



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



Notice No. 19/2026

PROPOSED CONSENT USE AND PERMANENT DEPARTURE ON VARIOUS AGRICULTURAL PROPERTIES IN BEAUFORT WEST FOR THE CONSTRUCTION OF RENEWABLE ENERGY STRUCTURES: CARISSA WIND ENERGY 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 in terms of Section 60 of the same **approved** the following applications:

1. Consent Use in terms of Section 15(2)(0) of the Beaufort West Land Use Planning By-Law (2019), for Renewable Energy Structures on:

- Portion 6 Louis Rust (a portion of Portion 2) of Farm Dale Ajalon No. 322
- Portion 3 (Nieuwefontein) (portion of Portion 2) of Farm Vlakfontein No. 325
- Farm Meyers Poort No. 326
- Portion 3 (Jagers Kraal Zuid) of Farm Jagers Kraal No. 327
- Portion 6 of Farm Jagers Kraal No. 327
- Remainder Farm Vetkoe Kraal No. 369
- Portion 2 (Bothadale) of Farm Vetkoe Kraal No. 369
- Portion 3 of Farm Vetkoe Kraal No. 369 (Erf A of Farm Good Hope)
- Remainder Farm Palmietfontein No. 370
- Portion 2 (Annex Nuwe Plant) of Farm Palmietfontein No. 370
- Remainder Portion 1 (Riet Fontein) of Farm Brits Eigendom No. 374
- Remainder Portion 2 (Amandel Hoogte) of Farm Brits Eigendom No. 374
- Remainder Portion 8 Amos Skuur (a portion of Portion 1) of Farm Brits Eigendom No. 374
- Portion 12 (a portion of Portion 8) of Farm Brits Eigendom No. 374
- Portion 14 (a portion of Portion 1) of Farm Brits Eigendom No. 374
- Remainder Portion 16 (a portion of Portion 7) of Farm Brits Eigendom No. 374
- Portion 19 (Nuwe Plant) (portion of Portion 2) of Farm Brits Eigendom No. 374
- Portion 20 (Libertyn) (portion of Portion 2) of Farm Brits Eigendom No. 374
- Remainder Farm Kaffirs Kraal No. 380
- Portion 6 (Welgevonden) of Farm Kaffirs Kraal No. 380

as indicated on Site Plan No. 1896E -SOP dated 01/2025, and including:

- 154 wind turbines footprints.
- On-site substations,
- Eskom Switching stations (9 ha)
- Battery Energy Storage System (BESS) (5ha)
- Operation & Maintenance Areas (1 ha)
- Material Handling Areas (4 x 2 ha)
- Temporary Batching Plants (8 x 5 ha)
- Temporary Laydown Areas (4 sites, total 67 ha)
- Temporary Construction Site Camps (2 x 4 ha)
- Access Control Security Buildings (3 x 1 ha)
- Eskom Substation Servitude (36 ha)
- Access Roads and Power Lines
- Grid Connection Power Lines

2. Permanent Departure in terms of Section 15(2)(b) of the Beaufort West Land Use Planning By-Law, from -

- a) Building lines (of 30m) to accommodate certain appurtenant structures as indicated in the

- Site Plan (1896-SDP dated 01/2025), and
- b) Maximum Height (appurtenant buildings), from 8.5 m to 12m.

3. Approval of Site Plan: 1896E-SDP dated 01/2025.

AS A WHOLE to allow for the consent use and permanent departure on various agricultural properties in Beaufort West, 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 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.
- c) Turbines must be located at a distance equal to or greater than 1.5 times their toppling distance (hub height plus blade length) from any road reserve and/or the outer (combined) property boundary of the project site. This provision does not apply to any internally, shared property boundaries.
- d) All construction and operational phase activities and materials must be accommodated on site within the areas identified within the Site Development Plan (Ref. 1896E -SOP dated 01/2025), including 154 wind turbines footprints, 2x Substations, Eskom Switching stations (9 ha), Battery Energy Storage System (BESS) (Sha), Operation & Maintenance Areas (1 ha), Material Handling Areas (4 x 2 ha), Temporary Batching Plants (8 x 5 ha), Temporary Laydown Areas (4 sites, total 67 ha), Temporary Construction Site Camps (2 x 4 ha), Access Control Security Buildings (3 x 1 ha), Eskom Substation Servitude (36 ha), Access Roads and Power Lines, Grid Connection Power Lines.
- e) 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.
- f) Access to the development will be gained from existing Trunk Road 33/5 (TR03305) and Minor Roads 8810, 8821, 8439, 8813, 8825, connecting to the N12 route, indicated on Site Development Plan (Ref. 1896E-SDP dated 01/2025),
- g) The developer shall undertake a Construction Impact Assessment prior to site handover and commencement of works. As part of this Assessment, the baseline condition of the gravel road network affected by the works, needs to be determined - this is the condition that the roads will need to be returned to post construction. A formal Maintenance Plan/Agreement must be signed by all parties prior to the commencement of the works. A copy of a typical agreement may be obtained from the Oudtshoorn District Roads Engineer's office - (email: DREtechnical.Oudtshoorn@westerncape.gov.za).
- h) All accesses to be used for the development must have adequate shoulder sight distance. If such accesses are to be improved to accommodate abnormal loads, then such designs must be submitted to the Chief Directorate: Design for the attention of Mr. F. Hunter - (email: faiz.hunter@westerncape.gov.za).
- i) The access shall at all times conform to that of a standard Main Farm Access as per the standards prescribed by the Western Cape Department of Infrastructure. Temporary widening will be considered, but the bell mouth must conform to that of a Main Farm Access when the wider access is not required.

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 Authorizations (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.

REASONS FOR APPROVAL

- 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.
- The development proposal is consistent with National, Provincial, Regional and Municipal planning and policy frameworks.
- 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.
- That the proposed consent use for a wind- energy facility will not have a detrimental impact on the character of the surrounding area.

- The 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 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
112 Donkin Street
Beaufort-West
6970

B.S. Jacobs
Acting Municipal Manager

Ref. No. 12/3/2, Farm 322/6 [Carissa] [Beaufort West]

Date: 30 January 2026