



---

**REFERENCE NUMBER:** 15/3/2/12/BB1  
**ENQUIRIES:** Gavin Benjamin  
**DATE OF ISSUE:** 20 October 2023

The Municipal Manager  
Beaufort West Municipality  
Private Bag 582

**BEAUFORT WEST**

**Attention:** Municipal Manager

**Email:** [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za)

**BEAUFORT WEST MUNICIPALITY: PROPOSED CONSENT USE: REMAINDER FARM KALKWAL NO 65, BEAUFORT WEST (RENEWABLE ENERGY STRUCTURE)**

1. The request for comment in terms of section 45 of the Western Cape Land Use Planning Act, 2014 (LUPA) Act 3 of 2014, on the above application, refers.
2. The application is for the following:
  - 2.1 Consent use to permit a Renewable Energy Structure (solar plant of 9300m<sup>2</sup>) on Agricultural Zone I land in terms of Section 15(2)(o) of the Land Use Planning Bylaw of Beaufort West Municipality (2019); and
  - 2.2 A Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw in order to permit a 15m departure from the 30m building line requirements on Agriculture Zone I land.
3. It is understood that this application is for a solar 'plant' of approximately 9300m<sup>2</sup> which will be used to generate electricity to charge electric cars. It is noted that 4 cars will be able to charge simultaneously.

4. It is noted that the proposed facility is located within Phase 2 of the proposed REDZ11 and within the Central Transmission Corridor as indicated in the Central Karoo District Municipal Spatial Development Framework (September 2019). Currently the facility will generate 1MW or less and electricity will not be put back into the grid.
5. It is noted that Environmental Authorisation would not be required for this project as no listed activities are triggered (letter from DEA&DP dated 9 November 2022).
6. The applicant states that application will be made to SANRAL with regards to the use of the existing access as well as the development within the 95m building restriction line applicable along the N1. It is not clear whether this application has been made or whether SANRAL's comment has been received yet.
7. The comments by this Directorate were **informed by** the following considerations:
  - 7.2. The provision and use of renewable energy is aligned with the Western Cape Government's drive to increase energy resilience not only to mitigate the effects of loadshedding and the resulting economic damage, but also because of the immense potential this sector has to attract investment, grow our regional economy, and create jobs.
  - 7.3. The establishment of Electric Vehicle Recharging Stations along our Province's main roads, with the intention to provide a station every 150 km, is also closely related to renewable energy generation. Inevitably some of these facilities will be located in areas outside of urban edges. Where this is proposed, a holistic approach to the consideration of these applications will be required in order to reduce negative visual impacts on the rural landscapes, urban expansion and the loss of productive agricultural land.
  - 7.4. Ideally charging stations should be placed in urban areas and when located in a rural environment should be clustered around existing infrastructure, such as farm stalls/rest stops/ conventional service stations, etc. The subject application conforms to this principle.
  - 7.5. Although there may exist a potential growth for the EV vehicles over the next ten years, the applicant acknowledged current low levels of less than 1000 within South Africa. It is therefore a concern that a large area of land may be granted for a potential, but yet unproven future demand / need.
  - 7.6. The extent of the energy generating area is further cause for concern, as the proposed site and extent has not been adequately motivated in the planning report. Other, existing charging stations within the province, i.e., Graham Beck Estate (Robertson), The Lab at Rosendal Farm (Robertson) and the Montagu Country Hotel (Montagu) all operate with rooftop solar panels, measuring  $\pm 2\,000\text{m}^2$  in extent. The associated engineering calculations used to determine the extent of land required for the solar plant is unclear.

8. Based on the available information and the above considerations, this Directorate has **no objection, in principle**, to the proposal in terms of Provincial Regulatory Land Use Planning perspective. It is however **recommended** that:
- 8.1. Comment from Department of Agriculture, Land Reform and Rural Development should also be obtained.
- 8.2. Given the current low levels of EV usage, and should the Municipality support this application, it also considers imposing a limit on the timeframe for the validity of the timeframe for such land use authorisation, within which the development needs to be commence. (e.g., 5 years).
- 8.3. The applicant provides more detailed engineering calculations to justify the extent of land and placement of the solar panels to enable the municipality to make a more informed decision on the appropriateness of the land development area, currently proposed.
9. The above-mentioned comment is based on the information received. This Directorate reserves the right to submit contradictory and/or amended comment should any additional or new information be submitted.

---

**MR. DANIE SWANEPOEL**

**ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION3)**

**WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copy to:

CK Rumboll & Partners

Nical Grobbelaar

Email: [planning3@rumboll.co.za](mailto:planning3@rumboll.co.za)