



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



Notice No. 189/2023

APPLICATION FOR CONSENT USE, SUBDIVISION FOR LONG TERM LEASE PURPOSES, REGISTRATION OF SERVITUDES, EXEMPTION OF SERVITUDES AND APPROVAL OF SITE PLAN FOR RENEWABLE ENERGY STRUCTURES AND UTILITY SERVICE: PORTIONS 2, 3 AND REMAINDER PORTION 1 OF FARM PLATFONTEIN NO 28, FARM ANNEX KARROO PLAATS NO 33, PORTION 1 OF FARM THE ROSARY NO 32, REMAINDER OF FARM ADJOINING QUAGGAS FONTEIN NO 83, REMAINDER PORTION 1 OF FARM EYERKUIL NO 39, REMAINDER PORTION 2 OF FARM EYERKUIL NO 39 AND REMAINDER FARM DRIEFONTEIN NO 37 (HOUGLAND 4 WIND FARM)

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: Renewable Energy Structures on:

- Portion 2 of Farm Platfontein No. 28
- Portion 3 of Farm Platfontein No. 28
- Remainder Portion 1 of Farm Platfontein No. 28
- Farm Annex Karroo Plaats No. 33
- Portion 1 of Farm The Rosary No. 32
- Remainder of Farm Adjoining Quaggas Fontein No. 83
- Remainder Portion 1 of Farm Eyerkuil No. 39
- Remainder Portion 2 of Farm Eyerkuil No. 39
- Remainder Farm Driefontein No. 37

in terms of Section 15(2)(o) of the Beaufort West Land Use Planning By-law (2019), as indicated on Site Plan No. 1809/H4/SDP dated 11/2022 and the development parameters as indicated in the application report;

Subdivision for Long Term Lease purposes for:

- Turbine and supporting infrastructure footprint areas

In terms of Section 15(2)(d) of the Beaufort West Land Use Planning By-law (2019), as indicated on Site Plan No. 1809/H4/SDP dated 11/2022, to allow for the development of the Hoogland 4 Wind Farm, **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) The applicant must submit a detailed site development plan, and associated building plans, which illustrates the compliance with the proposed development to the various conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2019, for approval by the municipality, prior to the commencement of construction.
- b) All construction and operational phase activities and materials must be accommodated on site within the identified 5ha Appurtenant Structures Site.
- c) 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 transmission line servitudes, where required.
- d) 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.

- e) Access to the development will be gained from Minor Road DR2312.

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) That all costs in terms of the proposed development, including any service connections will be the responsibility of the applicant.
- b) Accesses to and from any Provincial roads must be applied for to, and approved by, the Western Cape Department of Transport & Public Works: Roads (Chief Directorate: Road Planning).
- c) A further conditional approval will need to be applied for from the South African Civil Aviation Authority, together with its final approval after construction.
- d) Any conditions included within the Environmental Authorisations (and its amendments) or subsequent amendments thereof, be adhered to at all times to the satisfaction of the department.
- e) The conditions included within any National, Western Cape or other Departments' comments on the application, be adhered to at all times to the satisfaction of the relevant department.
- f) This approval does not exempt the applicant from any other approval required in term of any other legislation.
- g) According to Section 42 (2)(a) of the Spatial Planning and Land Use Management Act of 2013, this approval will be valid for a maximum of 5 years from date of final approval. If the intended development is not implemented within the aforesaid period of 5 years this approval will automatically expire and the applicant will have to submit a new application.

Reasons for approval:

- (i) There were no objections or concerns raised during the public participation process that could potentially hinder the application. Similarly, all specialist studies appear to have been considered during the compilation phase and where considerations or changes have been required, they have been adequately done

- (ii) The development proposal is consistent with National, Provincial, Regional and Municipal planning and policy frameworks.
- (iii) There appears to be no direct 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 on fauna and flora could be mitigated, based on the conditions imposed within the Environmental Authorization.
- (iv) That the proposed consent use for a wind- energy facility will not have a detrimental impact on the character of the surrounding area.
- (v) proposed wind energy facility will not place additional strain on the ability of the municipality to provide services.

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 Acting 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 Mrs. E. du Plessis at Tel. No. 023-414 8117 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 Hoogland 4 Beaufort-West
Date: 10 November 2023