



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice // Kennisgewing No. 164/2024

PROPOSED REZONING, CONSENT USE AND PERMANENT DEPARTURE OF A PORTION OF THE REMAINDER OF THE FARM KALKWAL No. 65: BEAUFORT WEST // VOORGESTELDE HERSONERING, VERGUNNINGSGEBRUIK EN PERMANENTE AFWYKING VAN 'N GEDEELTE VAN DIE RESTANT VAN DIE PLAAS KALKWAL Nr. 65: BEAUFORT-WES

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:

- (i) **Consent Use:** In terms of Section 15(2)(o) of the Land Use Planning By-law for Beaufort West Municipality (2019), to allow for tourist facilities comprising a farm shop and restaurant with ancillary EV charging station on Remainder Farm Kalkwal No. 65, Division of Beaufort West;
- (ii) **Consent Use:** In terms of Section 15(2)(o) of the Land Use Planning By-law for Beaufort West Municipality (2019), to allow for a renewable energy structure ($\pm 3\ 709\text{m}^2$) on Remainder Farm Kalkwal No. 65, Division of Beaufort West; and
- (iii) **Permanent Departure:** In terms of Section 15(2)(b) of the Land Use Planning By-law for Beaufort West Municipality (2019), for the relaxation of the eastern side boundary building line from 30m to 7.181m for the renewable energy structure on Remainder Farm Kalkwal No. 65, Division of Beaufort West;

as indicated on the Site Plan submitted with the application and subject to the following conditions imposed in terms of section 66 of the said By-Law:

A. Conditions of Approval

- (1) That in terms of the provisions of the Land Use Planning By-law for the Beaufort West Municipality (2019), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes in to operation.
- (2) This approval shall be taken to cover only the Consent Use and Departure as applied for and indicated on the Site Plan: drawing number C-N001-05-712-210-001 Rev2 drawn by SKEP INTERIEUR EN ARGITEKTUUR, which bears council's stamp and shall not be construed as to depart from any other council requirements or legal provision.
- (3) A detailed Site Development Plan (SDP) for the development of the restaurant, renewable energy structure and associated EV charging station facilities must be submitted to the satisfaction of the Beaufort West Municipality, in accordance with the provisions of Section 23 of the Beaufort West Municipal Standard Zoning Scheme By-law (2019) and the conditions of approval prior to submission of building plans.
- (4) The Consent Use for the renewable energy structure is not granted as a permanent right but will be given for the duration/lifespan of the facility. Any renewable energy structure and associated infrastructure that has reached the end of its productive life or has been abandoned (including building, cables, surfaced areas) must be removed by the owner. A renewable energy structure is considered abandoned when the structure fails to continuously operate for more than two years.
- (5) Anti-reflection coatings on the surface of the solar cells must be implemented on the solar panels minimizing glint and glare from the panels. Designs should be approved by a professional engineer. The professional engineer must sign off on the PV and BESS installation.

- (6) SANRAL and Transnet to provide comments on and endorse/approved the revised SDP.
- (7) The approval shall be implemented on approval of building plans for all structure

B. Reasons for Approval

- (i) The restaurant and the shop can be accommodated as consent uses (tourist facilities) under the present zoning of the property (Agricultural Zone I). The charging station can be accommodated as ancillary use to the farm shop, restaurant and renewable energy structure proposed on site.
- (ii) The Rezoning application is not required to accommodate the proposed development. The approval aligns with the MSDF and still grants the same development right as proposed by the applicant, i.e., a farm shop, restaurant, EV charging stations and renewable energy structure. It is only the mechanism of that changes.
- (iii) The change in the application is not deemed material as contemplated by Section 52(2) of the Planning By-law and thus does not require a fresh round of public participation. No party will be affected by the proposed changes.
- (iv) The proposed development will not have an adverse impact on the character of the area or the environment, as the property's agricultural character is maintained.
- (v) There will be no loss of high-quality Agricultural land.
- (vi) There will not be a negative impact on surrounding property rights, given the locality of the structure. However, comments from SANRAL and Transnet must be obtained.
- (vii) No negative impacts on bulk engineering services are foreseen.

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

D.E. Welgemoed
Municipal Manager //
Munisipale Bestuurder

Ref. No. // Verw. No. 12/3/2; 12/4/4/2; Farm // Plaas Kalkwal No./Nr. 65: Beaufort-Wes(t)]
Date // Datum: 1 November 2024