



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 21/2025

APPLICATION FOR CONSENT USE AND SUBDIVISION FOR LONG-TERM AREAS ON PORTIONS 1, 5, 6, 7 AND THE REMAINDER OF THE FARM BOETEKA No. 319 AND THE REMAINDER OF THE FARM LOMBARDSKRAAL No. 330: 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:

- A **Consent Use** in terms of Section 15(2)(o) of the Beaufort West By-Law on Municipal Land Use Planning, 2019, (PG8046) in order to permit Renewable Energy Structures on Portions 1, 5, 6, 7 and the Remainder of the Farm Boeteka No. 319 and the Remainder of the Lombards Kraal No. 330, Beaufort West Registration Division.
- **Subdivision** for registration of lease areas in accordance with Section 15(2)(d) of the Beaufort West By-Law on Municipal Land Use Planning, 2019 (PG8046) in order to permit the registration of lease areas over Portions 1, 5, 6, 7 and the Remainder of the Farm Boeteka No. 319 and the Remainder of the Lombards Kraal No. 330, Beaufort West Registration Division.

as a whole to allow for the development of the Jessa Wind Energy Facility (WEF) cluster comprising of Jessa M, Jessa S and Jessa Z WEF's, as applied for to the Municipality and 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) This approval will only be valid for 5 years and if the development has not started in good faith, the approval will automatically expire without further notice to the applicant.
- b) The duration of the consent use will be directly linked to the lifespan of the WEF's. When the WEF's has reached end of life and are decommissioned or seized to be operational for a continuous period of 12 months the specific WEF shall be deemed to be decommissioned and as such the consent use shall be considered to have expired.
- c) This approval does not exempt the applicant from obtaining the necessary approval required in terms of any other legislation to allow for the development and operation of the proposed WEF's.
- d) All construction and operational phase activities and materials must be accommodated on site within the identified areas.
- e) 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
- f) 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.
- g) 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.

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 Bylaw, 2019, 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) The applicant's attention is directed to the fact 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.

Reasons for approval:

- The applicant has provided sufficient evidence to show that the application (inclusive of the EA and EMP) have taken those objections and considerations into account.
- The development proposal is consistent with National, Provincial Regional and Municipal planning and policy frameworks.
- 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. All impacts are to be mitigated, based on the conditions imposed within the Environmental Authorisation and EMP.

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 8103 or e-mail: admin@beaufortwestmun.co.za.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

Ref. No.: 12/3/2; 12/4/5/2; Farm 319/1 [Beaufort West]

D.E. Welgemoed
Municipal Manager

Date: 14 February 2025