



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 110/2024

PROPOSED CONSENT USE, SUBDIVISION AND PERMANENT DEPARTURE ON THE FARM LEEUWEN KLOOF NO. 43 AND PORTION OF THE FARM DUIKER KRANSE NO. 45: BEAUFORT WEST: MURA 1 PV FACILITY

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 on 3 July 2024 in terms of Section 60 of the same **approved** the following applications:

1. Resolution:

In terms of the delegation granted to me as the Authorized Official of Beaufort West Municipality to make decisions regarding Land Use Planning applications, in terms of Section 60 of the Land Use Planning By-Law for Beaufort West Municipality, 2019 (Notice 21/2019), the following applications:

Consent Use: Renewable Energy Structures (including appurtenant structures) on:

- Farm Leeuw Kloof No. 43
- Portion 4 of Farm Duiker Kranse No. 45

Subdivision for Long Term Lease purposes for:

- PV footprint (including appurtenant structures and supporting infrastructure)

Permanent Departure:

- Building lines along the northern boundary of Portion 4 of Farm Duiker Kranse No. 45 to 0 m as indicated on Site Plan 1813E-SP-2 dated 06/2023.
- Height restriction from 8.5 m to 12 m to accommodate the design height of the Substations, Switching Stations and Bess.

is hereby **approved as a whole** in terms Section 60 of the Beaufort West By-Law on Municipal Land Use Planning, 2019, to enable the proposed development as indicated on the Site Plan submitted with this application, subject to the following conditions imposed in terms of section 66 of the said By-Law:

2. 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 7ha 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 the DR 02317 Road, as illustrated on Site Plan No.1813E-SP-2 dated 06/2023.

3. 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) Any conditions included within an Environmental Authorization or subsequent amendments thereof, be adhered to at all times to the satisfaction of the department.
- d) 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.

4. Reasons for approval:

- 4.1 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
- 4.2 The development proposal is consistent with National, Provincial, Regional and Municipal planning and policy frameworks.
- 4.3 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 which are imposed within the Environmental Authorization.
- 4.4 That the proposed consent use for a solar-energy facility will not have a detrimental impact on the character of the surrounding area.
- 4.5 The proposed solar 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 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

D.E. Welgemoed
Municipal Manager