant authority should be sought by the applicant.
- e) Prior to the commencement of construction, 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, to the satisfaction of the Municipality.

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 100 m therefor:

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) That all costs in terms of the proposed development, including any service connections will be the responsibility of the applicant.
- b) It must be conveyed that 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 decision of the Beaufort West Municipality, all other conditions noted in those letters have to be adhered to.
- c) The applicant makes reference to an Environmental Authorisation process which commenced in 2022. The outcome and any associated conditions to that process, should also be adhered to by the Developer in terms of applicable legislation.

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) The application properties are wholly located within the Beaufort West Renewable Energy Development Zone (REDZ) area.
- (iv) 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.

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.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

D.E. Welgemoed
Municipal Manager

Ref. No. 12/3/2; 12/4/5/2; Farm 73/1, Poortjie-Wes(t), Murraysburg **Date:** 9 February 2024