

**Beaufort West Municipality**

112 Donkin Street  
Beaufort West  
6970

**Attention:** **Mr. P. Strumpher**  
([petrus@beaufortwestmun.co.za](mailto:petrus@beaufortwestmun.co.za))

Dear Sir

**RE: Erf 404 (408) Murraysburg (Pienaar Street, Murraysburg): Application for Rezoning, Consent and Permanent Departures.**

In terms of the above application, a Pre- Application Consultation Meeting was held with Mr. C. B. Wright and Ms. M. Govender on 14<sup>th</sup> March 2023 as confirmed by the attached Attendance Register.

Notwithstanding the attached minutes acknowledging that the application as applied for is technically correct, we address below the items raised in the minutes:

**2.4. The motivation report does not specifically state which of the houses are going to be used for the purposes of office space/offices and which will be used as the proposed residential component. It further does not address the proposed staff component that is expected to work on the premises.**

In terms of the above, we qualify as below:

- 3.3.1 in the report qualifies that the application includes a residential / dwelling component with a floor area of 28sqm.
- 3.3.12 in the report qualifies that Building 3 is a dwelling house.
- 3.5.3.1.1 qualifies that Buildings 1, 2 and 4 will be used as administrative offices by the Social Development Department.
- 3.5.3.7 makes mention of "government employees employed at the office".

**2.5. Further to the above point, the site development plans, as submitted, indicate all of the properties are to be used for residential purposes and are indicated as such on the plans by physically showing bedrooms on the plans. Is the intention for the client, which is noted to be the Western Cape Government Department of Social Development, to use this for office space as stated in the motivation or for a form of housing?**

***This point needs to be clarified and if the primary use is indeed for office purposes, the building plans need to be amended to show the proposed office spaces within the existing and proposed buildings so that it will be possible to gauge the amount permanent workers that will be stationed there as this speaks to the impact it may have on the surrounding residential neighbourhood. The motivation report and application as it currently stands does not put forward this information and this should be obtained from the applicant.***

In terms of the above, it would appear as though the Municipality in the initial assessment of the application confused the copy of the building plans attached as Annexure A, which have been submitted to the Municipality for the development of the subject property with a dwelling unit as being the plans associated with the rezoning application. As noted in the motivation report, the set of plans attached as Annexure J – Site Layout Plans reflect the proposed use of the subject property as Offices and a Dwelling unit.

In terms of the above, the Applicant is satisfied that the motivation report addresses the points raised in the minutes.

With reference to the above, we are pleased to submit to your Municipality a copy of our application to permit the proposed change in use of the property concerned from residential to that of government offices (Department of Social Services).

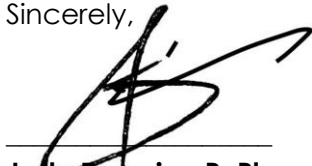
In support of the above application, please also find the following Annexures are attached hereto:

- Annexure A:** Building Plans submitted to Municipality
- Annexure B:** SG Diagram for Erf 408 Murraysburg
- Annexure C:** SG Diagram for Erf 404 Murraysburg
- Annexure D:** Deeds Office Ownership Printout – Erf 408 Murraysburg
- Annexure E:** Title Deed for Erf 404 Murraysburg
- Annexure F:** Resolution & Power of Attorney
- Annexure G:** Zoning Certificate
- Annexure H:** Conveyancers Certificate
- Annexure J:** Site Layout Plans
- Annexure K:** Application Form

The Applicant is confident that the application concerned meets with the intents and objectives of the forward planning informants which seek to realise needed sensitive land use intensification along the more prominent stretches of roads running through Murraysburg, without impacting negatively on the character of the affected area.

Should you require any further information in the above or attached regard, please do not hesitate to contact the undersigned?

Sincerely,






**Jody Francis – Pr Planner**  
**FJC Consulting (Town Planners & Land Surveyors)**



**ATTENDANCE REGISTER  
PRE-APPLICATION MEETING :  
APPLICATION FOR REZONING, CONSENT USE & PERMANENT DEPARTURE  
ERF 404 (408): MURRAYSBURG  
14 MARCH 2023**



NAME AND SURNAME	OFFICIAL/APPLICANT	SIGNATURE
Mr C.B.Wright	AURTHORIZED OFFICIAL	
Ms M.Govender	PERSONAL ASSISTANT	
Mr. J.Francis	APPLICANT/ ON BEHALF OF APPLICANT	



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

Departement van die Direkteur: Ingenieursdienste  
Department of the Director: Engineering Services  
Isebe Lomphathi Owongameleyo: Kwicandelo Lezenjineli

Verwysing  
Isalathiso 12/3/2 ; 12/4/4/2 ; [Erf 404 (408) : Murraysburg]

Faks / Fax 086 421 0251  
Tel 023-414 8102

Navrae  
Enquiries C.B.Wright

E- pos / E mail : pa.eng@beaufortwestmun.co.za

Birdstraat 61/63  
BEAUFORT- WES  
BEAUFORT WEST  
BHOBHOFOLO

Datum  
Date 14 March 2023

6970

**PRE-APPLICATION: APPLICATION FOR REZONING, CONSENT USE & PERMANENT  
DEPARTURES: ERF 404 ( 408): MURRAYSBURG**

In terms of the delegation granted to me as an Authorized Officer of Beaufort West Municipality to make decisions in connection with 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:

**1. PURPOSE**

- 1.1. The purpose of the pre-application input is to ensure that the application is correct and complete and not to assess the merit of the application.

**2. APPLICATION**

- 2.1. Application is made to the Beaufort West Municipality for the following:

- Rezoning of the subject property from Single Residential Zone 1 to Business Zone IV to permit the use of the property and the building thereon as offices.
- Consent use to permit a portion of the subject property to be used for residential purposes (dwelling house) on a land unit zoned as business zone IV
- Permanent Departures which have been triggered by the proposed change in use on the property: They are:
  - A departure to permit a street building line of 2,9m in lieu of the required 5,0m;
  - A departure to permit a side/rear boundary building line of 2,57m in lieu of the required 3,0m; and
  - A Departure to permit the carport to be 2,2m from the street boundary in lieu of the required 5,0m
  - A departure from the parking provision detailed in the zoning scheme to permit the provision of 10 on-site parking pays instead of the required 18 bays.

- 2.2. The property is currently zoned Single Residential Zone 1 in terms of the Beaufort West Municipal Zoning Scheme. The current issue around the registration of the erf as Erf 408 instead of Erf 404, Murraysburg does not have a bearing on this application and while it is being dealt with, the application can proceed.

- 2.3. The applicant in this regard, FJC Consulting, has been appointed by the registered owner of the property, namely the Provincial Government of the Western Cape. The municipality do have a servitude registered over a specific section of the property and this application should not impede that in its current form.
- 2.4. The motivation report does not specifically state which of the houses are going to be used for the purposes of office space/offices and which will be used as the proposed residential component. It further does not address the proposed staff component that is expected to work on the premises
- 2.5. Further to the above point, the site development plans, as submitted, indicate all of the properties are to be used for residential purposes and are indicated as such on the plans by physically showing bedrooms on the plans. Is the intention for the client, which is noted to be the Western Cape Government Department of Social Development, to use this for office space as stated in the motivation or for a form of housing?

This point needs to be clarified and if the primary use is indeed for office purposes, the building plans need to be amended to show the proposed office spaces within the existing and proposed buildings so that it will be possible to gauge the amount permanent workers that will be stationed there as this speaks to the impact it may have on the surrounding residential neighborhood. The motivation report and application as it currently stands does not put forward this information and this should be obtained from the applicant.

### **3. GENERAL**

- 3.1 Higher quality scanned copies of the images and the 'revised' building plans indicating the proposed new uses should be obtained from the applicant.
- 3.2 The application as applied for is technically correct but should give consideration to the above points prior to the public participation being undertaken.

#### **The costs for the application are as follows:**

• Rezoning fee	R 729.00
• Consent Use fee	R 729.00
• Permanent Departure fee	R 437.00
• Advertising costs for public participation	R 2 924.00
• Advertising costs in the Provincial Gazette	<u>R 1 463.00</u>
• The total cost for the application	<b><u>R 6 282.00</u></b>

#### **Beaufort - West Bank Details:**

Bank: Nedbank  
 Account Holder: Beaufort West Municipality  
 Account Number: 10742 80318  
 Account Type: Current Account  
 Branch Code: 198765  
 Reference: Erf 404 (408): Murraysburg

- A copy of the minutes / letter, proof of payment and all relevant information must be attached to the final application.
- The final application must be submitted to the Senior Manager: Administration:Mr. P.Strumper.

**Address:**

**Email: [petrus@beaufortwestmun.co.za](mailto:petrus@beaufortwestmun.co.za)  
Donkin Street 112  
Mid Town  
BEAUFORT WEST  
6970**

- The final application must be signed by the owner.
- When the final application is submitted, 2 hard copies as well as a complete electronic copy on CD are required.
- Application will then be advertised for a period of 8 weeks for any objections and for Public Participation.
- If there are any objections, the applicant can appeal.
- Applicant can then send his appeal application to the Municipal Manager.

For your attention.

  
**C.B. WRIGHT**  
**AUTHORIZED OFFICIAL**  
/mg

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## BEAUFORT-WES (T) MUNISIPALITEIT // MUNICIPALITY

### LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

#### KINDLY NOTE:

Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

#### PART A: PARTICULARS

Reference number: ERF 404 ( 408) Murrayburg

Purpose of consultation: For the Rezoning, Consent Use and Permanent Departure of subject property

Brief proposal: To use the subject property for Government Offices purposes

Property(ies) description: Erf 404 ( 408) Murraysburg

Date: 16 April 2021

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ashley Mitchell	Beaufort West Mun	023 414 8148	buildingcontrol@beaufortwestmun.co.za
Pre-applicant	Jody Francis	FJC Consulting	084 789 9932	jody@fjcconsulting.co.za
	Christopher Wright	Beaufort West Mun	023 414 8148	manager.techservice@beaufortwestmun.co.za

List documents provided for discussion at meeting:

*(Include document reference, document/plan dates and plan numbers where possible and attach to this form)*

Copy of plans of proposed improvements as well as proposed change in use of existing building for use as offices by the Department of Social Development.

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Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)?

*(If yes, request a copy of the minutes)*

YES	NO
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Comprehensive overview of proposal:

The application concerned acknowledges the current zoning of the subject property, and the limits which such zoning places on the use of the subject property. In this regard, the Applicant identifies that the desired use of the property is that of government offices, and that in order for such use to be permitted, it will first be necessary for the subject property to be rezoned to an appropriate use zone which permits the development and use of the property with offices as a primary right. In this regard, it was identified that the Business Zone VI was the appropriate zone.

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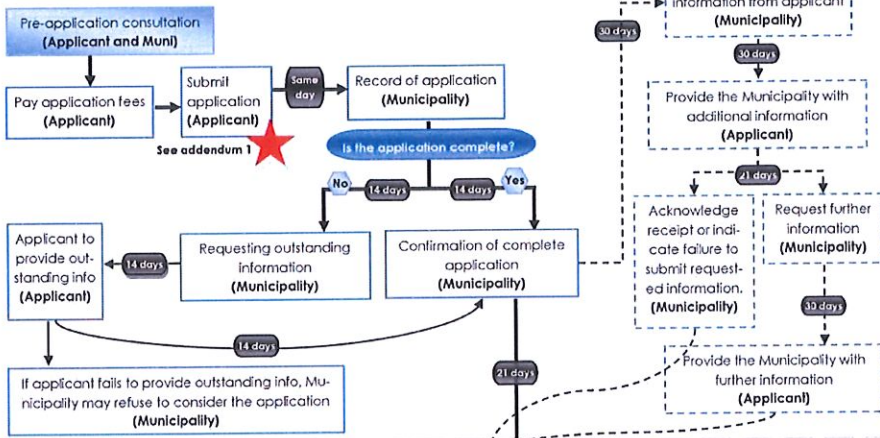
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**PART B: APPLICATION PROCESS**

**Draft By-Law on Municipal Land Use Planning (Workflow)**

**SUBMISSION**

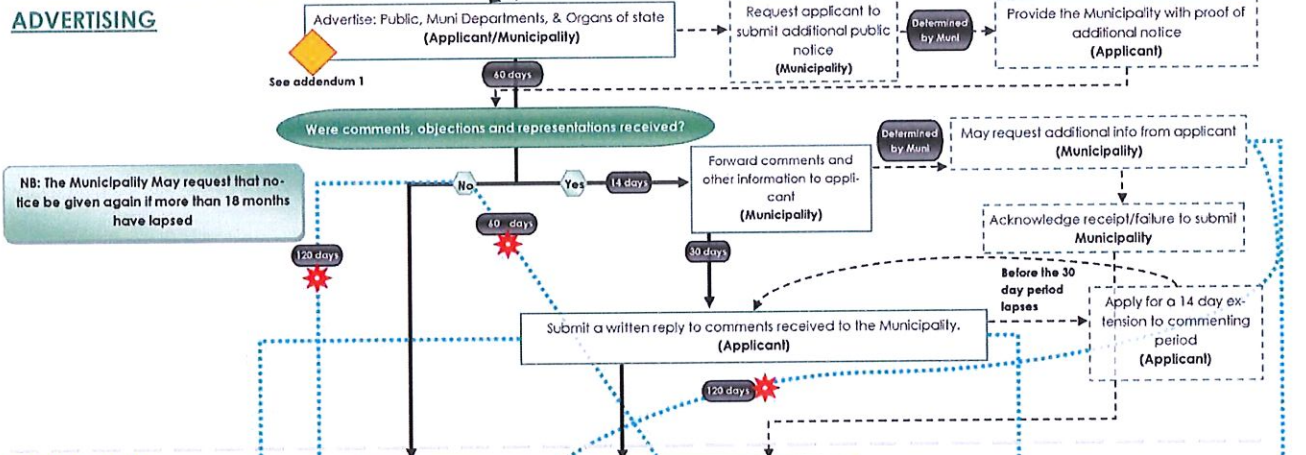


- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Removal, suspension or amendment of restrictive conditions
  - (g) Permission required in terms of the zoning scheme
  - (h) Amendment, deletion or imposition of condition in respect of an approval
  - (i) Extension of validity period of an approval
  - (j) Approval of an overlay zone
  - (k) An amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
  - (l) Permission required in terms of condition of approval
  - (m) Determination of zoning
  - (n) Closure of public place or part thereof
  - (o) Consent use
  - (p) Occasional use
  - (q) To disestablishment of a home owner's association
  - (r) To rectify a failure of a home owner's association
  - (s) Permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part thereof.

**Key**

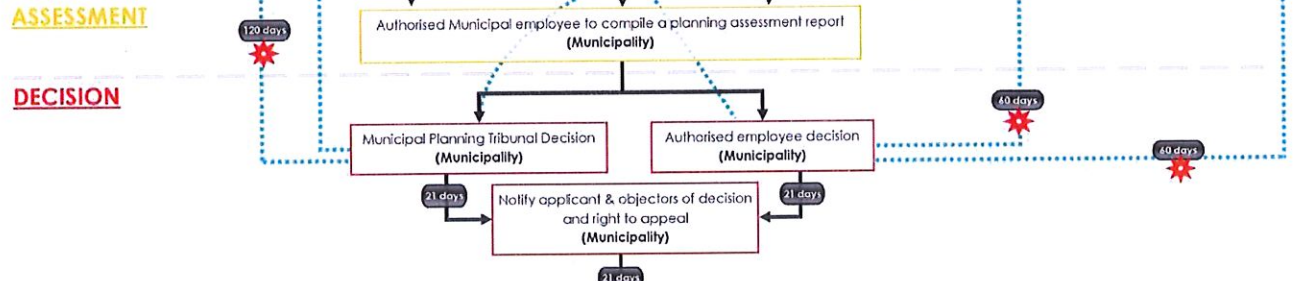
Out of time appeal may be lodged within this time	★
Direction	→
Timeframe	21 days
Additional	→
Questions	?
Answers to questions	!

**ADVERTISING**



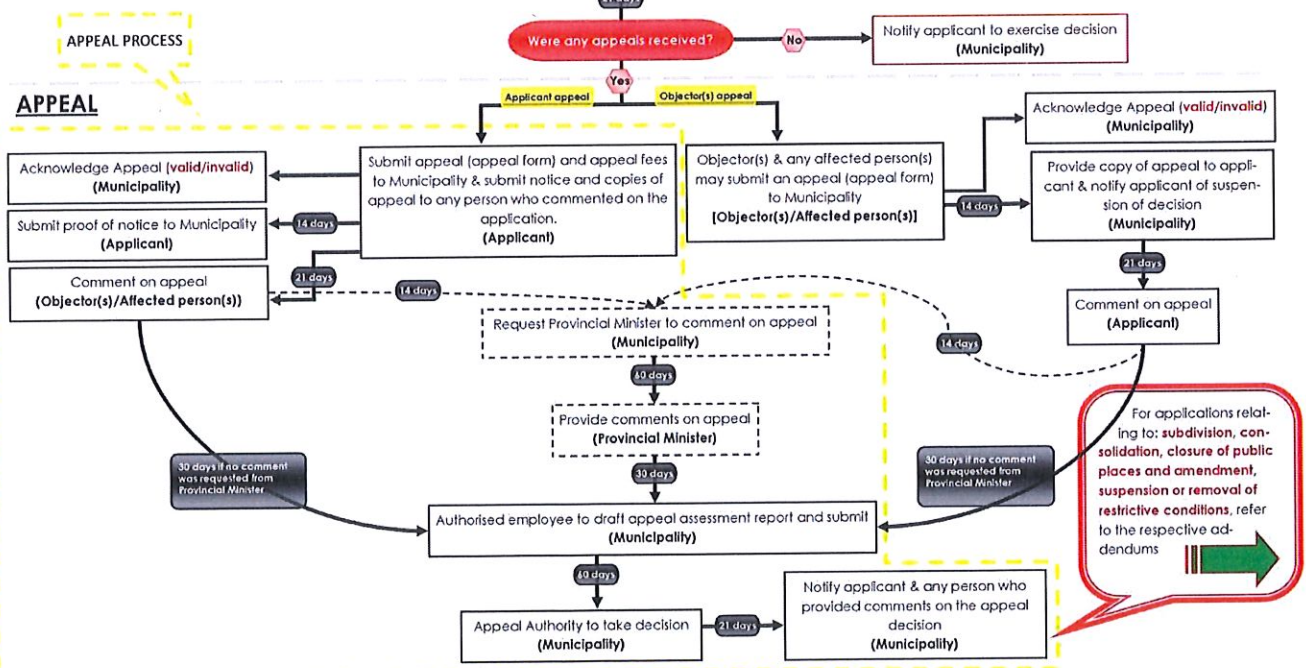
**ASSESSMENT**

**DECISION**



**APPEAL PROCESS**

**APPEAL**



For applications relating to: subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions, refer to the respective addendums

**SECTION A:**  
**DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND FEES**

Tick if relevant		What land use planning applications are required in terms of section 15 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality	Application fees payable
✓	2(a)	a rezoning of land;	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

Tick if relevant		What prescribed notice will be required?	Advertising fees payable
Y	N	Serving of notices (i.e Delivering by hand; registered post; data messages) Publication of notices (i.e Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website)	R
Y	N	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
Y	N	Notice of decision (i.e Provincial Gazette)	R
Y	N	Integrated procedures	R
<b>TOTAL APPLICATION FEE*:</b>			<b>R</b>

**KINDLY NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application.  
Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.  
The applicant is liable for the cost of publishing and serving notice of an application.

### SECTION B:

#### PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	✓			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		✓		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			✓	
<b>Zoning Scheme By-law considerations:</b> What is the current zoning of the property? <u>Single Residential Zone 1</u> What is the proposed zoning of the property? <u>Business Zone VI</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>No, certain permanent departures are triggered.</u>				

Are additional applications required to deviate from the zoning scheme? (if yes, specify) The only applications submitted are for the Rezoning, Consent & Permanent Departure	
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QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		✓		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?	✓			
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	✓			
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?	✓			

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations?		✓		Western Cape Provincial Department of Environmental Affairs & Development

				Planning (DEA&DP)
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?		✓		DEA&DP
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Government Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓		DEA&DP
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		✓		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		✓		South African Heritage Resources Agency (SAHRA) & Heritage

				Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		✓		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		✓		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		✓		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		✓		Telkom SA Ltd.
Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes?		✓		Transnet/PRASA
Is the property subject to a land / restitution claim(s)?		✓		National Department of Rural Development & Land Reform
Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		✓		SANParks / CapeNature
Is the property subject to any existing mineral rights?		✓		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		✓		Western Cape Government Departments of Cultural Affairs & Sport,

				Education, Social Development, Health and Community Safety
Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table?		✓		If yes, specify

**SECTION D:  
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			✓	
Water supply:			✓	
Sewerage and waste water:			✓	
Stormwater:			✓	
Road network:			✓	
Telecommunication services:			✓	
Other services required? Please specify.				
Development charges:			✓	

**PART D: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

**Information and documentation required in terms of section 38(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality**

Completed and signed application form	Bondholder's consent (if applicable)
Power of attorney / Owner's consent if applicant is not owner	Proof of registered ownership or any other relevant right held in the land concerned
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	S.G. diagram / General plan extract
Written motivation	Site development plan or conceptual layout plan
Locality plan	Proof of agreement or permission for required servitude
Proposed subdivision plan	Full copy of the title deed
Proof of payment of application fees	Minutes of pre-application consultation meeting (if applicable)
Conveyancer's certificate	

**Supporting information and documentation:**

Y	N	N/A	Consolidation plan	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping / Tree plan	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies	Y	N	N/A	




## PART E: DISCUSSION

- \* The application was discussed with the applicant.
- \* It was noticed that the departure for the carport was not part of the notes of the municipality and must be included.
- \* The purpose of the offices must be discussed in the final application.
- \* The ~~no~~ building identified for residential purpose must be clearly indicated on the site development plan.
- \*

## PART F: SUMMARY / WAY FORWARD


- \* Final application must be completed to attend to issues raised in pre-application.
- \* Amount due must be paid and proof of payment must be submitted with final application.
- \* Final application to be submitted to corporate department for the attention of Mrs. P. Strumpler.
- \* Mr. A Mitchell can assist with final application process.

OFFICIAL: Christopher Wright  
(FULL NAME)

SIGNED: 

DATE: 14 March 2023

PRE-APPLICANT: Jody Francis of FJC Consulting  
(FULL NAME)

SIGNED: 

DATE: 16 April 2021



## Thank You!

Your Once Off Payment was successfully paid.  
Ref: VODS9BJF7WLK

Payments From Fjc Cheque Account 62323696586  
31 Mar 2023

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### 1. Who would you like to pay

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**Payment Name**

Beaufort West Municipality

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**Account Number**

1074280318

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**Account Type**

Current (cheque/bond) Account

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**Bank Name**

Nedbank Limited

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**Branch Code**

198765

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**Country**

South Africa

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### 2. Payment Details

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**How Much?**

R 6,282.00

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**Their Reference**

Erf 404 Murraysburg

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**My Reference**

Beaufort West Munici

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**Prepared by**  
FJC Consulting  
(Mr. J. Francis)

**Prepared for**  
Beaufort West Municipality  
(Mr. A. Mitchell)

**Prepared on behalf of**  
Provincial Government of the Western Cape  
(Mr. S. Hindley)

**Date**  
March 2023

ERF 404 (408), MURRAYSBURG  
REZONING, CONSENT & PERMANENT  
DEPARTURE APPLICATION



## Definitions

## Executive Summary

### **Section I: Introduction**

- 1.1 Background Information
- 1.2 The Client
- 1.3 The Consultants
- 1.4 The Application
- 1.5 The Purpose of the Report

### **Section II: Property Details**

- 2.1 Property Description
- 2.2 Ownership
- 2.3 Extent
- 2.4 Zoning
- 2.5 Existing Land Use
- 2.6 Access
- 2.7 Title Deed / Restrictive Title Deed Conditions
- 2.8 Services
- 2.9 Servitudes
- 2.10 Heritage
- 2.11 Environmental Management

### **Section III: The Land Use Application**

- 3.1 Proposed Rezoning
- 3.2 Proposed Consent Use
- 3.3 Development Controls – Offices / Dwelling Unit
  - 3.3.1 Floor Factor
  - 3.3.2 Coverage
  - 3.3.3 Street Centreline Setback
  - 3.3.4 Height
  - 3.3.5 Building Lines
  - 3.3.6 Garages & Carports
  - 3.3.7 Parking and Access
  - 3.3.8 Loading
  - 3.3.9 Screening
  - 3.3.10 Canopy or Balcony Projection
  - 3.3.11 Refuse Room
  - 3.3.12 Window and Door Placement
- 3.4 Services
- 3.5 Motivation
  - 3.5.1 Application submitted in terms of this By-law.
  - 3.5.2 Procedure followed in processing the application.
  - 3.5.3 Desirability of the proposed land use and Provincial Guidelines.

3.5.4	Comments in response to application.
3.5.5	Response by Applicant to comments received.
3.5.6	Other laws relevant to the application.
3.5.7	Written Assessment by Registered Planner
3.5.8	Municipal Spatial Development Framework.
3.5.9	The Spatial Planning and Land Use Management Act & Land Use Planning Act
3.5.10	The Land Use Scheme.
3.5.11	Summary

## **Section IV: Conclusion**

### **FIGURES**

<b>Figure 1:</b>	Locality Plan
<b>Figure 2:</b>	Site in Context
<b>Figure 3:</b>	SG Diagram Extract
<b>Figure 4:</b>	Zoning Plan
<b>Figure 5:</b>	Land Use
<b>Figure 6:</b>	Site Layout Plan
<b>Figure 7:</b>	South elevation - Height

### **DIAGRAMS / ILLUSTRATIONS**

<b>Diagram 1:</b>	Surrounding Uses
<b>Diagram 2:</b>	Murraysburg Spatial Analysis
<b>Diagram 3:</b>	Murraysburg Spatial Development Framework

### **ANNEXURES**

<b>Annexure A:</b>	Building Plans submitted to Municipality
<b>Annexure B:</b>	SG Diagram for Erf 408 Murraysburg
<b>Annexure C:</b>	SG Diagram for Erf 404 Murraysburg
<b>Annexure D:</b>	Deeds Office Ownership Printout – Erf 408 Murraysburg
<b>Annexure E:</b>	Title Deed for Erf 404 Murraysburg
<b>Annexure F:</b>	Resolution & Power of Attorney
<b>Annexure G:</b>	Zoning Certificate
<b>Annexure H:</b>	Conveyancers Certificate
<b>Annexure J:</b>	Site Layout Plans
<b>Annexure K:</b>	Application Form





## DEFINITIONS

For the purpose of this application, and unless it appears otherwise in the text, the terms used herein are as follows:

### Property Concerned

The property concerned is **Erf 408 Murraysburg**, which is situated off Pienaar Street in Murraysburg.

### Client

The Client being represented in this matter is the **Provincial Government of the Western Cape**, represented herein by Mr. S. Hindley.

### Consultants / Applicants

FJC Consulting (Mr Jody Francis), acting for the Client in this matter.

### Application

Application is hereby made:

- In terms of Section 15(2)(a) for the **Rezoning** of the subject property to Business Zone IV (BZIV) to permit the use of the subject property and the buildings thereon as Offices.
- In terms of Section 15(2)(o) for the **Consent Use** to permit a portion of the subject property to be used for residential purposes (Dwelling House) on a land unit zoned Business Zone IV (BZIV).
- In terms of Section 15(2)(b) for those **Permanent Departures** which have been triggered by the proposed change in use of the property concerned, and includes:
  - A Departure to permit a **street boundary building line** of 2,9m in lieu of the required 5,0m.
  - A Departure to permit a **side / rear boundary building** line of 2,57m in lieu of the required 3,0m.
  - A Departure to permit the **carport** to be 2,2m from the street boundary in lieu of the required 5,0m
  - A Departure to permit the provision of 10 on-site **parking bays** in lieu of the required 18 bays.

### Zoning Scheme

The Beaufort West Municipality: Beaufort West Municipal Standard Zoning Scheme By-law, 2020, being the zoning scheme applicable to the property concerned.

### By-Law

Beaufort West Municipality: By-Law on Municipal Land Use Planning: To regulate and control municipal land use planning.

### Local Authority / Council

The Beaufort West Municipality



# EXECUTIVE SUMMARY

**Date:** March 2023  
**To:**  
**Subject:** Application in terms of the Section 15(2)(a), Section 15(2)(o) and Section 15(2)(b) for the Rezoning, Consent Use and Permanent Departures associated with the proposed rezoning of the subject property.

## 1. Application Summary

- 1.1 Existing Zoning: Single Residential Zone I (SRZI)
- 1.2 Proposed Zoning: Business Zone IV (BZIV)
- 1.3 The Application: Application is for the Rezoning, Consent Use and Permanent Departures so as to enable the change in use of the property concerned for office purposes.
- 1.4 Date of Application: March 2023
- 1.5 Recommendation:
- 1.6 Other Approvals:

All original documentation will be available to your committee.



Properties Consulted	Objecting Properties	Supporting properties
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# SECTION I – INTRODUCTION

## **1.1 Background Information**

The property concerned is located off Pienaar Street in Murraysburg.

The municipality previously received a set of building plans (see **Annexure A**), which reflected certain improvements to be made to the existing residential buildings on the property. The property owner now seeks the required municipal authorisation to permit the use of the property, including the improvements reflected on the plan previously submitted, as government offices.

This desired change in use requires that application be made for the approval of the Beaufort West Municipality to permit the change in the zoning of the property, which in turn will allow the change in use.

In addition to the above identification of the need for a rezoning application, the attached Site Layout Plan as provided by the Project Architect (Harry Burger Architects), also reflects that the change in use application will still be associated an element of residential accommodation. The retention of a residential component (dwelling house), in terms of the new zone will also require that application be made for a Consent Use to permit the said residential component.

As set out above, this application is seeking to secure the approval of the rezoning of the subject property, will undertake a thorough assessment of the development parameters applicable to the proposed business zone, and where the existing building is not compliant, the relevant Permanent Departures will be simultaneously applied for.

In the preparation of this application, the Applicant also discovered that there appears to have been a mix-up made in the deed's office with regard to the erf description of the property. In this regard, we note that the Surveyor General records reflect the property as being Erf 408 Murraysburg, which is located off Pienaar Street in Murraysburg – see **Annexure B**. In terms of the mentioned diagram, Erf 408 is described as being the consolidation of a portion of Erf 281 and a portion of Erf 280 Murraysburg. According to the deed's office records, Erf 408 does not exist (see **Annexure D**), and the consolidation of the portion of Erf 281 with portion of Erf 280 has been registered in the deed's office as Erf 404 Murraysburg (see **Annexure E**). This title deed accords with the constituent components of the consolidation as described in title deed T71093/14990 being the consolidation of figure ABcz of SG Diagram 6905/60 with figure AzD of SG Diagram 6905/60 (see **Annexure B**).

The confusion of Erf 408 and Erf 404 has been brought to the attention of the property owner, and the necessary rectification in the deed's office will be attended to by the States Attorney.

In the interests of proceeding with this land use application, we acknowledge this oversight and will continue with the application in terms of Erf 404 (408) Murraysburg.

## **1.2 The Client**

The Applicant acts under Special Power of Attorney (see **Annexure F**) for the registered owner of Erf 404 (408) Murraysburg, being:

**Provincial Government of the Western Cape**

**1.3**

**The Consultants**

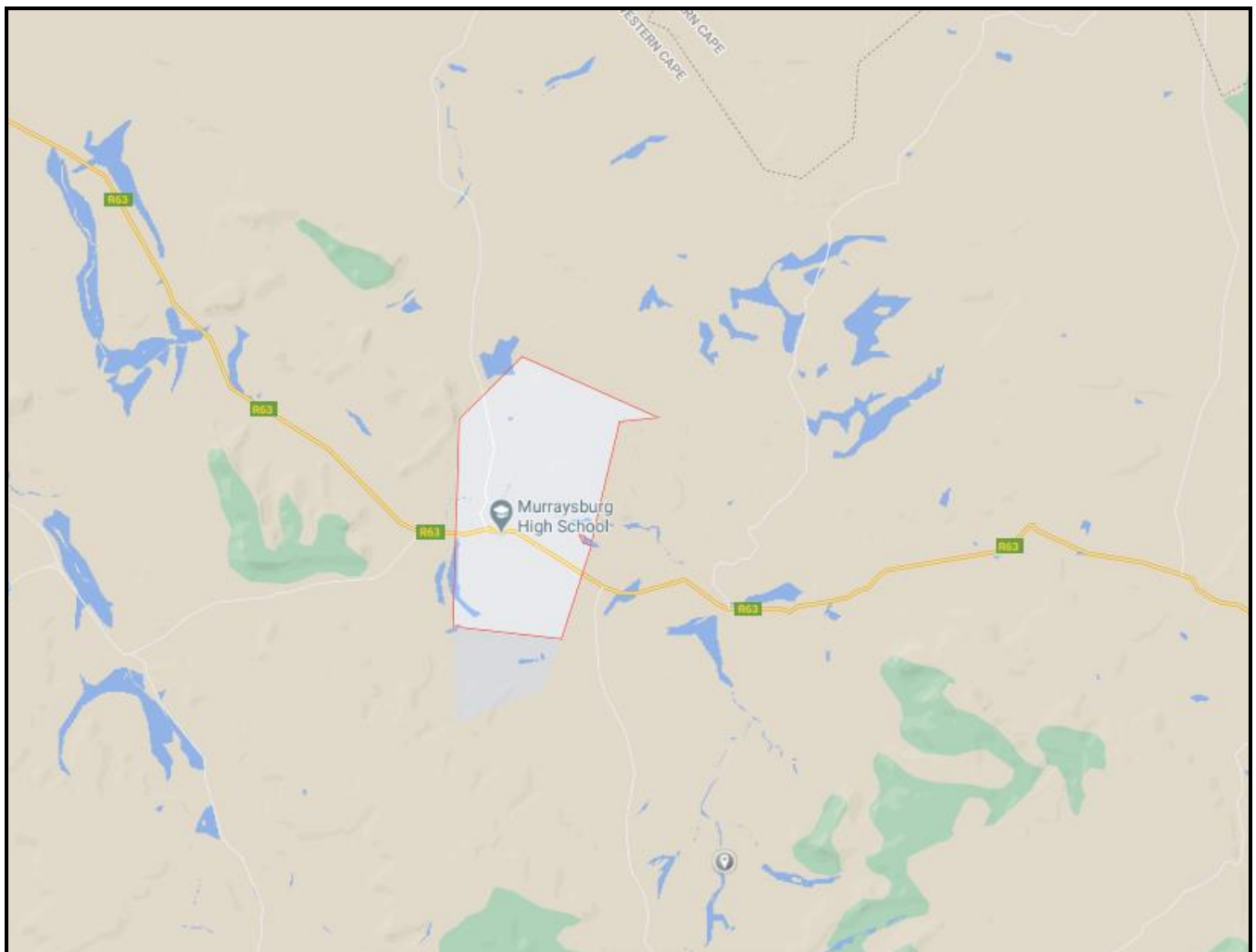
The Consultants in this matter are:



**FJC CONSULTING**

**Town Planners & Land Surveyors**

Tel: (021) 403 6449 ♦ Fax: (021) 413 0170 ♦ Cell: (084) 789 9932  
Spaces V&A, Dock Road Junction, Cnr Stanley & Dock Roads, Cape Town, 8000  
P. O. Box 7434, Roggebaai, 8012 ♦ jody@fjcconsulting.co.za

Represented herein by Mr. Jody Francis.



 Town Planning & Land Surveying	<b>Project:</b> Erf 404 (408) Murraysburg	<b>Title:</b> Rezoning, Consent & Departures	<b>Date:</b> March '23
	<b>Legend:</b>		<b>North:</b> 

## **1.4 The Application**

Pursuant to the above, application is herewith made for the approval, by the Beaufort West Municipality in favour of Erf 404 (408) Murraysburg of the following applications:

- In terms of Section 15(2)(a) for the **Rezoning** of the subject property to Business Zone IV (BZIV) to permit the use of the subject property and the buildings thereon as Offices.
- In terms of Section 15(2)(o) for the **Consent Use** to permit a portion of the subject property to be used for residential purposes (Dwelling House) on a land unit zoned Business Zone IV (BZIV).
- In terms of Section 15(2)(b) for those **Permanent Departures** which have been triggered by the proposed change in use of the property concerned, and includes:
  - A Departure to permit a **street boundary building line** of 2,9m in lieu of the required 5,0m.
  - A Departure to permit a **side / rear boundary building** line of 2,57m in lieu of the required 3,0m.
  - A Departure to permit the **carport** to be 2,2m from the street boundary in lieu of the required 5,0m.
  - A Departure to permit the provision of 10 on-site **parking bays** in lieu of the required 18 bays.

## **1.5 The Purpose of the Report**

The purpose of this report is to inform Council, officials and interested parties of the application submitted in favour of the properties concerned.

This report also serves to provide a motivation in support of the proposals envisaged, as well as identify the specifics of such application, so as to facilitate for easier and more efficient processing of the application by the administration concerned.








# SECTION II – PROPERTY DETAILS

## 2.1 Property Description

With regard to the description of the property concerned, title deed T71093/1990 (see **Annexure E**), describes the subject property as being the consolidation of **Figure ABCz** in terms of Diagram 6905/1960 with **Figure AzD** in terms of Diagram 6905/1906, follows:

**Erf 404 Murraysburg in the Municipality and Division of Murraysburg,  
Western Cape Province**



 <p><b>fjc consulting</b> Town Planning &amp; Land Surveying</p>	<b>Project:</b> Erf 404 (408) Murraysburg	<b>Title:</b> Rezoning, Consent & Departures	<b>Date:</b> March '23
	<b>Legend:</b> Subject Property 		<b>North:</b> 

2.2

Ownership

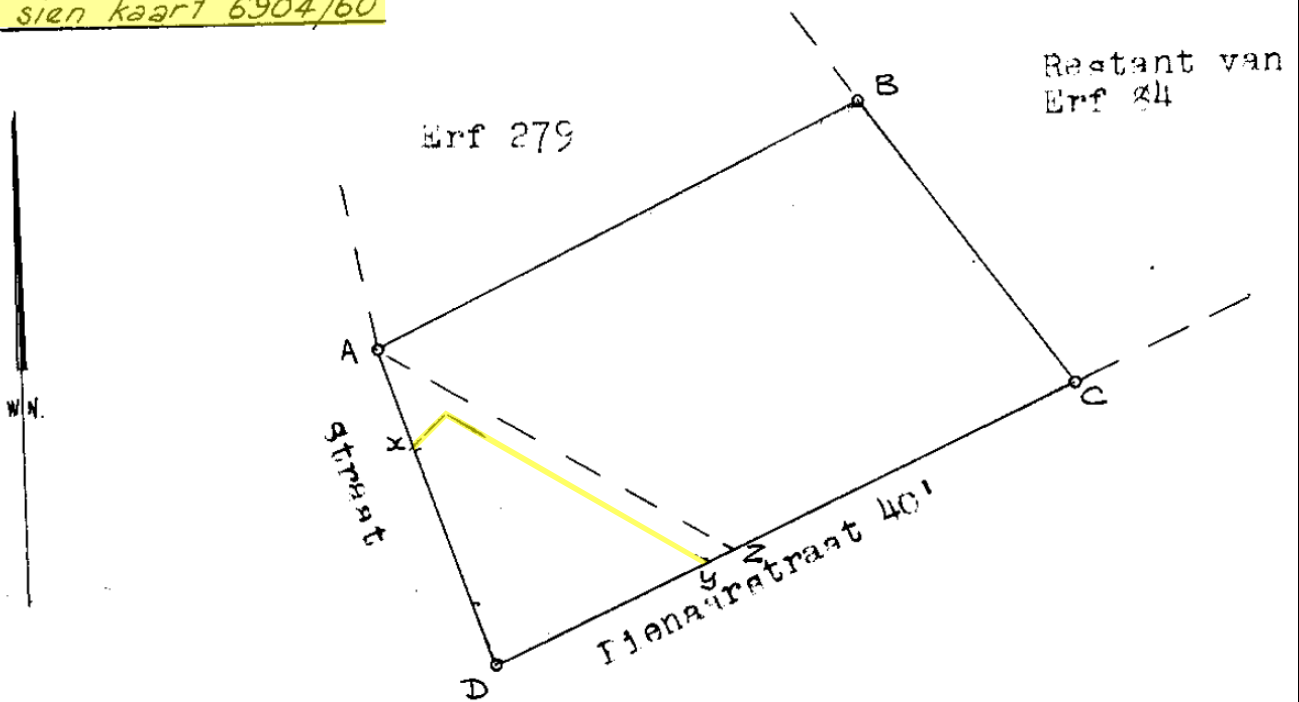
With regard to the ownership of the registered property identified in 2.1 above, as confirmed by respective title deed the registered owner is:

Provincial Government of the Western Cape

Represented herein by Mr. Shane Hindley.

- ✓A. Ysterhoekpaal.
- ✓B.C. 1" Ronde watermerke.
- ✓D. 1" x 18" Ronde watermerke.

Die blou lyn xy stel voor 'n aansluiting watervoor.  
 sien kaart 6904/60



1. Die figuur A.B.C.z. synde Erf 280 Murraysburg.  
Sien Kaart 10138/52. Geheg aan T.A. 1953-61-3003.
2. Die figuur A.z.D. synde Erf 281 Murraysburg.  
Sien Kaart 6904/60 Geheg aan T.A. 1961- -4865

<p>Town Planning &amp; Land Surveying</p>	<p>Project:</p> <p>Erf 404 (408) Murraysburg</p>	<p>Title:</p> <p>Rezoning, Consent &amp; Departures</p>	<p>Date:</p> <p>March '23</p>
	<p>Legend:</p>	<p>North:</p>	<p>Figure:</p> <p><b>3</b></p> <p>SG Diagram Extract</p>

**2.3** **Extent**

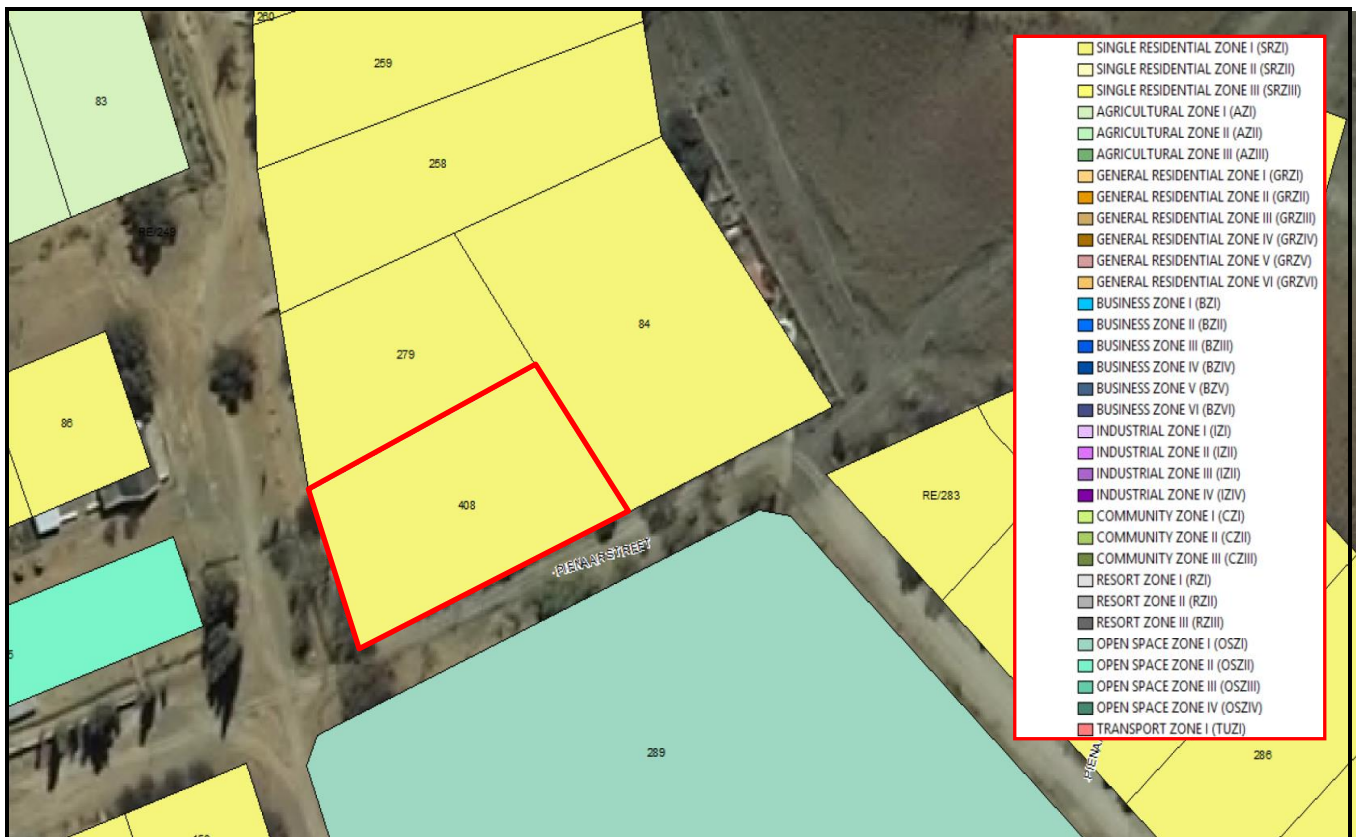
Regarding the extent of the subject property, the title deed (see **Annexure E**) confirms the extent of the subject property to measure:

**2655m<sup>2</sup>**  
**Two Six Five Five Square Metres**

**2.4** **Zoning**

In terms of the zoning of the subject property, investigation with the Beaufort West Municipality (see **Figure 4** and **Annexure G**), revealed that in terms of the Beaufort West Municipality: Beaufort West Municipal Standard Zoning Scheme By-law, the subject property is zoned:

**Single Residential Zone I**



<p style="font-size: small; margin: 0;">Town Planning &amp; Land Surveying</p>	<b>Project:</b> <b>Erf 404 (408) Murraysburg</b>	<b>Title:</b> <b>Rezoning, Consent &amp; Departures</b>	<b>Date:</b> <b>March '23</b>
	<b>Legend:</b>		<div style="text-align: center;"> <b>North:</b>    <b>Figure:</b>  <span style="font-size: 2em; font-weight: bold; display: inline-block;">4</span>  <b>Zoning</b> </div>

**2.5** **Existing Land Use**

As can be established from the aerial photo provided in **Figure 5 below**, the subject property is currently developed with certain residential buildings.

We are aware that additions and alterations to these existing buildings are currently underway.

**Figure 5** below indicates the current state of development on the affected portion of the property concerned.



**fjc consulting**  
Town Planning & Land Surveying

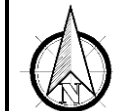
**Project:**  
Erf 404 (408) Murraysburg

**Title:**  
Rezoning, Consent & Departures

**Date:**  
March '23

**Legend:**

**North:**



**Figure:**

**5**

Land Use

## 2.6 Access

The subject property, in terms of the recent / proposed improvements includes the fencing off of certain areas which have been dedicated for parking purposes which are accessed via new access control gates.

These new gates and parking areas are all accessed off Pienaar Road, as can be seen in the attached Site Layout Plan.

## 2.7 Title Deed / Restrictive Title Conditions

When regard is had to the title deeds concerned, and the existence of any restrictive conditions contained therein, which are potentially in conflict with the proposed rezoning and use of the subject property as offices, it is confirmed via the Conveyance's Certificate as prepared by Beverly Bolters of Bolters Attorneys (see **Annexure H**) that there are no conditions of title which conflict with the proposed change in use.

## **2.8 Services**

As has been previously established, the subject property is already developed and is currently undergoing certain additions and alterations.

The application concerned proposes a change in use from the permitted residential use to that of offices.

In terms of the services, we confirm that the subject property and its improvements are all fully serviced.

## **2.9 Servitudes**

After scrutiny of the applicable title deed and the survey diagram, we note that mention is made in **Condition 2. C. (a)** of title deed T 71093/1990, that:

***The said Municipality shall have the right at all times around the watercourse, marked X.Y. on L.G. Card number. 6903/60 to use without payment of any fee.***

The above serves to create a servitude over the watercourse which runs through the subject property – see the highlighted line XY in **Figure 3** above.

## **2.10 Heritage**

The application concerned is not, to the best of the Applicants knowledge, associated with any heritage factors that could be impacted by the proposed change in use of the subject property.

## **2.11 Environmental Management**

In assessing the potential environmental impact associated with the development application concerned, as well as seeking to identify whether the proposed change in use and improvements trigger any listed activities in terms of the National Environmental Management Act, a brief desktop assessment served to confirm that none of the listed activities are triggered by the change in use application.

Based thereon, the Applicant did not consider it necessary to undertake an Applicability Checklist.



## SECTION III – THE LAND USE APPLICATION

### 3.1 Proposed Rezoning

This aspect of the land use application is concerned with securing the appropriate land use rights necessary to enable the use of the existing and additional buildings to be changed from residential to offices.

It has been previously established that the subject property is currently zoned **Single Residential Zone I (SRZI)**, this zoning designation permits the following uses:

Single Residential Zone 1 (SRZ1)		
Use Zone	Buildings Permitted	Buildings Permitted only with the Consent of Council
Single Residential Zone 1	<ul style="list-style-type: none"> <li>• Dwelling House,</li> </ul>	<ul style="list-style-type: none"> <li>• Crèche</li> <li>• Guest house</li> <li>• Halfway house</li> <li>• Home care facility</li> <li>• House shop</li> <li>• Second dwelling (&gt;60m<sup>2</sup>)</li> <li>• Self-catering facility</li> </ul>

The requirement for the rezoning is informed by the current zone of the subject property, which as can be established from the above table extracted from the Beaufort West Municipal Standard Zoning Scheme By-law, no provision is made for offices in either the list of primary uses, or the list of consent uses.

With regard to the proposed use of the subject property as offices, we identify in the below table extracted from the Beaufort West Municipal Standard Zoning Scheme By-law, that the proposed office use is permitted in the Business Zone IV (BZIV) zone as a Primary Use.

Business Zone IV (BZIV)		
Use Zone	Primary Uses	Consent Uses
Business Zone IV (BZIV)	<ul style="list-style-type: none"> <li>• <b>Offices</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Dwelling house</b></li> <li>• Flats</li> <li>• Institution</li> <li>• Place of assembly</li> <li>• Place of instruction</li> <li>• Place of leisure</li> <li>• Renewable energy structure</li> <li>• Restaurant</li> <li>• Rooftop base telecommunication station</li> <li>• Shop</li> <li>• Supermarket</li> </ul>

As a result of the above, the application proposes the rezoning of the subject property to **Business Zone IV (BZIV)**.

### **3.2 Proposed Consent Use**

Application is herewith made in terms of the Business Zone IV (BZIV), in that the said zone only permits a dwelling house with the Consent of Council.

As a result, it is necessary to secure the said Consent Use in order to permit the proposed dwelling unit on the property, as reflected in the Site Layout Plan concerned (see **Annexure J**).

### **3.3 Development Controls – Offices / Dwelling Unit**

This land use application is concerned with use the buildings on the subject property, as reflected in the attached Site Layout Plan as offices and a dwelling unit (see **Figure 6** and **Annexure J**).

In terms of assessing the proposed change in use, the land use scheme provides that its development must be assessed in terms of the following development parameters for offices:

- 3.3.1 Floor Factor
- 3.3.2 Coverage
- 3.3.3 Street Centreline Setback
- 3.3.4 Height
- 3.3.5 Building Lines
- 3.3.6 Garages & Carports
- 3.3.7 Parking and Access
- 3.3.8 Loading
- 3.3.9 Screening
- 3.3.10 Canopy or Balcony Projection
- 3.3.11 Refuse Room
- 3.3.12 Window and Door Placement

This section of the motivation report will conduct an assessment of the development plan, in so far as it relates to the office component in terms of the development parameters referred to above.

Where any of the development parameters are exceeded, application will be made for the necessary permanent departure.

#### **3.3.1 Floor Factor**

In terms of the provisions of the zoning scheme, properties zoned Business Zone IV (BZIV) are permitted a bulk factor of 1,0.

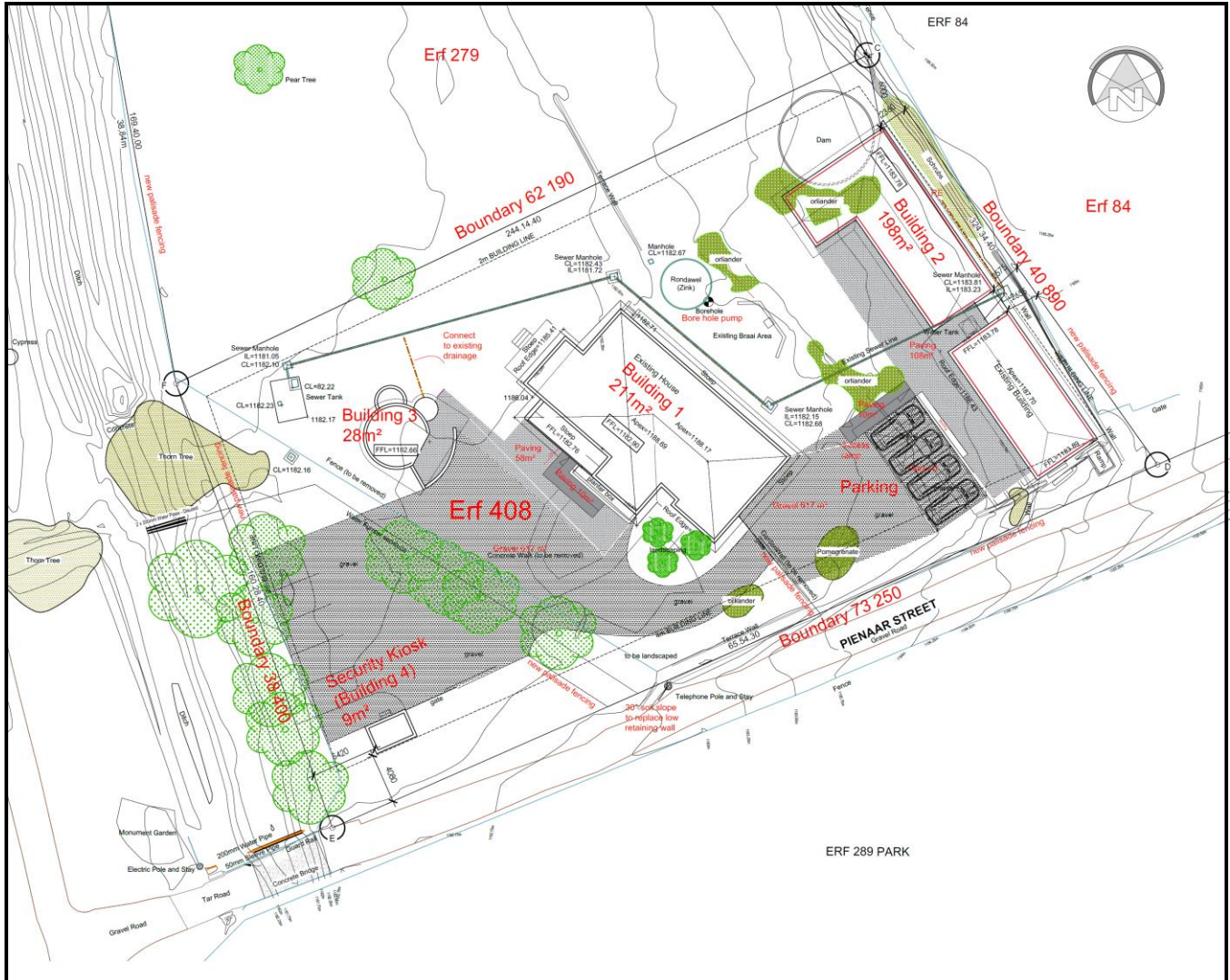
When this factor is applied to the extent of the property concerned which measures 2655m<sup>2</sup>, we calculate that a total floor area of 2655m<sup>2</sup> is permitted.



In terms of the permitted floor space for the proposed office buildings we confirm that the attached Site Layout Plan reflects the development of a total floor space of **±420m<sup>2</sup>** and **±28m<sup>2</sup>** for the dwelling house. In lieu of the fact that the entire development is single storey, we can confirm that the total floor area of the office and dwelling house is also **±450m<sup>2</sup>**.

Once again well below the permitted floor area of 2655m<sup>2</sup>. In fact, when expressed as a bulk factor we calculate that a factor of **0,17** is required for the proposed floor area.

**Based on the above and relative to the development as reflected in the attached Site Layout Plan, we can confirm that no departure from bulk is required.**





 Town Planning & Land Surveying	<b>Project:</b> Erf 404 (408) Murraysburg	<b>Title:</b> Rezoning, Consent & Departures	<b>Date:</b> March '23
	<b>Legend:</b>	<b>North:</b> 	

### 3.3.2 Coverage

In terms of the land use scheme regulations, properties zoned Business Zone IV (BZIV) are permitted a maximum coverage which is 60% of the site area, which in this case would permit a coverage of **1593m<sup>2</sup>** (Site Area x 60%).

From the areas as informed by the attached Site Layout Plan drafted by Harry Burger Architects (see **Annexure J**), we calculate that the total building footprint for the offices will be **±420m<sup>2</sup>** (i.e., Buildings 1, 2 and 4) and **±28m<sup>2</sup>** for the dwelling house (i.e., Building 3). A coverage of  $\pm 420\text{m}^2 + 28\text{m}^2$  represents a total covered footprint of  $\pm 450\text{m}^2$  or **16,9%** of the site area.

In terms of the above, we confirm that the proposed covered footprint of all office buildings and the dwelling house on the property, as informed by the attached Site Layout Plan is calculated to be well within the permitted maximum.

**As a result of the above assessment, no departure from the Coverage is required.**

### 3.3.3 Street Centreline Setback

The zoning scheme regulations provide that the municipality may require a street centreline setback of 6,5m, where all buildings are set back at least 6,5m from the centreline of the street.

- Pienaar Street

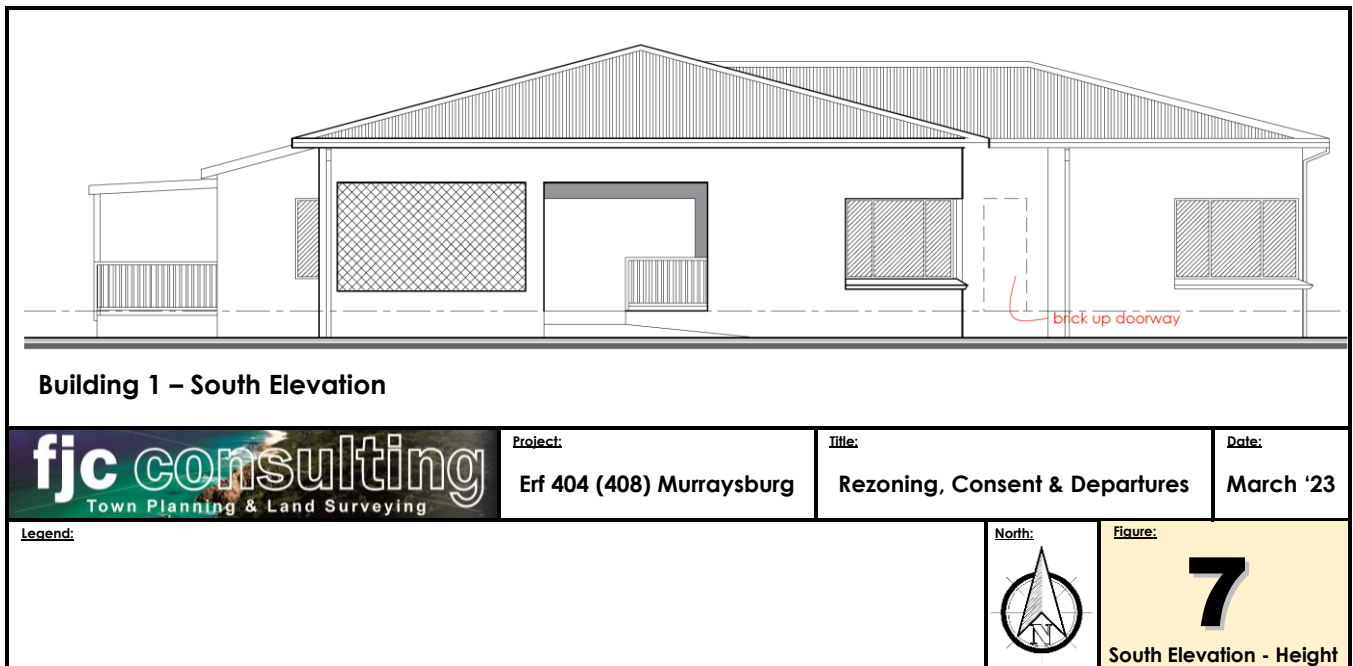
In the case of the property concerned we observe that the abutting Pienaar Street to the south has a road reserve width of 40 Cape Feet, when converted we note that this translates into 12,5m. The width of this road reserve confirms that a street centreline setback of 6,5m would run 0,25m into Erf 404 (408) along Pienaar Street.

In terms of the attached Site Layout Plan, we can confirm that no structures have been built within this 0,25m strip of the subject property along the Pienaar Street boundary of the property.

- Unnamed Road

In the case of the property concerned we observe that the abutting Unnamed Road to the west has a road reserve width in excess of 20m. The width of this road reserve confirms that a street centreline setback of 6,5m would not impact on the property concerned.

**Based on the above assessment, even if the municipality were to seek to enforce this regulation, it would not trigger a departure in terms of the attached Site Layout Plan.**



### 3.3.4 Height

In terms of the land use scheme regulations and the Business Zone IV (BZIV), offices may be developed to a maximum height of 11,0m, measured from the average ground level to the top of the roof; the height of a Dwelling Houses may not exceed 6,0m to the wall plate in all cases and 8,5m to the ridge of the roof in the case of a pitched roof.

From the heights as informed by the attached Site Layout Plan, we acknowledge that due to all the buildings on the property being single storey (see **Figure 8**), that the maximum height will be 5,5m which is well within the maximum permissible height of 11,0m for offices or 8,5m for dwelling houses.

**As a result of the above assessment, no departure from the Height is required.**

### **3.3.5 Building Lines**

#### **3.3.5.1 Street Boundary Building Lines**

In terms of the land use scheme regulations concerned, offices on properties zoned Business Zone IV (BZIV) are subject to a street boundary building line of **5,0m**; with dwelling houses on land units greater than 1000m<sup>2</sup> also being subject to a **5,0m** street boundary building line.

Based on the attached Site Layout Plan, we observe that the dwelling house labelled 'Building 3' is located well beyond the 5,0m street boundary building line, however the office building located in the south eastern corner of the subject property, which is labelled 'Existing Building' is set roughly **2,9m** from the street boundary building line (Pienaar Street).

**As a result of the above assessment, a departure from the Street Boundary Building line is triggered.**

#### **3.3.5.2 Side and Rear Boundary Building Lines**

In terms of the zoning scheme regulations concerned, properties zoned Business Zone IV (BZIV) are subject to a side and rear boundary building line of **3,0m**; with dwelling houses on land units greater than 1000m<sup>2</sup> also being subject to a **3,0m** side and rear boundary building line.

Based on the attached Site Layout Plan, we observe that the dwelling house labelled 'Building 3' is located well beyond the 3,0m side and rear boundary building line, however the office buildings located along the eastern boundary of the property shared with Erf 84, labelled 'Building 2' and 'Existing Building' are set **2,57m** and **2,65m** respectively from the side boundary concerned.

**As a result of the above assessment, a departure from the Side / Rear Boundary Building line is triggered.**

### **3.3.6 Garages and Carports**

In terms of the zoning scheme regulations applicable to Offices and Dwelling Houses on properties zoned Business Zone IV (BZIV), the following regulations pertain to garages and car ports specifically:

3.3.6.1 a garage or carport is permitted within the common boundary building line provided the garage or carport-

- Does not exceed 3,5m to the top of the roof;
- Does not contain more than a double garage frontage with a maximum width of 6,5m.

In the above regard, the Applicant is confident that the carport structure covering the four parking bays concerned will not exceed 3,5m in height and thus no departure will be triggered.

With regard to the frontage of the car port not exceeding a maximum width of 6,5m, we measure from the attached Site Layout Plan, that the frontage is roughly 10m. This exceeds the allowance made for carports within the common boundary. However, in lieu of the fact that the carport as reflected on the attached site layout plan is not proposed within the common boundary building line – **no departure is required**.

3.3.6.2 For land units exceeding 650m<sup>2</sup>, a garage or carport may not be closer than 5 metres from the street boundary, notwithstanding the street building line.

The subject property measures 2655m<sup>2</sup>, therefore the garages and / or carport is required to be 5,0m from the street boundary. In terms of the attached Site Layout

Plan, we note measure that the carport is to be roughly 2,2m from the street boundary of the property.

**As a result of the above, and the extent of the subject property, a departure is required to permit the carport to be 2,2m from the street boundary.**

### **3.3.7 Parking and Access**

#### **3.3.7.1 Parking**

In terms of the zoning scheme regulations concerned, parking must be provided on the land unit in accordance with the by-law.

In this regard, the by-law requires that parking be provided at the following rate.

- **Offices**

Parking must be provided for offices at a rate of 4 bays per 100m<sup>2</sup> of GLA.

This application is concerned with a total office GLA of ±410m<sup>2</sup> (Building 1, 2 and 4).

The above gross lettable area translates into a parking requirement of **16,4 bays**.

- **Dwelling House**

Parking must be provided for dwelling houses at a rate of 2 bays per dwelling house on land units greater than 350m<sup>2</sup>.

This application is concerned with a single dwelling house (Building 3).

The above translates into a parking requirement of **2 bays**.

- **Total Parking Requirement**

Based on the above, we calculate that a total on-site parking requirement of **18,4 bays** is applicable.

When the attached Site Layout Plan is considered, we note that a total of 10 on-site parking bays are proposed.

**As a result of the above parking shortfall of 8 bays, a departure is required to permit the provision of 10 on-site parking bays in lieu of the required 18 bays.**

#### **3.3.7.2 Access**

In terms of the zoning scheme regulations concerned, access must be provided to the land unit in accordance with the by-law.

In the above regard:

- No access may be closer than 10 metres from an intersection as defined by the prolongation of street boundaries, except for industrial-zoned properties, where the distance must be 15 metres.

As can be determined from the attached Site Layout Plan and based on the position of the access gate at the Security Kiosk, access to the subject property will be gained via a carriage way crossing which is in excess of 10m from the prolongation of the street boundaries.

**No departure from this regulation is triggered.**

- Vehicle entrances and exit ways to and from a property must conform to the following requirements:
  - motor vehicle carriageway crossings must be limited to one per site per public street or road abutting the site;  
As can be established from the attached Site Layout Plan, only a single access point is proposed and thus there will only be one carriage way crossing – **No departure.**
  - despite the above paragraph where the total length of any street boundary of a site exceeds 30 metres in length, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other;  
No additional carriageway crossing area required – **No departure.**
  - the minimum and maximum widths of motor vehicle carriageway crossings must be in accordance with the table, titled “Width of motor vehicle carriageway crossings. As set out in the by-law and in compliance therewith the width of the carriageway crossing will not transgress the permitted minimum width of 5,0m nor the permitted maximum width of 8,0m for combined entrance and exit ways – **No departure.**

### **3.3.8 Loading**

In accordance with the zoning scheme regulations which deal with Loading, we observe that the land use types identified which require the provision of loading bays include the following land uses:

- Offices
- Business premises - other than offices, supermarket, industry
- Supermarket

In the above regard we confirm that the proposed office use is considered to qualify as a triggering use for the provision of loading facilities.

Pursuant to the above, we acknowledge that there is a threshold below which loading bays are not required for Offices. The identified threshold for offices is 1000m<sup>2</sup>. In lieu of the fact that the offices as reflected in the attached Site Layout Plan does not meet with the specified 1000m<sup>2</sup> threshold, no loading bays are required.

**As a result of the above assessment, no departure is required.**

### **3.3.9 Screening**

In the above regard, the Applicant acknowledges that the zoning scheme regulations provide that any part of a land unit which is used for the storage or loading of goods such area shall be enclosed with a suitable wall and/or landscape screening, and also where any external utility service or equipment which is required for a building shall be appropriately screened from view from a public street, and such screening shall be integrated with the building in terms of materials, colour, shape and size.

In terms of the above, we are of the considered opinion that the attached Site Layout Plan clearly communicates the lack of any storage or loading of goods, as well as the lack of any utility equipment that could require screening.

In addition to the above, we note that the attached Site Layout Plan, includes a new palisade fence which will screen much of the on-site activities in line with the object of this regulation.

**As a result of the above assessment, no departure is required.**

### **3.3.10 Canopy or Balcony Projection**

The zoning scheme regulations provides that the Municipality may require a canopy or balcony projection over the street boundary in accordance with the following conditions:

- (i) The canopy or balcony shall not project nearer than 500 mm to a vertical plane through the kerb line or proposed kerb line;
- (ii) No portion of a canopy or balcony projection shall be less than 2,8 m above the pavement;
- (iii) The City may lay down more restrictive requirements relating to the dimensions, design and materials of the canopy or balcony; and
- (iv) The owner shall enter into an encroachment agreement with the City and register a servitude area in the case of a balcony projection.

In the above regard, we confirm that due to the nature of the existing improvements, where the existing buildings are set well into the property, the potential for the introduction of such projecting features is compromised.

Notwithstanding the lack of any canopy or balcony projection – **no departure is required.**

### **3.3.11 Refuse Room**

The Applicant acknowledges that the by-law enables the municipality to require a refuse room to be provided on-site should it be considered necessary.

In terms of the attached Site Layout Plan, we note that no such refuse room has been provided for. However, if the Municipality deem it necessary, then such a refuse room facility will be provided.

Notwithstanding the lack of a refuse room – **no departure is required.**

### **3.3.12 Window and Door Placement**

With regard to the development of dwelling houses, the zoning scheme regulations provide that any portion of a building / dwelling unit that contains an external window or door facing onto a common boundary must-

- o Be set back at least 1,5m from the boundary;
- o The portion of the building to be set back from the boundary must include the door or window, together with the additional length of wall that is required to make up a total minimum length of 3,0m.

In the above regard, we can confirm that the dwelling house on the property (Building 3) is set well in excess of 1,5m from the common boundaries and thus its window and door placements will comply with this regulation – **no departure required.**

## **3.4 Services**

With regard to the potential demand that the proposed change in use may be associated with, the Applicant is of the considered opinion that the proposed additions and alterations associated with the change in use will result increased demand being placed on the municipal services network.

In the above regard the Applicant anticipates that in the course of assessing the application concerned that the affected services branches of the Municipality will be approached for their comment. In the event that any of the affected services branches are of the considered opinion that their network does not have the necessary carrying capacity to accommodate the additional demand represented by the proposed change in use, then such concern will be relayed to the Applicant for consideration and response.

## **3.5**

### **Motivation**

The motivation in support of the Land Use Application associated with the proposed change in use (rezoning and permanent departure), will be addressed below. The motivation in support of the application is based on the following aspects as set out in Section 65 of the by-law.

To this end, the By-Law in Section 65 provides that when the Municipality considers an application it must have regard to the following:

- 3.5.1 the application submitted in terms of this By-law.
- 3.5.2 the procedure followed in processing the application.
- 3.5.3 the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses.
- 3.5.4 the comments in response to the notice of the application and the comments received from organs of state and internal departments.
- 3.5.5 the response by the applicant to the comments referred to in paragraph (3.5.4).
- 3.5.6 investigations carried out in terms of other laws which are relevant to the consideration of the application.
- 3.5.7 a registered planner, or a planner eligible for registration, written assessment, which includes:
  - (i) an amendment of a Spatial Development Framework or land use scheme
  - (ii) an approval of an overlay zone contemplated in the land use scheme
  - (iii) a phasing, amendment or cancellation of a subdivision plan or part thereof
  - (iv) a determination of a zoning
  - (v) a rezoning
- 3.5.8 Municipal Spatial Development Framework.
- 3.5.9 The Spatial Planning and Land Use Management Act & Land Use Planning Act
- 3.5.10 The Land Use Scheme.
- 3.5.11 Summary

Our motivation in support of the application is detailed below based on the above assessment criteria.

#### **3.5.1 Application submitted in terms of the by-law.**

The application is submitted in accordance with the provisions of the Beaufort West Municipality: By-Law on Municipal Land Use Planning: To Regulate and Control Municipal Land Use Planning, 2020, where it was identified that the proposed improvements and use of the subject property, triggered certain land use applications that require approval prior to the commencement of the development / use as proposed.

### **3.5.2 Procedure followed in processing the Application.**

The relevant processes and procedures, which will include public participation, will be carried out as prescribed in the By-Law.

In the event of any comments / objections being received, it is anticipated that the application will need to be referred to the Municipal Planning Tribunal for a decision.

### **3.5.3 Desirability of the proposed land use & Provincial Guidelines**

The desirability of the land use application concerned is assessed in terms of the following criteria:

- 3.5.3.1 Socio-economic impact.
- 3.5.3.2 Compatibility with surrounding uses.
- 3.5.3.3 Impact on the external engineering services.
- 3.5.3.4 Impact on safety, health, and wellbeing of the surrounding community.
- 3.5.3.5 Impact on heritage.
- 3.5.3.6 Impact on the biophysical environment.
- 3.5.3.7 Traffic impacts, parking, access, and other transport related considerations.
- 3.5.3.8 Conditions that can mitigate an adverse impact of the proposed land use:

#### **3.5.3.1 Socio-economic impact**

The Applicant considers the object of an assessment of the potential socio-economic impact of a development application, essentially to be to establish how (if at all) a proposed use or development will change the lives of current and future residents of a community. The indicators used to measure the potential socio-economic impacts of a use / development could include the following:

- 3.5.3.1.1 Changes in the community demographics.
- 3.5.3.1.2 Demand for public services.
- 3.5.3.1.3 Changes in employment and income levels; and
- 3.5.3.1.4 Changes in the aesthetic quality of the community

##### **3.5.3.1.1 Changes in the community demographics**

In terms of this criterion, we seek to measure whether as a result of the land use application concerned, there will be any changes in the demographics of the community concerned.

The application proposes the use of the subject property for office purposes (Building 1,2 and 4) so that the Provincial Government of the Western Cape may render the necessary social development services to the local community. So, whilst it is noted that the use of the subject property for Social Development Office purposes may attract a greater number of community members to this location, and thereby temporarily increasing the community demographics in the immediate area, the fact that the primary beneficiaries of such office will be the members of the local community, no unreasonable change in the community demographic is anticipated.

As a result of the above, we are of the view that the proposed change in use will have an overwhelmingly positive impact on the receiving area.



#### **3.5.3.1.2 Demand for public services**

As has been previously established, the change in use application together with the associated improvements to be made to facilitate such change is anticipated to be associated with an increase in demand for services.

In this regard, it is noted from the attached Site Layout Plans that the sewer demands of the subject property are met via an on-site sewer tank, whilst the water supply and access roads are provided by the Municipality. It is also noted that the access roads providing access to the subject property are currently gravel roads.

Whilst the change in use may have an increased demand for services, the Applicant is of the considered opinion that such increase in road and water use would not be unreasonable.

#### **3.5.3.1.3 Changes in employment and income levels**

Development applications have the potential to influence changes in employment and income opportunities within communities.

Such changes may be more or less temporary (e.g., construction projects, or seasonal employment) or may constitute a permanent change in the employment and income profile of the community should the development project bring long-term job opportunities for community residents (e.g., establishment of a light industrial, manufacturing, or commercial establishment).

In the case of the application concerned, the proposed improvements and change in use will definitely create a number of additional employment opportunities during the associated construction period, as well as with the staffing and management of the Social Development offices.

In this regard, the application concerned definitely represents an opportunity for an improvement in employment and income levels.

#### **3.5.3.1.4 Changes in the aesthetic quality of the community**

Impacts on the aesthetic quality of a community are often the most obvious sign of development. Shopping malls and subdivisions in the rural landscape are one example of the impact development has on the aesthetic quality of a community.

In the case of the application concerned, it can be qualified that the application concerned will definitely make a positive aesthetic contribution to the local street scene, in that the proposed improvements, landscaping and palisade boundary fencing will be attractively installed.

Therefore, in this regard the development application will make a positive contribution to the aesthetic quality of the community concerned.

### **3.5.3.2 Compatibility with surrounding uses**

The subject property is located off an extension of the M63 (Pienaar Street), which links Murraysburg with Graff Reinett in the south and with Victoria West in the north.

The majority of the towns non-residential uses are concentrated along or within short distance of this stretch of the M63, also known as Sir George Grey Street. The subject property which is located off a short gravel extension of this road, is well located in close proximity to the M63, which suggests that members of the community would be able to gain easy access to the government offices.

Given the lowkey nature of the proposed use and the lack of any immediately abutting property owners that could potentially be impacted by the use of the property as offices, the Applicant is satisfied that the office use would be compatible with the surrounding uses.



**Diagram 1 – Surrounding Uses**

### **3.5.3.3 Impact on the external engineering services**

As has been stated above, the proposed improvements together with the change in use from residential to offices is expected to have an impact on the demand for services currently required. It has also been established that such increase would be reasonable given the current services provision.

### **3.5.3.4 Impact on safety, health, and wellbeing of the surrounding community**

With regard to the potential implication which the proposed change in use will have on safety, we consider it relevant to point out that the proposed improvements include a security kiosk close to

the intersection of Pienaar Street with the unnamed street which is an extension of Angelier Street and runs in a north south direction. This feature will serve to bring about an improvement in the surveillance and monitoring of the immediate area.

The proposed use which is community focused in its nature and object, is not anticipated to be associated with any elements that could potentially impact negatively on safety and wellbeing. As stated, its primary objective is to improve the health and wellbeing of community members.

### **3.5.3.5 Impact on heritage**

Murraysburg has a rich history, and in this regard, we note from the Beaufort West SDF that it proposes an investigation into declaring the centre of the town from midblock between Location and Leeb Streets to the south to midblock above Hoffmeyer Street in the north as a heritage conservation area with guidelines to assist the renovation and restoration of existing buildings and the design of new buildings within this precinct.

The applicant has been unable to confirm whether such declaration has in fact been made and that the subject property is now within a heritage conservation area, and also whether there are architectural guidelines which apply to the proposed improvements.

Should the municipality confirm such guidelines to exist, then the Applicant will undertake the required assessment to demonstrate whether the proposal complies or whether deviation from such guidelines is necessary.

### **3.5.3.6 Impact on the biophysical environment**

The property is located in an established urban area and the proposal will not have any material impact on the biophysical environment.

As referred to above, the indirect consequence of the application, is that not only will it not have any negative impact on the biophysical environment of this area, but it also has an inverse (i.e., positive) impact on the undeveloped areas of Murraysburg and beyond, in that it ensures that the biophysical environments of the pristine undeveloped areas on the periphery of the town and beyond continue to thrive without the pressure and impact of sprawl.

### **3.5.3.7 Traffic impacts, parking, access, and other transport related considerations**

With regard to the potential traffic impacts associated with this application, we note that provision has been made for 10 on-site parking bays. It is anticipated that the majority of the members of the community seeking the assistance of the government department concerned may not necessarily all own private motor vehicles, and thus would be more inclined to make use of public transport. With this in mind, it is anticipated that the bulk of the on-site parking would be used by the government employees employed at the office. For this reason, the proposed change in use is anticipated to have a minor, if any, impact on traffic in the area.

### **3.5.3.8 Conditions that can mitigate an adverse impact of the proposed land use:**

Depending on whether the public or the municipality consider any one aspect of the proposed use of the property for offices and a dwelling house to potentially be beyond the threshold of what the area can reasonably sustain, it may be necessary to consider the imposition of conditions to deal with / address / control / limit the element giving rise to such concern.

From the Applicants perspective, no such unreasonable impact is anticipated, based on the Site Layout Plan attached and thus no conditions in mitigation of the change in use are considered necessary.

### **3.5.4 Comments in response to the application**

It is anticipated that the Municipality will cause the application to be circulated to their internal branches, to interested and affected parties which they deem to be potentially impacted, as well as those impacted government departments for their comments on the application concerned.

### **3.5.5 Response by the Applicant to comments received**

It is anticipated that the comments received in response to the circulation of the application referred to in 3.5.4 above thereto will be forwarded to the Applicant for a formal response.

### **3.5.6 Other Laws relevant to the application**

In the above sections of the application, the Applicant in assessing the merits thereof has paid due regard to the potential for the proposals to trigger any of the requirements in other laws, such as that which pertains to Heritage or Environmental Authorisation.

Whilst the Applicant could not identify any other laws that are triggered by the land use application concerned, it is suspected that if any application in terms of other applicable laws is triggered, that the Municipality will confirm this to the Applicant so that the necessary applications may be submitted.

### **3.5.7 Written Assessment by Registered Planner**

The By-law provides that when application which is submitted for any of the below applications that the assessment must be written by a Registered Planner or a planner eligible for registration.

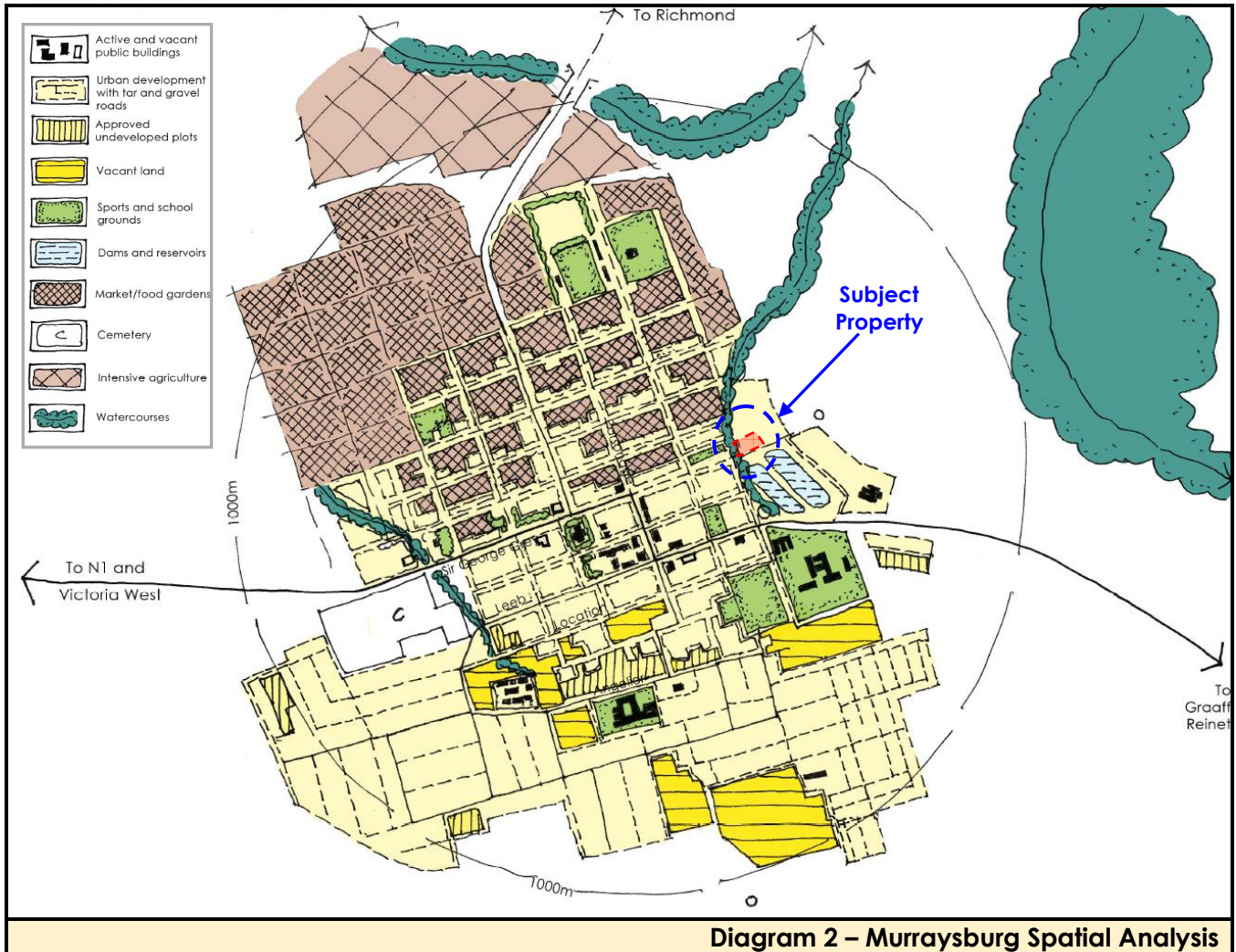
The type of application referred to include:

- (i) an amendment of a Spatial Development Framework or land use scheme
- (ii) an approval of an overlay zone contemplated in the land use scheme
- (iii) a phasing, amendment or cancellation of a subdivision plan or part thereof
- (iv) a determination of a zoning
- (v) a rezoning**

In terms of the above types of applications, it is confirmed that this land use application would require a written assessment by a registered planner or planner eligible for registration due to the proposed rezoning of the subject property.

### **3.5.8 Municipal Spatial Development Framework**

In terms of the Beaufort West Municipal Spatial Development Framework, we note that in the spatial analysis undertaken the subject property is identified as being in an area described as **Urban development with tar and gravel roads** – see the below extract from the Municipal SDF.

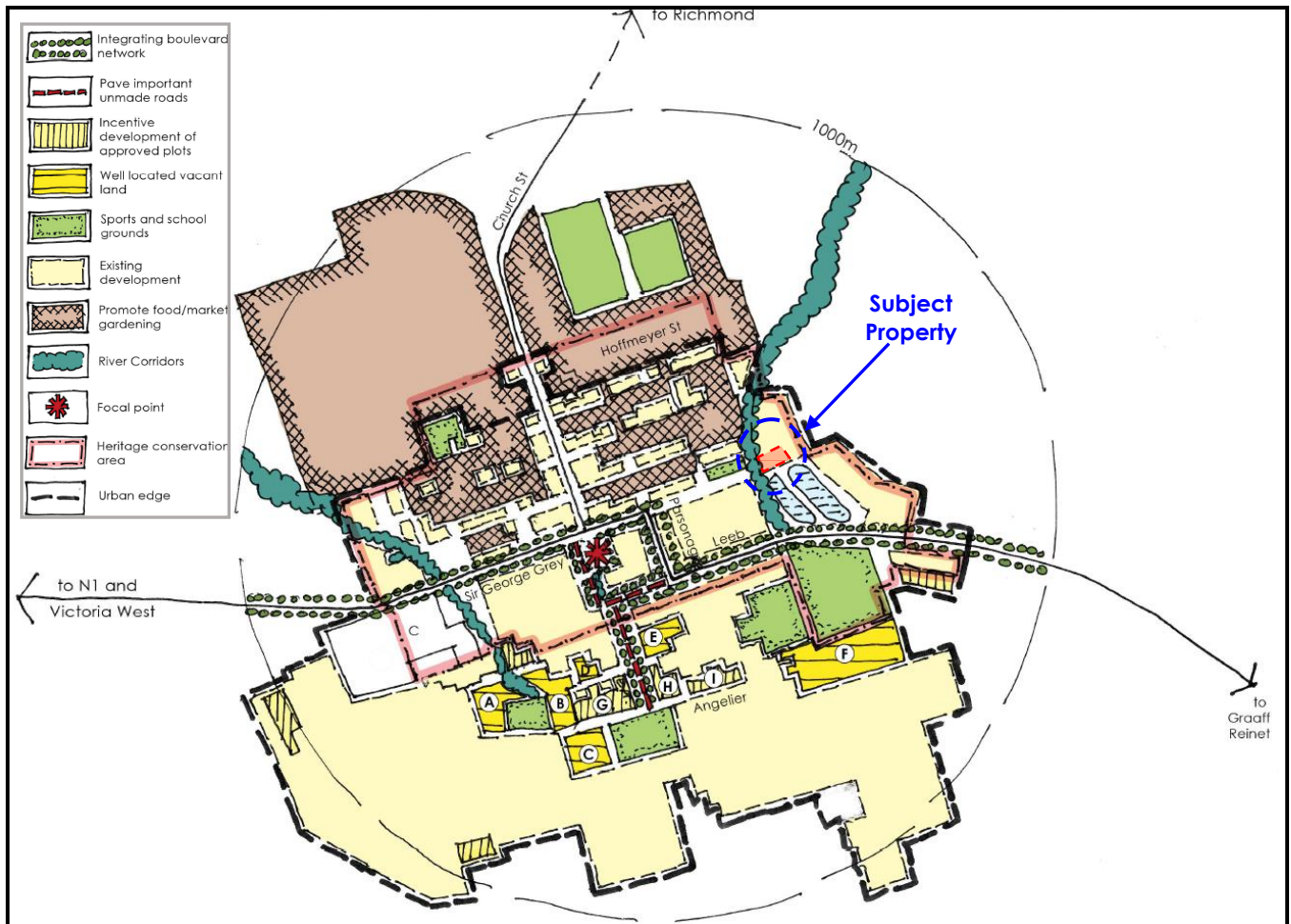


As qualified in the Municipal Spatial development Framework, the town of Murraysburg is fairly compact with most people living within a 1km radius from the town centre, which makes the proposed location of the property within the town centre all the more appropriate.

The Development Framework also acknowledges that as with many Karoo towns, the various sporting codes facilities, instead of being concentrated in a single complex where some level of viable threshold can be achieved supporting its sustainability, especially for social activities, they instead tend to be scattered across the northern part of the town, and in so doing making less accessible and ultimately reducing the frequency of its use, impacting its sustainability.

The framework also acknowledges that there have been significant declines in agricultural employment, and for this reason, the investment and employment generation represented by the application concerned, not to mention the social development contribution to be made, will provide some much-needed economic activity to the town.

In the below extract of the Spatial Development Framework Plan, we note that the subject property is located in an area designated as 'Existing Development'. In this regard, the proposals as set out herein are considered to be in keeping with the provisions of the framework.



**Diagram 3 – Murraysburg Spatial Development Framework**

The core of the development framework proposals tends to focus on the provision of housing, and engineering services provision, and not too much on the facilitation of economic development. Therefore, whilst the report notes the decline in agricultural employment, its proposals do not speak directly to the nature of the application concerned, by way of encouraging economic investment into the town.

Notwithstanding the above, the section of the report dealing Urban Related Development, sets out the following principles for such development:

Principles:

- Sensitive infill and redevelopment of major arterial axis in clearly defined precincts;
- **Corridors to concentrate activities and support its speedy initiation especially in more rural areas, should be delineated to include one erf on either side of the identified street, otherwise called the spine of the corridor;**
- Show sensitivity towards existing heritage buildings;
- **Enhancing the street experience through landscaping and guiding the architecture of new developments;**
- **Encourage a multiple level of entry into the economic market and enhance job creation, the intensification corridors should be limited to residential, office and retail uses and only compatible light industrial uses, e.g., no nuisance manufacturing or craft activities that may require a retail outlet on the same premises;**

- Define a single uniting structure of intensification corridors, nodes and linkages between town and township; and,
- Encourage supporting densification pattern and infrastructure provision.

The application concerned is considered to give effect to the above general urban development principles as set out in the framework.

### **3.5.9 The Spatial Planning and Land Use Management Act & Land Use Planning Act**

The Spatial Planning and Land Use Management Act, as well as the Land Use Planning Act, provide that all principles as contained in the Act apply to all aspects of spatial planning, land development and land use management.

In the above regard we note that the Act identifies the following Development Principles:

- 3.5.9.1 The Principle of Spatial Justice
- 3.5.9.2 The Principle of Spatial Sustainability
- 3.5.9.3 The Principle of Efficiency
- 3.5.9.4 The Principle of Spatial Resilience
- 3.5.9.5 The Principle of Good Administration

The application of these principles to the application concerned, is communicated in the below section:

#### **3.5.9.1 The Principle of Spatial Justice**

In a broad sense, spatial justice refers to a deliberate and focused emphasis on the spatial or geographical aspects of justice and injustice. As a starting point, this involves the fair and equitable distribution in space of socially valued resources and the opportunities to use them. It is acknowledged that in South Africa where spatial planning was used as an implementing agent to realise the segregation principles of Apartheid Planning that this must similarly be used in the redress.

In terms of the opportunity for the application and the development associated therewith to make a contribution towards such redress, the application is noted as having the ability, albeit limited, to make a direct contribution by way of increasing access to the government rendered service (social development) by way of ensuring its physical access is convenient for local residents.

In the above regard it is considered noteworthy that certain of the primary objectives motivating the application and include improved access.

In this regard, we reiterate that the land use application concerned has been shown to be consistent with the Proposals made particularly applicable to Murraysburg.

#### **3.5.9.2 The Principle of Spatial Sustainability**

Key global and regional sustainability principles are instructive for the design process and have been implemented in this project to assist in the development of the proposals concerned. These include:

- Ecological Planning – appreciate the pressures being placed on the natural and pristine areas surrounding the core developed areas of Greater Hermanus and acknowledge its importance to the attraction of the area, and as a result, prioritise its conservation and protection. This objective is supported by the application concerned which seeks to

accommodate the demand for housing within the urban edge, in residential densification in established well-located central urban areas.

- Spatial Planning – assessment of appropriate fit with local and regional planning, and the measure of the architectural language of the area and the complementary role which the proposed development can have.
- Minimise Consumption of Resources – electricity, water fuel, passive energy design (PED) principles provide for appropriate level of consumption, energy efficient design, energy efficient lighting, appliances, etc.
- Use of Renewable Natural Resources – harvest rainwater, use of solar and wind power, natural light, natural vegetation. These initiatives will be explored, so as to potentially achieve as limited an impact by the development on the current carrying capacity of the municipal network.
- Economic Sustainability – provide quality accommodation and outdoor areas with durable sustainable materials, which will not require frequent maintenance and / or replacement.
- Local materials and labour – sourced from local communities and businesses, benefit local economy, reduce energy consumption, creation of employment construction and operational phases.

It is further noted that the application concerned speaks directly to the key objects of this principle, and that is to promote land development in locations that are sustainable and limit urban sprawl.

### **3.5.9.3 The Principle of Efficiency**

With regard to this Development Principle, much of the ability to satisfy the objects of this principle rest with the Municipality, in so far as the decision-making and the associated timeframes are concerned.

With regard to the objective seeking land development which optimises the use of existing infrastructure and resources. To this end, the proposed development application makes a definite contribution.

### **3.5.9.4 The Principle of Spatial Resilience**

The principle of spatial resilience as set out in the Act, is not considered to be particularly necessary in the case of the application concerned due to it not requiring any spatial flexibility or tolerance to enable the proposed change in use. The proposals are in keeping with the proposals of the development framework, and largely consistent with the spatial language and distribution of development in the area concerned.

### **3.5.9.5 The Good Administration**

The forward planning informants in the Beaufort West Spatial Development Framework, which have been drawn on in the construction of this application report, collectively serve to confirm the consistency of the application concerned.

In the above regard, the Applicant is confident that the objects of the application are consistent with some of the challenges which the above planning references have identified as requiring particular spatial responses to.



### 3.5.10 The Land Use Scheme

The assessment as undertaken in Section 3.4 above has served to critically assess the proposed Site Layout Plan against the development parameters that apply to the desired use zone, and in this regard, it was established that certain consent use and permanent departures are required in order to ensure compliance with the zoning scheme.

### 3.5.11 Summary

The motivation provided has highlighted the fact that the land use application meets with many of the objectives of the PSDF and the MSDF.

In terms of the applications made, The Provincial Government of the Western Cape appreciates that their primary responsibility is to ensure effective delivery of services to the people of the Western Cape. This delivery of services assumes many different forms across the many varying services which are required to be delivered. One of the main aspects to delivery is accessibility of a government to the people. In this regard reference is being made to the ease of access that the majority of people have to the different departments of the government. The ability for the constituency to access a department of government is directly proportionate to the success with which such department can effectively deliver its service. With the advent of websites, we observe that many people who have access to such electronic facilities would opt to first attempt to address their application / problem via this medium. However, for the multitudes without the fortunate access to such facilities, we know that no other option but approaching the respective government department directly exists. It is in the interests of these people that the location of our government departments must be sensitive to public transport routes so that the cost of access is kept as low as possible.

In the above regard, the location of the proposed government offices is considered to be very appropriate, given the easy and fairly uninterrupted access which the local communities will have off to the subject property via the M63 off Pienaar Street.

Development Parameters	Permitted	Proposed	Departure (Y/N)
Floor Factor	1,0 / 2655m <sup>2</sup>	0,17 / 450m <sup>2</sup>	N
Coverage	60% / 1593m <sup>2</sup>	16,9% / 450m <sup>2</sup>	N
Height (Office)	11,0m	5,5m	N
Height (Dwelling)	6,0 wall plate / 8,0 roof ridge	5,5m	N
<b>Street Boundary Building Lines</b>	<b>5,0m</b>	<b>2,9m</b>	<b>Y</b>
<b>Side / Rear Boundary Building Lines</b>	<b>3,0m</b>	<b>2,57m</b>	<b>Y</b>
Garage / Carport Width in Common Boundary	6,5m	10,0m	N
<b>Garage / Carport Street Setback</b>	<b>5,0m</b>	<b>2,2m</b>	<b>Y</b>
<b>Parking</b>	<b>18 bays</b>	<b>10 bays</b>	<b>Y</b>
Access Setback from intersection	10m	+10m	N
Access Number	1	1	N
Access Width	5,0m – 8,0m	5,0m – 8,0m	N
Loading			N
Screening			N
Canopy / Balcony Projection			N
Refuse Room			N
Window & Door Placement			N

Based on the above, the Applicant considers the Departures triggered by the proposed rezoning as listed above to be reasonable in that they relate largely to the position of the existing buildings, there will be no new structures encroaching on the building lines. There are also departures pertaining to the proposed on-site parking arrangement. As has been previously stated, it is not anticipated that the proposed use of the property as Department Social Development offices will generate a significant influx of motor vehicles to the property, and that the undeveloped area rather be attractively landscaped as opposed to the hardened surfaces needed for extended parking area.

The Applicant trusts that the social benefit represented by this application for the members of the local communities will be acknowledged and that the application will be supported and approved.



## SECTION IV – CONCLUSION

In the circumstances as fully detailed in this report, the Applicant submits that the proposed change in use has been shown to meet with the criteria as set out in the By-Law, for deciding land use applications, including the desirability thereof.

To this end, the Applicant strongly recommends that the authorities concerned, approve the applications made:

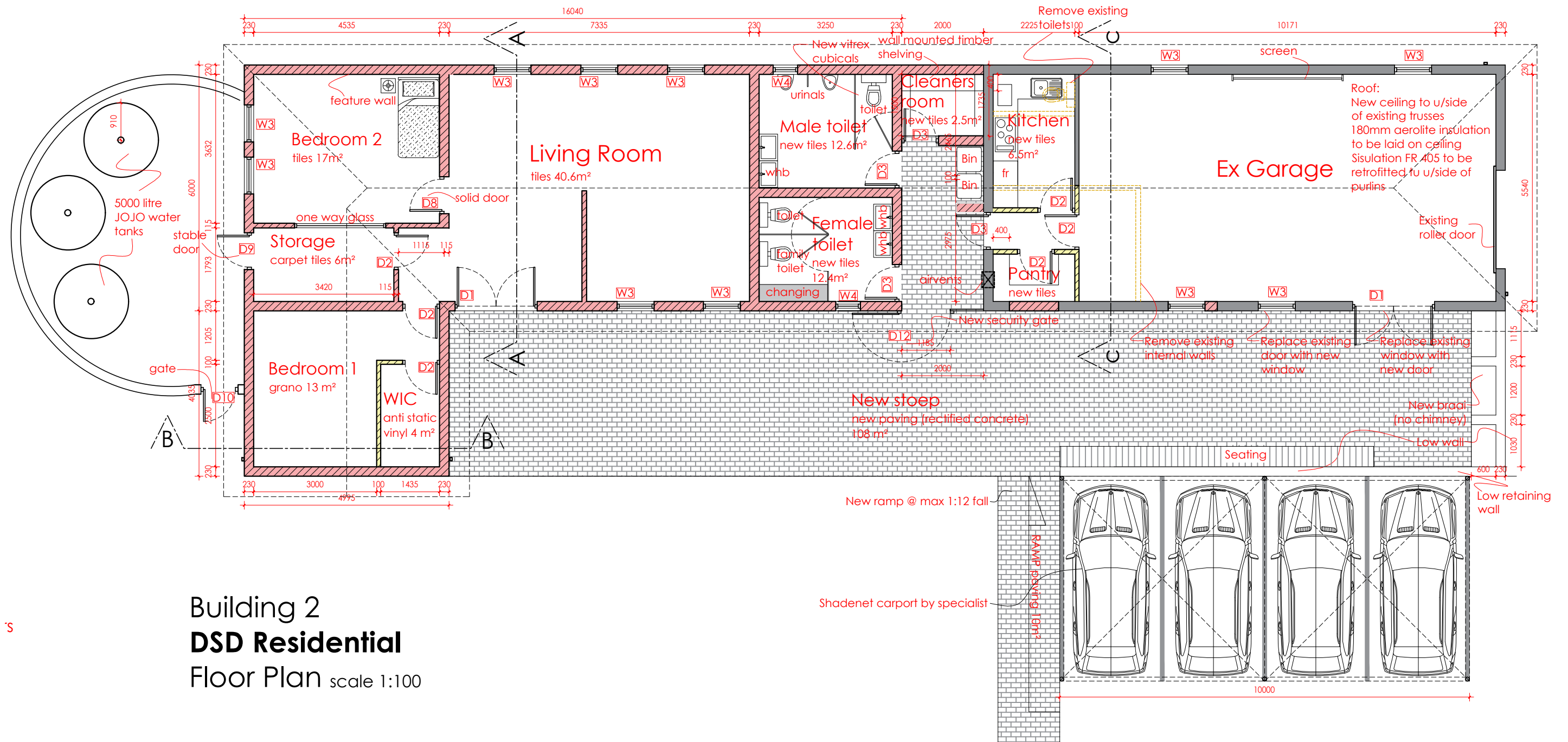
- In terms of Section 15(2)(a) for the **Rezoning** of the subject property to Business Zone IV (BZIV) to permit the use of the subject property and the buildings thereon as Offices.
- In terms of Section 15(2)(o) for the **Consent Use** to permit a portion of the subject property to be used for residential purposes (Dwelling House) on a land unit zoned Business Zone IV (BZIV).
- In terms of Section 15(2)(b) for those **Permanent Departures** which have been triggered by the proposed change in use of the property concerned, and includes:
  - A Departure to permit a **street boundary building line** of 2,9m in lieu of the required 5,0m.
  - A Departure to permit a **side / rear boundary building** line of 2,57m in lieu of the required 3,0m.
  - A Departure to permit the **carport** to be 2,2m from the street boundary in lieu of the required 5,0m.
  - A Departure to permit the provision of 10 on-site **parking bays** in lieu of the required 18 bays.



# Murraysburg DSD Residential Site Plan scale 1:200



PROJECT Murraysburg DSD Residential		Western Cape Government Transport and Public Works		Provincial Public Works: General Infrastructure: Project/Programme Infrastructure Delivery		HARRY BURGER ARCHITECTS cc	
DRAWING TITLE Site Plan		REFERENCE NO. RPM 584669/2014 WG/153/1/A		DRAWN PJD: VK		THE USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. ANY OTHER USES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTS IS PROHIBITED.	
DRW HBA/MB	REV 14	SHEET NUMBER 4000 (A1 site plan 200)	DATE 28-02-2020	SCALE (A1) 1:200	DRAWING STATUS QS Issue 2	CHECKED BY HBA	THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES AND FOR OBTAINING ALL NECESSARY INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE USER'S NEGLIGENCE OR MISUSE OF THIS DRAWING.



Building 2  
**DSD Residential**  
 Floor Plan scale 1:100

PROJECT  
 Murraysburg DSD Residential



Western Cape  
 Government  
 Transport and Public Works

Provincial Public Works: General  
 Infrastructure: Project/Programme  
 Infrastructure Delivery



DRAWING TITLE  
 Building 2 Plan

REFERENCE NO.  
 RPM 584669/2014 WG/153/1/A

DRAWN  
 PJD; VK

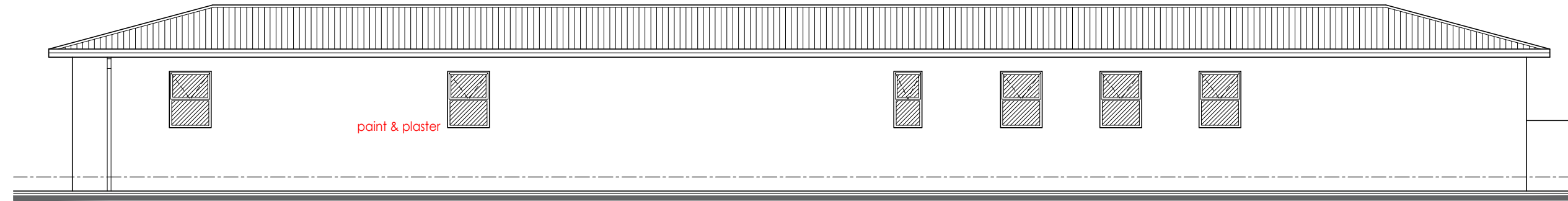
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DRW REV SHEET NUMBER  
 HBA MB 14 4100 (Building 2)

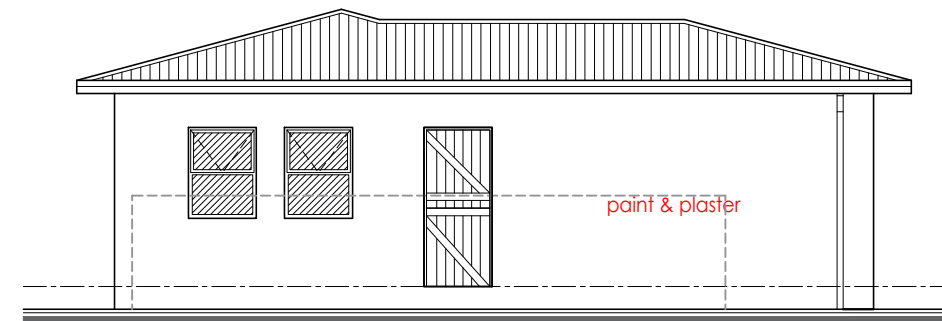
DATE SCALE (A3)  
 28 - 02 - 2020 1:100

DRAWING STATUS  
 QS Issue 2

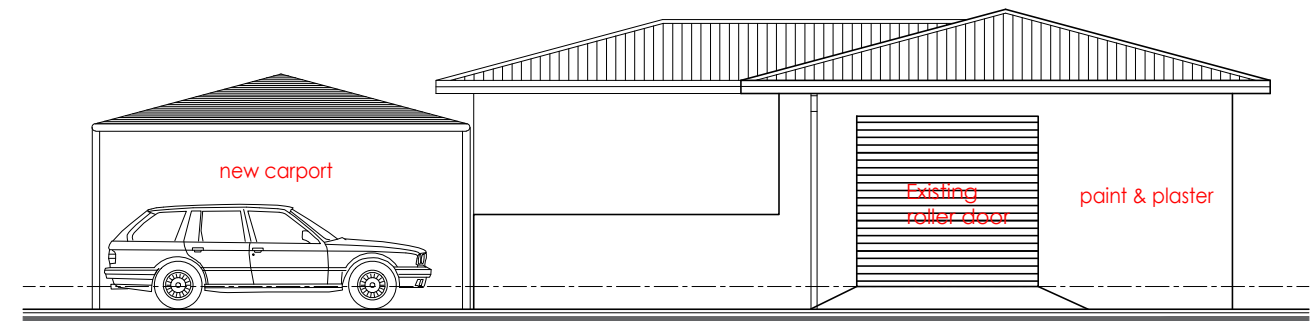
CHECKED BY  
 HBA



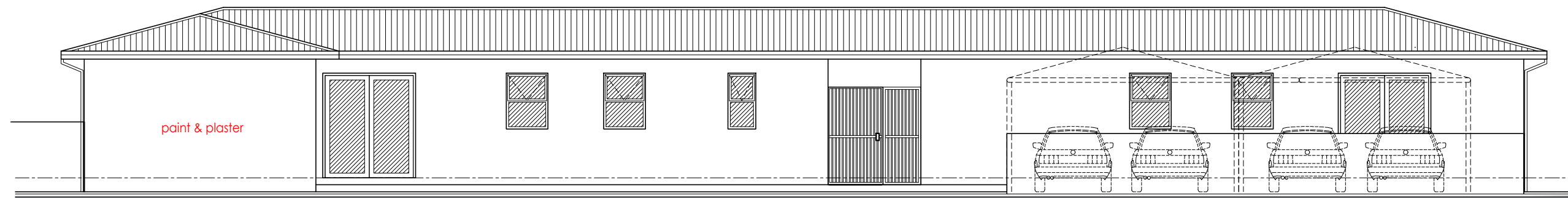
**Building 2**  
**North East Elevation**  
 scale 1:100



**Building 2**  
**North West Elevation**  
 scale 1:100



**Building 2**  
**South East Elevation**  
 scale 1:100



**Building 2**  
**South West Elevation**  
 scale 1:100

PROJECT  
 Murraysburg DSD Residential



Western Cape  
 Government  
 Transport and Public Works

Provincial Public Works: General  
 Infrastructure: Project/Programme  
 Infrastructure Delivery



DRAWING TITLE  
 Building 2 (DSD Residential) Elevations

REFERENCE NO.  
 RPM 584669/2014 WG/153/1/A

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 PJD; VK

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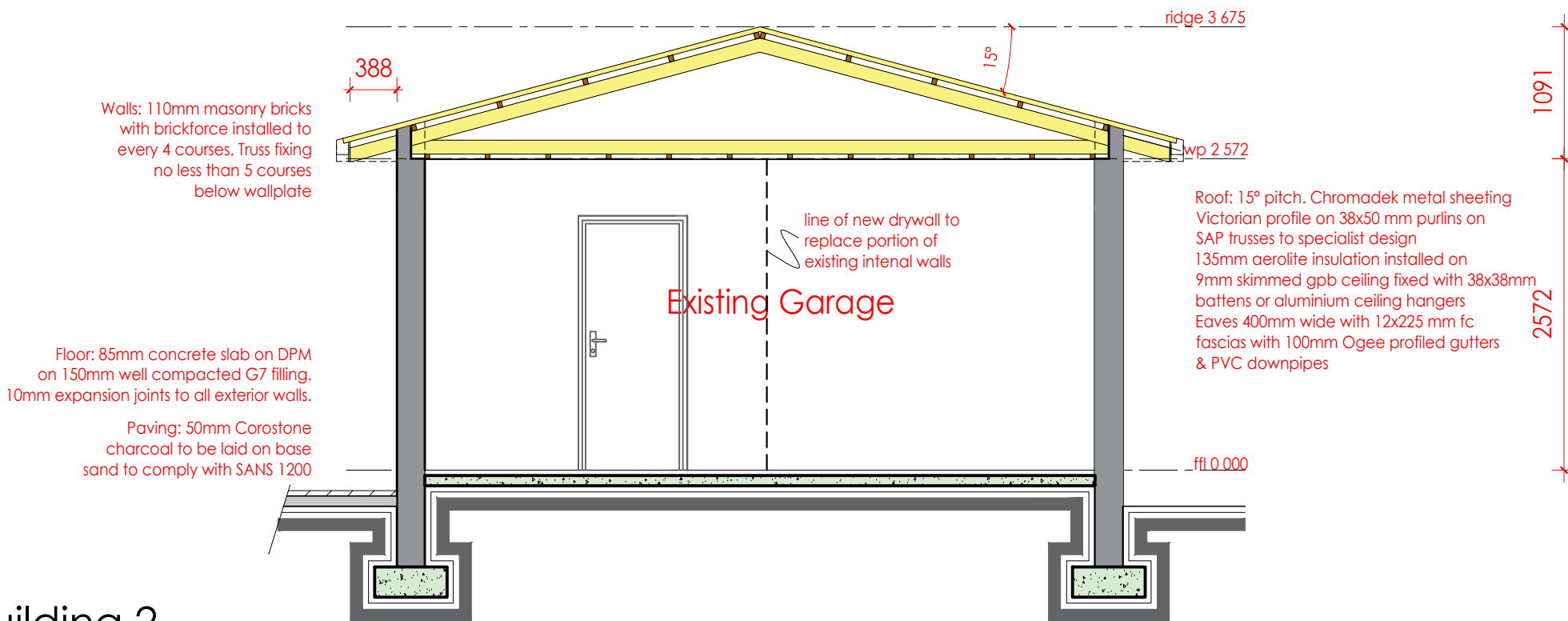
DRW REV SHEET NUMBER  
 HBA MB 14 4110 (Building 2)

DATE SCALE (A3)  
 28 - 02 - 2020 1:100



DRAWING STATUS  
 QS Issue 2

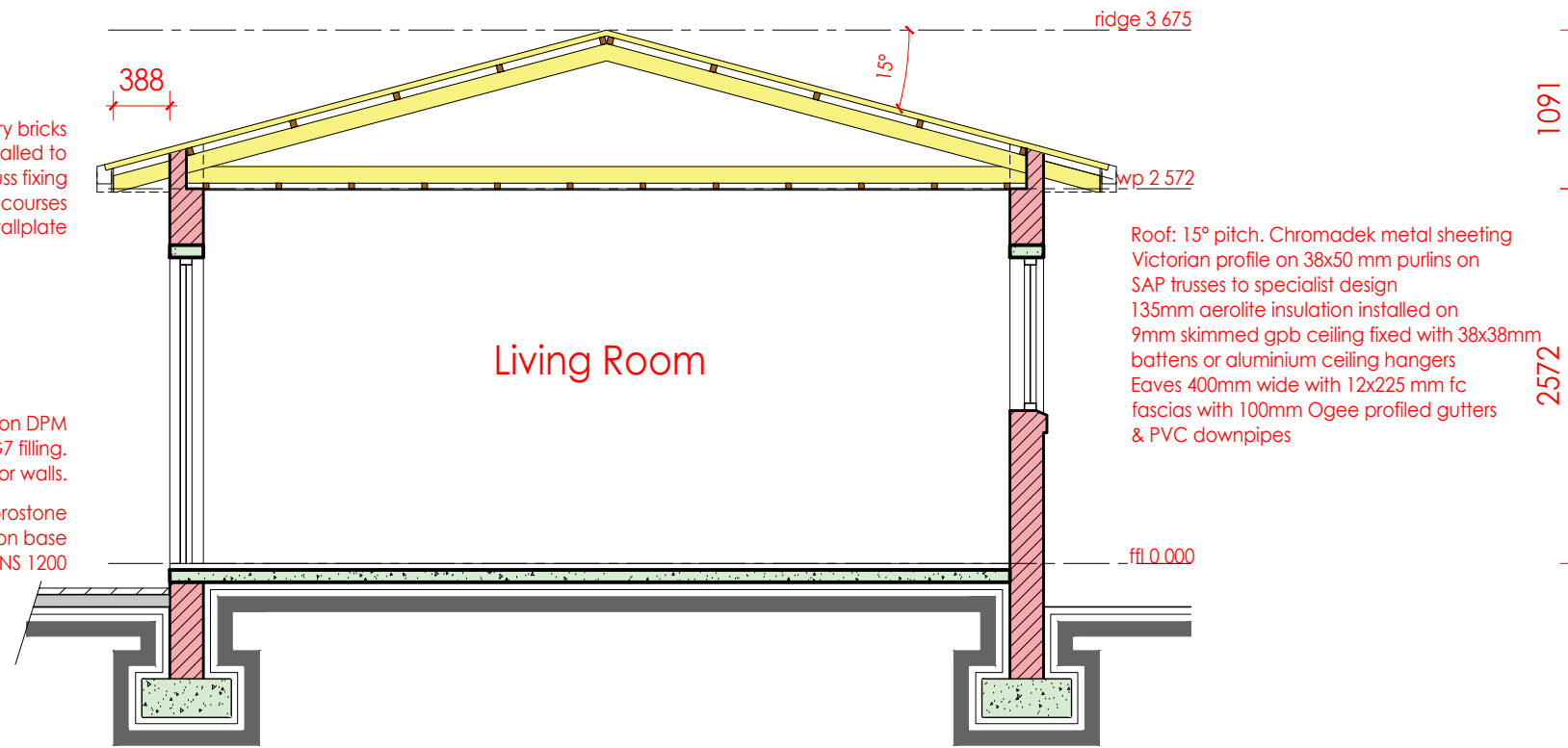
CHECKED BY  
 HBA





**Building 2**  
**Section CC**  
 scale 1:50

PROJECT		Murraysburg DSD Residential		 <b>Western Cape Government</b> Transport and Public Works		<b>Provincial Public Works: General Infrastructure: Project/Programme Infrastructure Delivery</b>		 <b>HARRY BURGER ARCHITECTS cc</b> <small>tel: 0418746566 / fax: 0418746437 / cell: 0832991313          admin@harryburger.co.za / www.harryburger.co.za</small>	
DRAWING TITLE				REFERENCE NO.		DRAWN		<small>THE USE OF TRADE NAMES ON THIS DRAWING SIMPLY SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE DEPARTMENT. ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE PROJECT LEADER.          THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS, SCHEDULES, DRAINAGE DRAWINGS, INTERNAL ELEVATIONS, ENGINEERS AND OTHER SPECIALIST'S DRAWINGS. REFER TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS FOR ANY CONFLICTING INFORMATION. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE WESTERN CAPE GOVERNMENT AND COPY RIGHT IS RESERVED.</small>	
Building 2 (DSD Residential) Section CC				RPM 584669/2014 WG/153/1/A		PJJD; VK			
DRW	REV	SHEET NUMBER	DATE	SCALE (A3)	DRAWING STATUS	CHECKED BY			
HBA	MB	14 4120 (building 2)	28 - 02 - 2020	1:50	QS Issue 2	HBA			



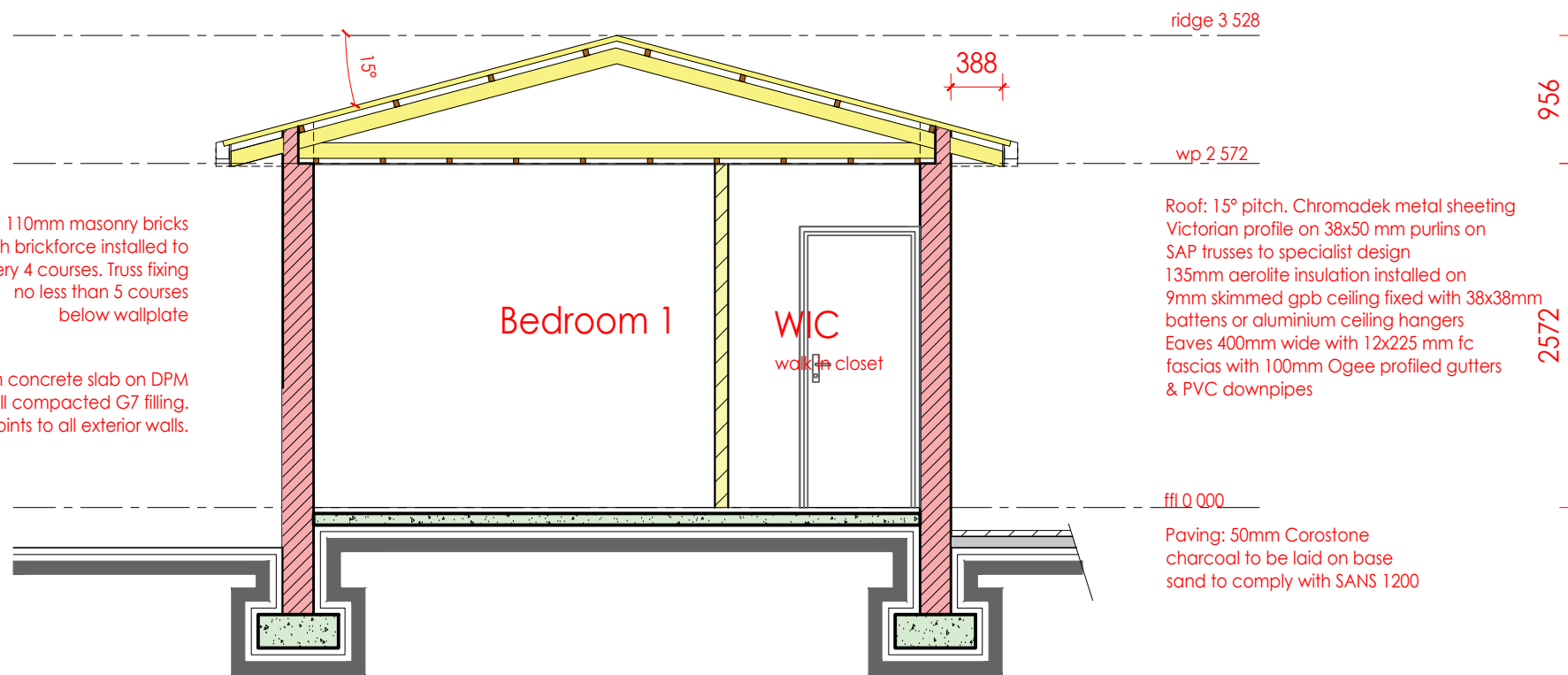
Walls: 110mm masonry bricks with brickforce installed to every 4 courses. Truss fixing no less than 5 courses below wallplate

Floor: 85mm concrete slab on DPM on 150mm well compacted G7 filling. 10mm expansion joints to all exterior walls.

Paving: 50mm Corostone charcoal to be laid on base sand to comply with SANS 1200

Roof: 15° pitch. Chromadek metal sheeting Victorian profile on 38x50 mm purlins on SAP trusses to specialist design  
135mm aerolite insulation installed on 9mm skimmed gpb ceiling fixed with 38x38mm battens or aluminium ceiling hangers  
Eaves 400mm wide with 12x225 mm fc fascias with 100mm Ogee profiled gutters & PVC downpipes

**Building 2**  
**Section AA**  
scale 1:50



Walls: 110mm masonry bricks with brickforce installed to every 4 courses. Truss fixing no less than 5 courses below wallplate

Floor: 85mm concrete slab on DPM on 150mm well compacted G7 filling. 10mm expansion joints to all exterior walls.

Roof: 15° pitch. Chromadek metal sheeting Victorian profile on 38x50 mm purlins on SAP trusses to specialist design  
135mm aerolite insulation installed on 9mm skimmed gpb ceiling fixed with 38x38mm battens or aluminium ceiling hangers  
Eaves 400mm wide with 12x225 mm fc fascias with 100mm Ogee profiled gutters & PVC downpipes

Paving: 50mm Corostone charcoal to be laid on base sand to comply with SANS 1200

**Building 2**  
**Section BB**  
scale 1:50

PROJECT  
Murraysburg DSD Residential



Western Cape  
Government  
Transport and Public Works

Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



DRAWING TITLE  
Building 2 (DSD Residential) Sections

REFERENCE NO.  
RPM 584669/2014 WG/153/1/A

DRAWN  
PJD; VK

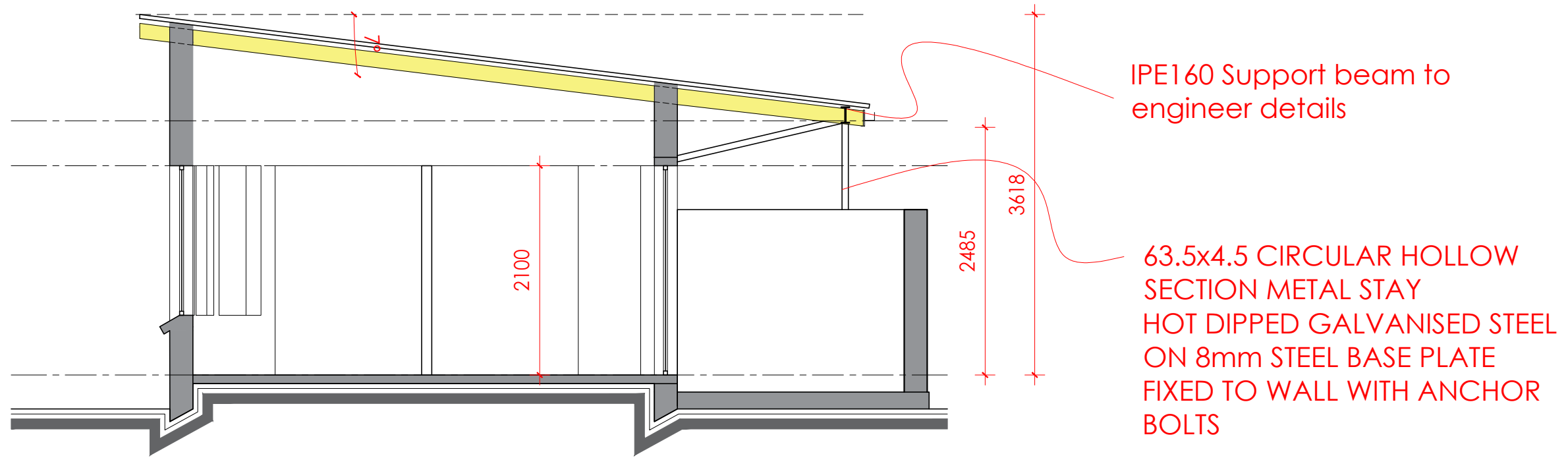
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DRW REV SHEET NUMBER  
HBA MB 14 4120 (Building 2)

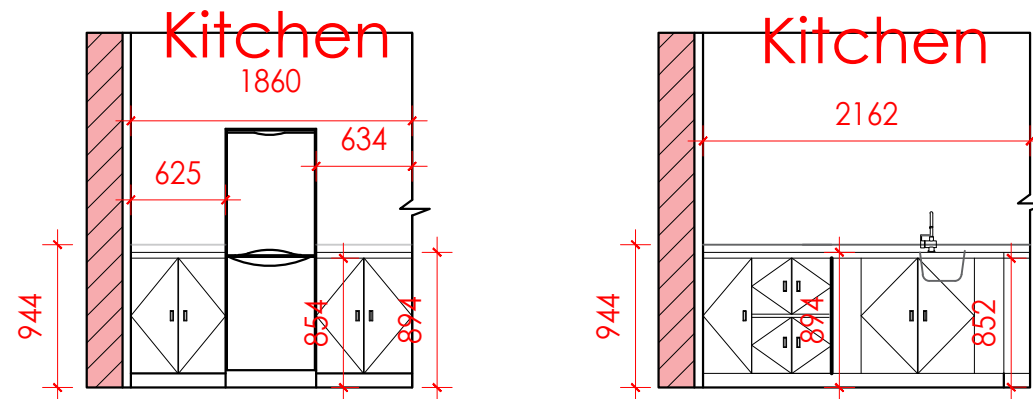
DATE SCALE (A3)  
28 - 02 - 2020 1:50

DRAWING STATUS  
QS Issue 2

CHECKED BY  
HBA



Building 3  
**Section AA**  
 scale 1:50



Building 3  
**Kitchen Data**  
 scale 1:50

PROJECT  
 Murraysburg DSD Residential



Western Cape  
 Government  
 Transport and Public Works

Provincial Public Works: General  
 Infrastructure: Project/Programme  
 Infrastructure Delivery



DRAWING TITLE  
 Building 3 (Rondavel) Section AA & Kitchen Data

REFERENCE NO.  
 RPM 584669/2014 WG/153/1/A

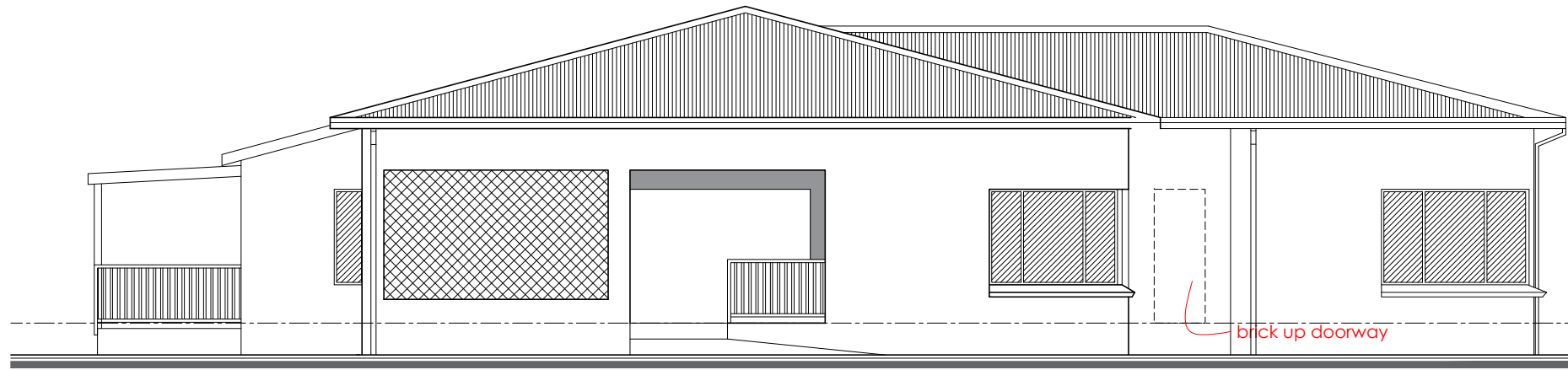
DRAWN  
 PJD; VK

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DRW REV SHEET NUMBER DATE SCALE (A3)  
 HBA MB 14 4120 (Building 3 Rondavel section) 28 - 02 - 2020 1:50

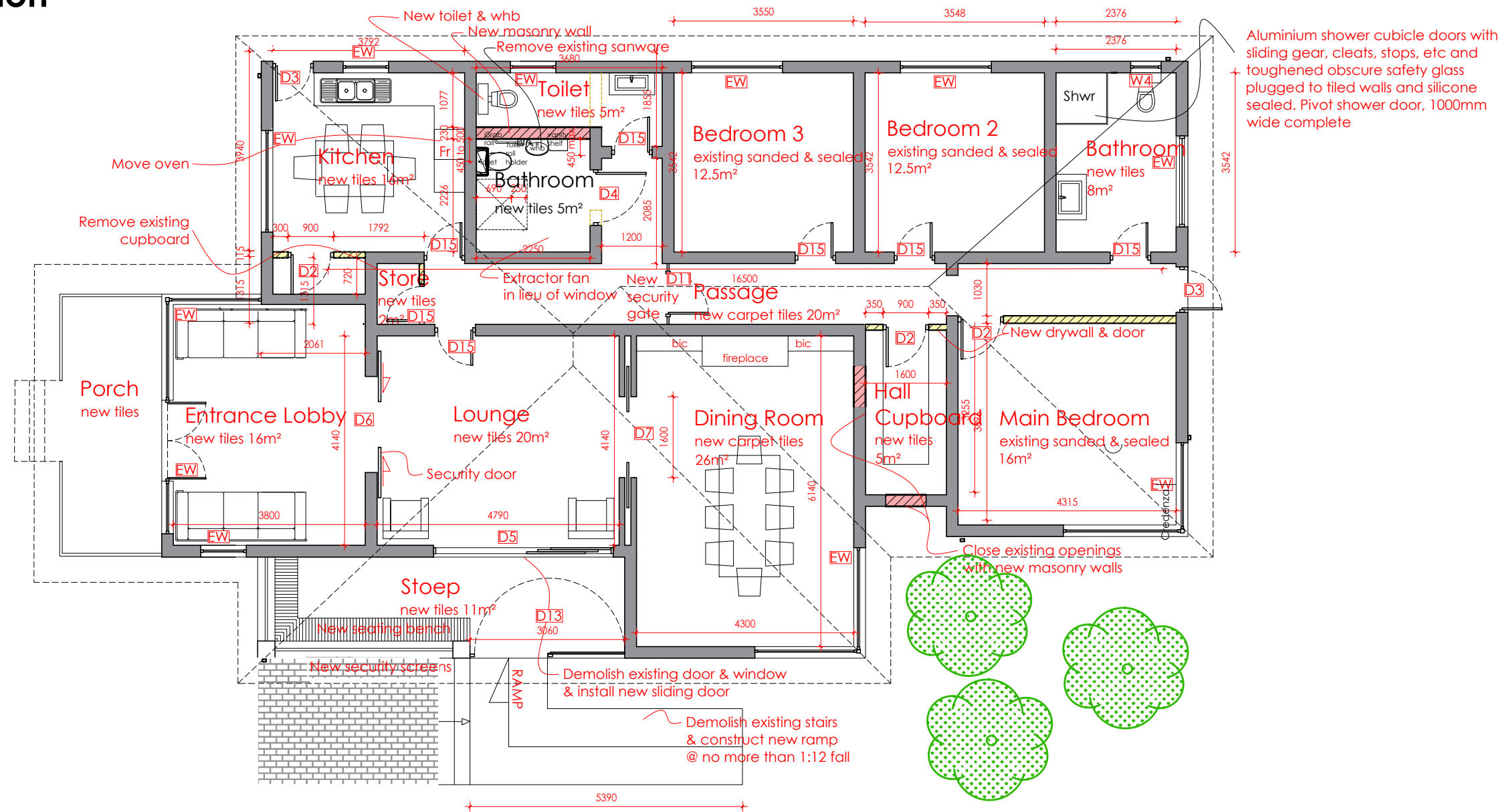
DRAWING STATUS  
 QS Issue 2

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# Building 1 South Elevation

scale 1:100



Aluminium shower cubicle doors with sliding gear, cleats, stops, etc and toughened obscure safety glass plugged to tiled walls and silicone sealed. Pivot shower door, 1000mm wide complete

# Building 1 Floor Plan

scale 1:100

PROJECT  
Murraysburg DSD Residential

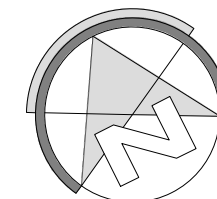


Western Cape  
Government  
Transport and Public Works

Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



tel: 0448746566 / fax: 0448746437 / cell: 0832991313  
admin@harryburger.co.za / www.harryburger.co.za



DRAWING TITLE  
Building 1 (Existing Building)

REFERENCE NO.  
RPM 584669/2014 WG/153/1/A

DRAWN  
PJD; VK

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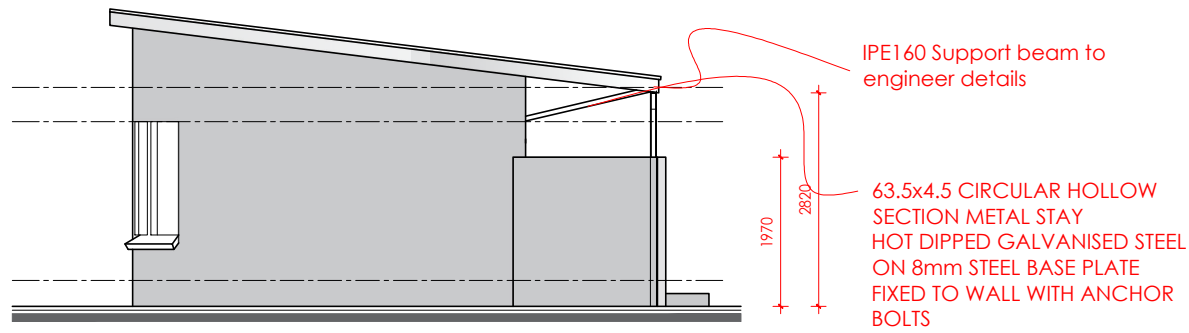
DRW REV SHEET NUMBER  
HBA MB 14 4100 (Building 1 plan & elevations)

DATE  
28-02-2020

SCALE (A3)  
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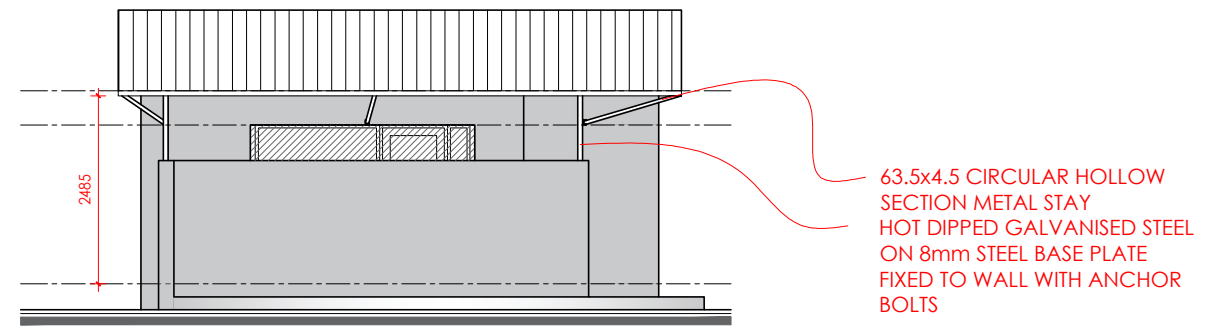
DRAWING STATUS  
QS Issue 2

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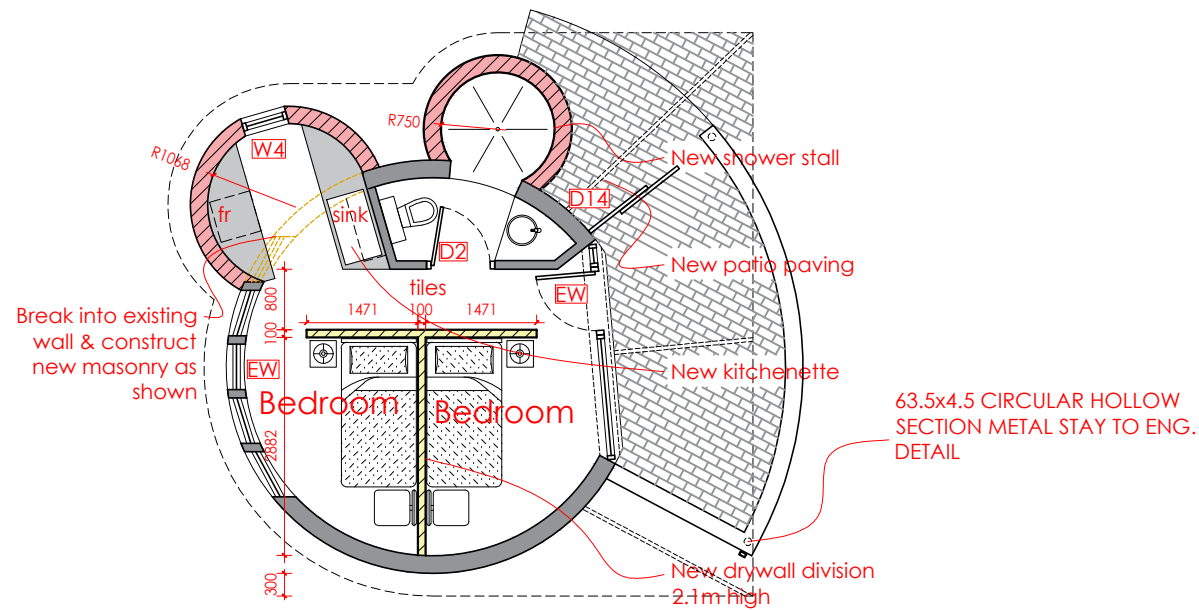
### Building 3 South West Elevation

scale 1:100



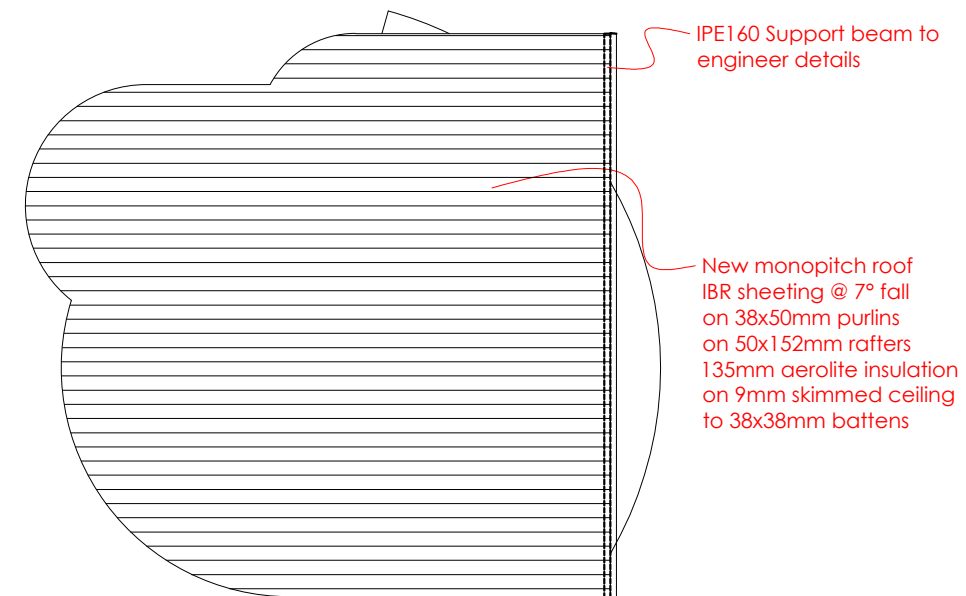
### Building 3 South East Elevation

scale 1:100



### Building 3 Floor Plan

scale 1:100



### Building 3 Roof Plan

scale 1:100

PROJECT  
Murraysburg DSD Residential



Western Cape  
Government  
Transport and Public Works

Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



DRAWING TITLE  
Building 3(Rondavel)

REFERENCE NO.  
RPM 584669/2014 WG/153/1/A

DRAWN  
PJD; VK

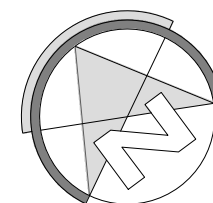
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HBA MB 14 4300 (Building 3  
Rondavel)

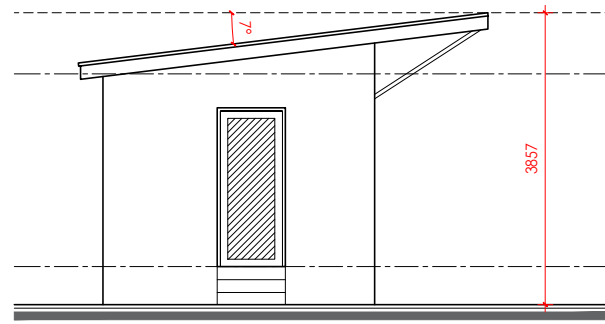
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28 - 02 - 2020 1:100

DRAWING STATUS  
QS Issue 1

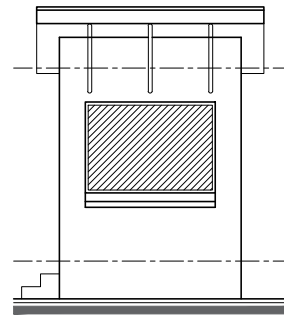
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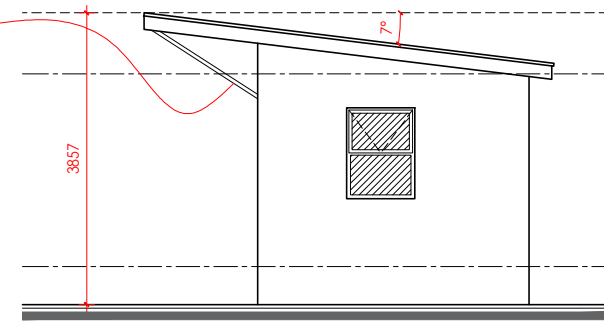


**Building 4**  
**North West Elevation**  
scale 1:100

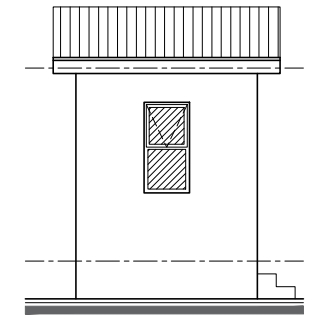


**Building 4**  
**North East Elevation**  
scale 1:100

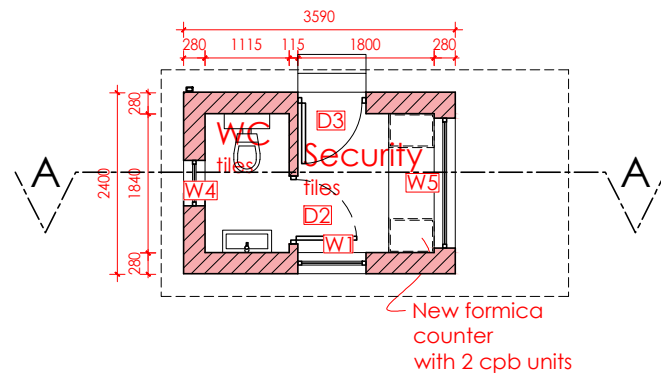
63.5x4.5 CIRCULAR HOLLOW SECTION METAL STAY  
HOT DIPPED GALVANISED STEEL  
ON 8mm STEEL BASE PLATE  
FIXED TO WALL WITH ANCHOR BOLTS



**Building 4**  
**South East Elevation**  
scale 1:100

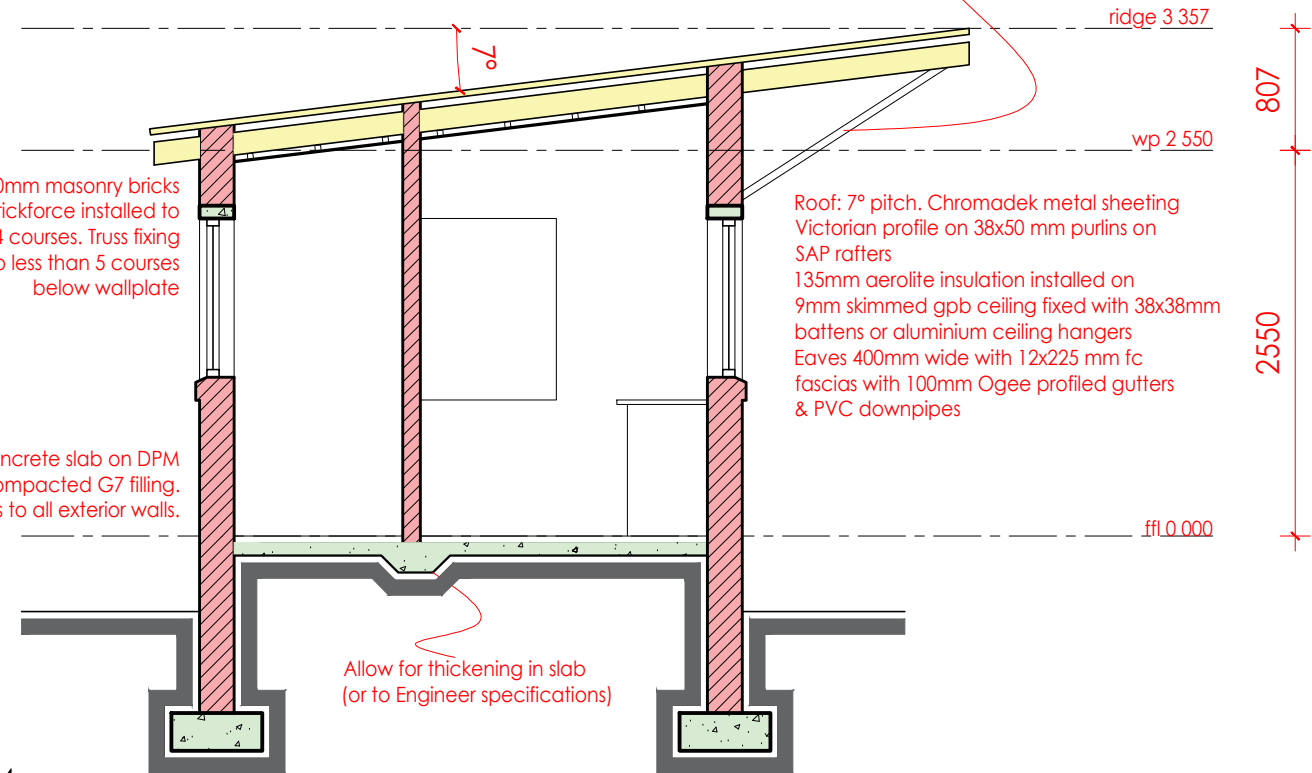


**Building 4**  
**South West Elevation**  
scale 1:100



**Building 4**  
**Floor Plan**  
scale 1:100

New formica counter with 2 cpb units



63.5x4.5 CIRCULAR HOLLOW SECTION METAL STAY  
HOT DIPPED GALVANISED STEEL  
ON 8mm STEEL BASE PLATE  
FIXED TO WALL WITH ANCHOR BOLTS

Walls: 110mm masonry bricks with brickforce installed to every 4 courses. Truss fixing no less than 5 courses below wallplate

Floor: 85mm concrete slab on DPM on 150mm well compacted G7 filling. 10mm expansion joints to all exterior walls.

Roof: 7° pitch. Chromadek metal sheeting Victorian profile on 38x50 mm purlins on SAP rafters  
135mm aerolite insulation installed on 9mm skimmed gpb ceiling fixed with 38x38mm battens or aluminium ceiling hangers  
Eaves 400mm wide with 12x225 mm fc fascias with 100mm Ogee profiled gutters & PVC downpipes

Allow for thickening in slab (or to Engineer specifications)

**Building 4**  
**Section AA**  
scale 1:50

PROJECT  
Murraysburg DSD Residential



Western Cape Government  
Transport and Public Works

Provincial Public Works: General Infrastructure: Project/Programme Infrastructure Delivery



DRAWING TITLE  
Building 4 (Security Kiosk)

REFERENCE NO.  
RPM 584669/2014 WG/153/1/A

DRAWN  
PJD; VK

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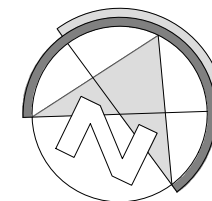
DRW HBA MB 14 SHEET NUMBER 4400 (Building 4 Security)

DATE 28 - 02 - 2020

SCALE (A3) 1:100

DRAWING STATUS QS Issue 2

CHECKED BY HBA





L.G. No. 6905/60

SYE Kaapse Voet	RIGTINGS- HOEKE	STELSEL L <sup>o</sup> 23 <sup>o</sup> KO-ORDINATE	
		y	x
		Konstant	- 228000.0 + 11234000.0
AB	197.50	240.14.40	A -2160.00 +1258.00
BC	129.85	324.30.10	B -2337.38 +1172.18
CD	232.65	65.54.30	C -2417.14 +1278.00
DA	121.97	160.28.40	D -2200.76 +1372.96

Goedgekeur.

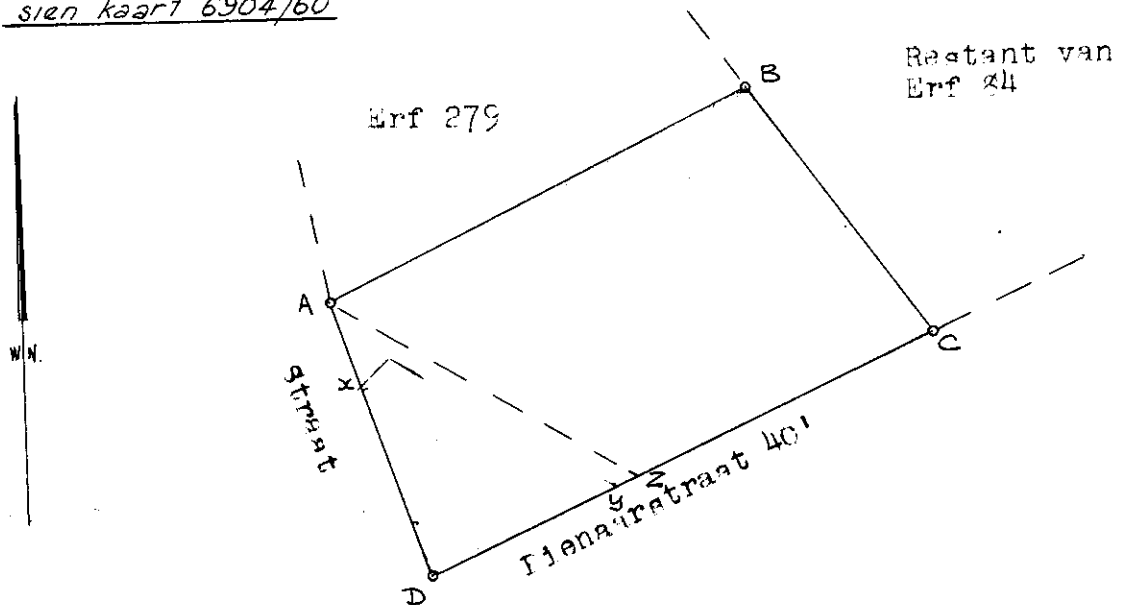
*[Signature]*

Landmeter-Generaal.

18-1-1961

- ✓ A. Waterhoekpaal.
- ✓ B.C. 1" Ronde waterpen.
- ✓ D. 1" x 18" Ronde waterpen.

Die blou lyn xy stel voor 'n aanwint watervoer.  
sien kaart 6904/60



1. Die figuur **A.B.C.z.** synde Erf 280 Murraysburg.  
Sien Kaart 10138/52. Geheg aan T.A. 1953. 61.3003.
2. Die figuur **A.z.D.** synde Erf 281 Murraysburg.  
Sien Kaart 6904/60. Geheg aan T.A. 1961. - 4865

ERF **408** Murraysburg.

Skaal 1: 1000

Die figuur A.B.C.D.

stel voor 26784 Vk. vt.

grond, synde

GEKONSOLIDEERDE

ERF 280 MURRAYSBURG en bevat die grond hierbo beskrywe.

geleë in die/Afdeling MURRAYSBURG  
Munisipaliteit

Provinsie Kaap die Gooie Hoop

Opgemeet in Julie 1950  
Aug. 1957

deur ~~ms~~ <sup>ons</sup>

*[Signature]*  
Landmeters. **C**

Hierdie kaart is geheg aan  
Sert. van Gekonsolideerde  
Titel No. 4866/1961

Die oorspronklike kaart is  
500s hier bo aangedui  
No. ~~ms~~ geheg aan

L.G. Lter No. 5/7769/18  
M.S. No. E. 1568/60

Flan M. 32<sup>x</sup>  
507 LD. vel 2.  
BM-80C/W.14  
D

Registrateur van Aktes.

713  
u85  
CMR  
D.M.F.



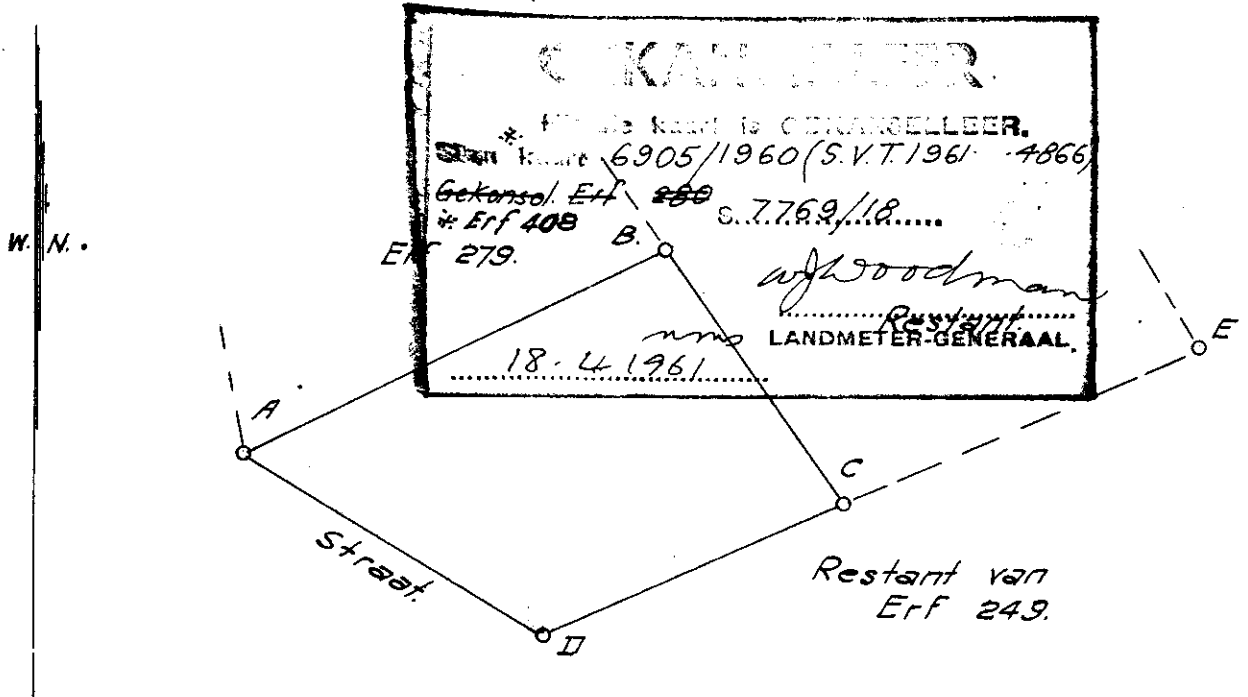
SYE Kaapse Voet	RIGTINGS- HOEKE	STELSEL 19 23° KO-ORDINATE	
		y	x
		Konstant. -228000.0 + 11234000.0	
56 27 00 AB	197.50 244.14.40	A - 2160.00	+ 1258.00
78 40 15 BC	129.85 324.34.40	B - 2337.88	+ 1172.18
125 02 50 CD	137.65 65.54.30	C - 2413.14	+ 1278.00
DA	148.50 120.51.40	D - 2287.48	+ 1334.18
CE	162.00 <del>137.65</del> 245.54.30	E - 2561.03	+ 1211.87

Goedgekeur.  
Landmeter-generaal.

Beskrywing van Bakens.

A. D. E. = Yster hoekpaal.

B. C. = 1/2" Ronde ysterper.



Skaal 1:1000.

Die figuur A. B. C. D.

stel voor 21008 Vk. Voet grond, synde

Erf 280, gedeelte van Erf 84, Murraysburg.

Munisipaliteit en

geleë in die Afdeling Murraysburg.

Provinsie Kaap die Goeie Hoop

Opgemeet in Julie 1950. deur my

*W. N. Woodman*

Landmeter.

Hierdie kaart is  
D/T 3003/53.  
d.d. 10:3:53.

Die oorspronklike kaart is  
No. 569/1924 geheg aan  
T/A 1924. 147. 6675

L.G. Lter No. 5/7769/18  
M.S. No. E. 2051/52  
507 L.D. Blad. 2.

DEDUCTED FROM PLAN  
AFGETREK VAN PLAN M. 32 X.

OFFICE COPY  
KANTOOR OORSKRIF

L.G. No. 6904/60

SYE Kaapse Voet	RIGTINGS- HOEKE	STELSEL L <sup>o</sup> 23 KO-ORDINATE	
		y	x
		Konstant - 228000.0 + 11234000.0	
AB 148.50	300.51.40	A -2160.00	+1258.00
BC 95.00	65.54.30	B -2287.48	+1374.18
CA 121.97	160.28.40	C -2200.76	+1370.96

Goedgekeur.

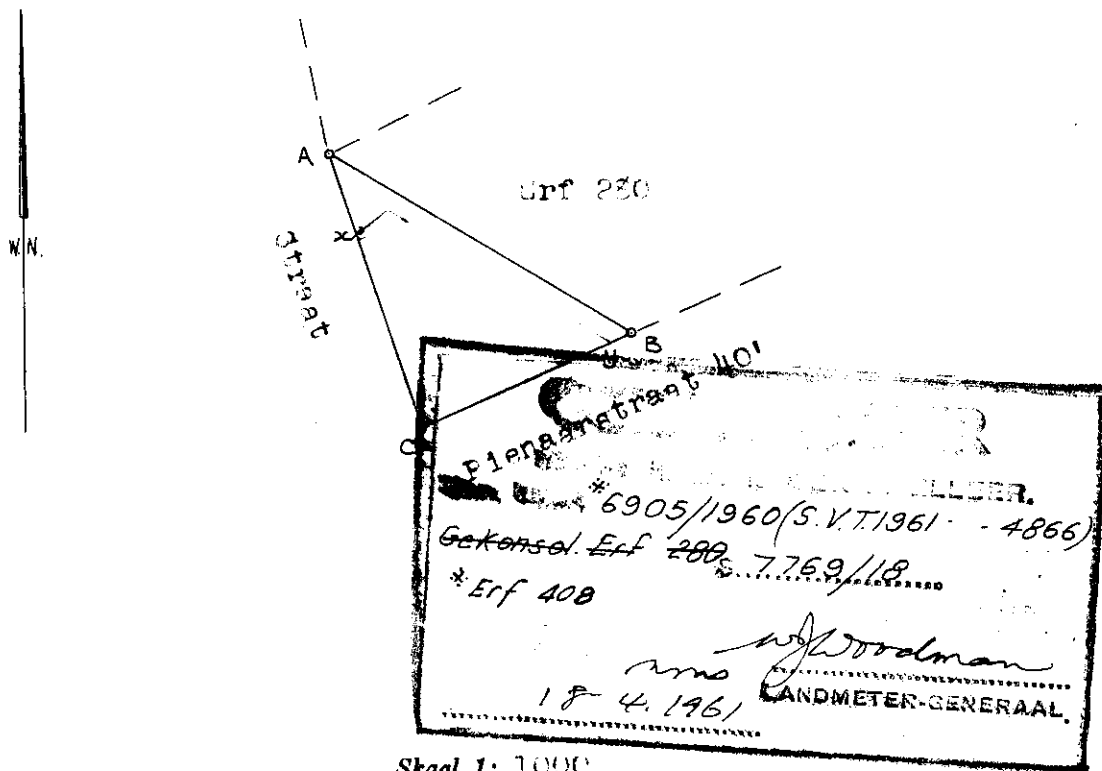
*[Signature]*

Landmeter-Generaal.  
18-1-1961

Beskrywing van bakens.

- ✓ A.B. Yaterhoekpaal.
- ✓ C. 1" x 18" Ronde yaternen.

Die blou lyn xy stel voor 'n serwituit watervoer.



Skaal 1: 1000

Die figuur A.B.C.

stel voor 5775 Vk. vt.

grond, synde

ERF 281 (In gedeelte van Erf 249) MURRAYSBURG.

geleë in die/Afdeling MURRAYSBURG  
Munisipaliteit

Provinsie Kaap die Goeie Hoop

Opgemeet in Julie 1950  
Aug. 1957

deur <sup>ons</sup> ~~my~~

*[Signature]*  
Landmeters.

Hierdie kaart is geheg aan  
Sert. van Gekonsolideerde  
Titel Nr. 4866/1961

Die oorspronklike kaart is  
No. 724/1856 geheg aan  
T/A 1856-35-246

L.G. Lter No. 5/7769/18  
M.S. No. E. 1508/60  
Plan M 72<sup>x</sup>  
507 LD vel 2.  
BM-80C/W.14

Registrateur van Aktes.



SYE Meter <del>Kraepse-Voet</del>		RIGTINGS -HOEKE	KOÖRDINATE Stelsel L <sub>0</sub> 23°		L.G. No.
			Y	X	
AB	44,24	150.05.50	A - 7000,00	+ 353000,00	2 3 1 4 / 7 9
BC	63,26	340.05.50	B - 1070,20	+ 7777,04	
CD	44,24	70.05.50	C - 2133,33	+ 7821,48	
DA	63,26	160.05.50	D - 2081,73	+ 7836,52	
		DRC	Δ - 2069,72	+ 7702,33	Goedgekeur <i>[Signature]</i> Landmeter-generaal 1984 - 04 - 09
		Dokterskoppie	Δ - 2617,65	+ 7333,38	

Bakenbeskrywing:

- A ..... 12 mm. rysterpen op betonrand van watervoor
- B ..... 12 mm. rysterpen teen betonrand van watervoor
- C, D ..... 12 mm. rysterpen



Die figuur A B C D  
 stel voor 2799 vierkante meter grond, synde  
**Erf 404**, gedeelte van Erf 249, Murraysburg  
 geleë in die Munisipaliteit en Administratiewe Distrik  
 Murraysburg Provinsie Krap die Goeie Hoop  
 Opgeneem in Maart 1979

deur my,

*[Signature]*  
 Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. S/7769/13
No. gedateer	No. 724/156 geheg aan	M.S. No. E.639/79
t.g.v.	Transport/ <del>Grondwet</del>	Komp. <u>DM-8DC</u> (2744)
	No. 1856-35-246	<u>X11</u>
Registateur van Aktes		<u>DM-8DC</u> (2745)
		<u>X.12</u>
		Aftrek-Plan M32X (3076)

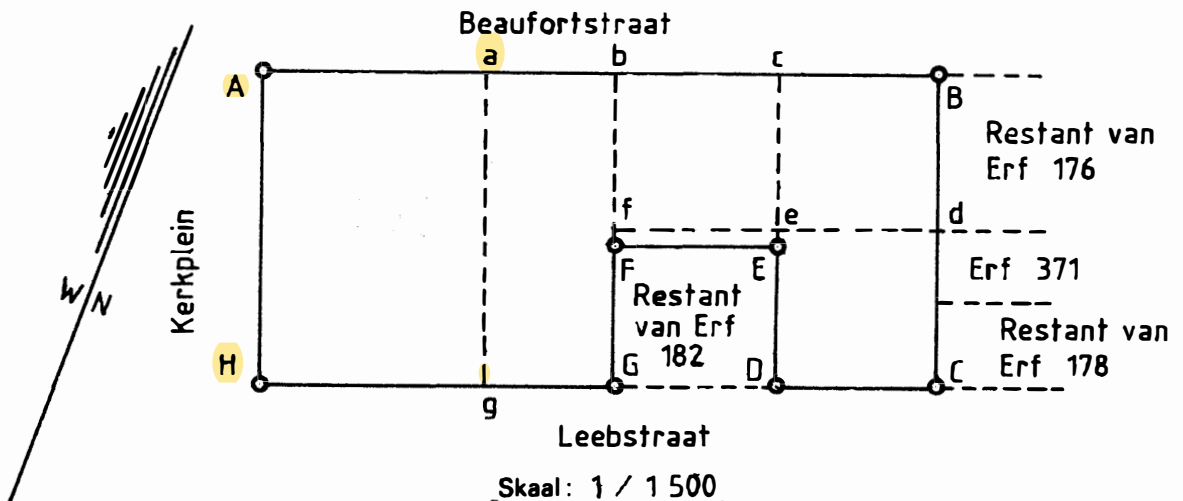
C

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Stelsel Lo. 23°		L.G. No.
		Konstant	Y	X	
			-70000,00	+3530000,00	313-89
AB	132,74	250 05 50	A - 2070,20	+ 7777,04	Goedgekeur <i>[Signature]</i> Landmeter-generaal 1989-02-13
BC	63,25	340 05 20	B - 2195,01	+ 7731,85	
CD	31,61	70 05 50	C - 2216,55	+ 7791,32	
DE	28,37	160 06 20	D - 2186,83	+ 7802,08	
EF	31,59	70 05 50	E - 2177,17	+ 7775,40	
FG	28,38	340 07 10	F - 2147,47	+ 7786,15	
GH	69,54	70 05 50	G - 2157,12	+ 7812,84	
HA	63,26	160 05 50	H - 2091,73	+ 7836,52	
▲	Nr.24 DRC Murraysburg		- 2066,72	+ 7702,33	
▲	Nr.28 Dokterskoppie		- 2617,65	+ 7333,38	

Bakenbeskrywing:

- A ..... 12mm ronde ysterpen op betonrand van watervoor
- B,C,D,E,H ..... 12mm ronde ysterpen
- F ..... Hoek van gebou
- G ..... 15mm ronde ysterpen

- 1) Die figuur AagH stel voor Erf 404, gedeelte van Erf 249, Murraysburg. Kaart Nr.2314/79
- 2) Die figuur aBCDEFGg stel voor Erf 406 Murraysburg. Kaart Nr.2313/79



Die figuur A B C D E F G H

stel voor 7500 vierkante meter

grond, synde

Erf 387 Murraysburg bevattende 1) en 2) hierbo beskrywe

geleë in die Munisipaliteit en

Administratiewe Distrik

Murraysburg

Provinsie Kaap die Goeie Hoop.

Saamgestel

Opgeneem in Desember 1988

deur my,

*[Signature]*  
Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is soos hierbo vermeld

Lêer No. S/7769/13  
M.S. No. Saamgestel

No. gedateer t.g.v.

~~No.~~ ~~geheg aan~~  
~~Transport/Grondbrief~~  
~~No.~~

Komp.  $\frac{DM-8DC}{X11}$  (2744)  
 $\frac{DM-8DC}{X12}$  (2745)

Registrateur van Aktes



# Deeds Office Property

MURRAYSBURG, 408, A (CAPE TOWN)

## GENERAL INFORMATION

<b>Date Requested</b>	2021/03/23 17:06
<b>Deeds Office</b>	CAPE TOWN
<b>Information Source</b>	DEEDS OFFICE
<b>Reference</b>	-

## PROPERTY SEARCH DETAILS

<b>Property Type</b>	ERF
<b>Township</b>	MURRAYSBURG
<b>Erf Number</b>	408
<b>Portion Number</b>	A

THERE IS NO INFORMATION AVAILABLE THAT MATCHES YOUR SEARCH CRITERIA.

## DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).





*JA*

~~VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE~~

Opgestel deur my,

T 71093/90

*I. E. McGregor*  
TRANSPORTBESORGER.  
McGREGOR I.E.

AKTE VAN TRANSPORT

Kragtens Artikel een-en-dertig van die Registrasie van Akteswet, 1937 (Wet Nr. 47 van 1937)

HIERBY WORD BEKEND GEMAAK:

NADEMAAL die hierondergenoemde grond onteien is deur die REPUBLIEK VAN SUID-AFRIKA kragtens die bepalings van Artikel 2(1) van die Onteieningswet 1975 (Wet Nr. 63 van 1975) welke grond tans geregistreer is in die naam van

PIETER JACOBUS ROSSOUW

Gebore op 4 Februarie 1925

kragtens Transportakte Nr. T42702/1980.

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 6

*JA*

NADEMAAL n sertifikaat ingevolge artikel een-en-dertig (4)(a) van Wet Nr. 47 van 1937 deur die transportnemer aan my verstrekk is ten effekte dat daar voldoen is aan die bepalings van enige Wet in verband met die verandering van eiendomsreg op die grond ten gevolge van onteiening.

SO IS DIT DAT kragtens die bevoegdheid my verleen by genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD hierby sedeer en transporteer, in volle en vrye eiendom aan en ten gunste van die

REPUBLIEK VAN SUID-AFRIKA

Die se opvolgers-in-titel of regverkrygendes:

1. Erf Nr. 404 MURRAYSBURG, in die Munisipaliteit en Afdeling van Murraysburg.

GROOT: 2655 (Tweeduisend seshonderd vyf-en-vyftig) vierkante meter.

EERSTE OORGEDRA KRAGTENS SERTIFIKAAT VAN GEKONSOLIDEERDE TITEL NR. T4866/1961 MET KAART NR. 6905/60 WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS TRANSPORTAKTE NR. T42702/1980.

I. INSOVERRE die figuur A.B.c.z. op genoemde kaart Nr. 6905/60 betref:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T246 gedateer 20 September 1856, behalwe insoverre die voorwaardes verval weens samesmelting as gevolg van hierdie transport.

WHITE GROUP  
BLANKE GROEP

AM

II. INSOVERRE die figuur **A.z.D.** op genoemde kaart Nr. **6905/60** betref:

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T245 gedateer 20 September 1856, behalwe insoverre die voorwaardes verval weens samesmelting as gevolg van hierdie transport.

B. NIE ONDERHEWIG weens hierdie transport aan die voorwaardes van Sir John Cradock se Proklamasie gedateer 6 Augustus 1813, wat alle regte op myne van goud, silwer en edelgesteentes gemeld in Artikel 4 van die gemelde Proklamasie ten gunste van die Staat reserveer.

C. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte Nr. T4865/1961 opgelê deur die Munisipaliteit van Murraysburg, naamlik:

- (a) "Dat gemelde Munisipaliteit ten alle tye die reg sal hê om die watervoor, gemerk X.Y. op L.G. Kaart Nr. 6903/60 te gebruik sonder betaling van enige vergoeding.
- (b) Dat gemelde Munisipaliteit die reg sal hê om te enige tyd waterpype ondergronds oor die eiendom te lê en wel op die wyse en in die rigting wat van tyd tot tyd redelikerwys benodig of vereis word.
- (c) Dat gemelde Munisipaliteit ten alle tye die reg van toegang tot gemelde eiendom sal hê om gemelde watervoor en enige waterpype ondergrond te lê, te bou, onderhou, verander of inspekteer.

*AW*  
*RM*

*[Handwritten mark]*

✓

2. Erf Nr. 279 MURRAYSBURG, gelee soos hierbo.

GROOT: 1951 (Eenduisend negehonderd een-en-vyftig)  
vierkante meter.

EERSTE OORGEDRA KRAGTENS TRANSPORTAKTE NR. T3001/1953 MET KAART  
NR. 10137/53 WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS  
TRANSPORTAKTE NR. T42702/1980.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte  
Nr. T246 gedateer 20 September 1856, behalwe insoverre die voor-  
waardes verval weens samesmelting as gevolg van hierdie transport.

WHITE GROUP  
BLANKE GROEP

|

*[Handwritten marks]*

WESHALWE genoemde

PIETER JACOBUS ROSSOUW

geheel en al onthef is van die besit van genoemde grond en nie meer daartoe geregtig is nie en dat kragtens vermeldde onteiening genoemde

REPUBLIEK VAN SUID-AFRIKA

Die se opvolgers-in-titel of regverkrygendes, nou daartoe geregtig is en voortaan sal wees, ooreenkomstig plaaslike gebruik.

TEN BEWYSE WAARVAN EK, die genoemde REGISTRATEUR, hierdie Akte onderteken het en die ampseël daarop laat aanbring het.

ALDUS GEDOEN EN VERLY in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 27 dag van November in die jaar van Ons Heer Eenduisend Negehonderd-en-Negentig.  
(1990)

  
.....  
REGISTRATEUR VAN AKTES



6 T71093/1990

**Endorsement by virtue of Item 28 (1) of schedule 6 of the constitution, 1996**

In terms of s 239 (1) of Act 200 of 1993 the within mentioned property vests in "Provincial Government Western Cape" as will more fully appear from the certificate filed with T.....

000047766 / 2013



2013-09-09

REGISTRAR OF DEEDS

DEEDS REGISTRY

Cape Town

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 7

**VA 000009432 / 2019**

Certified a true copy of the duplicate original  
filed of record in this Registry, issued to serve  
in place of the original thereof under the  
provisions of Deeds Regulation No 68. (1)

Deeds Registry  
Cape Town

ASST REGISTRAR OF DEEDS **20 DEC 2019**

(a) Gelyktydiges met ander registrasiekantore/deeltitels • Simults with other registries/sectional titles:

Kode	Firma • Firm	Eiendom • Property	Kantoor • Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:  
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag No. Cover No.	Parawe van ondersoekers Initials of examiners

(c) Notas • Notes

C. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....		
Datum Date .....	(2) Begiftigingsreserwe Endowment erven.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions.....		
Interdikte nagesien deur Interdicts checked by.....	(5) Mikro Micro.....		
Datum Date .....	(6) Algemene plan General plan.....		
	(7) Titelakte Title deed.....		
	(8) Verbande teen dorpsitel Bonds against township title.....		
	(9) Datum nagesien Date checked.....		

Kantoor instruksies • Office instructions:

Seksie • Section:



**A. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE**

Datum van indiening • Date of lodgement

**LODGED**  
08 AUG 2013  
**INGEDIEN**

	Ondersoekers • Examiners	Kamers Rooms	Skakeling • Linking	Verwerp Reject	Passeer • Pass
1.	L. MYOLWA				
2.	ROOM 1167		10	10	
3.	D. KLEINGELD 1131				

**B. VIR AKTEBESORGER SE GEBRUIK • FOR CONVEYANCER'S USE**

Aard van Akte • Nature of Deed ..... **CERTIFICATE I.T.O.**

ITEM 28(1) OF ACT 108/1996 i.o.

**T 000047766 / 2013**

**PROVINCIAL GOV. OF THE WESTERN CAPE** /rw

Skakeling • Linking	Titelaktes	binne • Title deeds	within
10	10	<del>T1728/1975; T24378/1972; T1911/1964;</del> <del>T71093/1990; T42807/1990V</del>	

} All  
herein

**GELYKTYDIGES • SIMULS**

No. in stel/batch	Kode/Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma Firm No.
1.	VA Reg. 68(1) / PGWC	Self	96	
2.	VA Reg. 68(1) / PGWC	Self	96	
3.	VA Reg. 68(1) / PGWC	Self	96	
4.	VA Reg. 68(1) / PGWC	Self	96	
5.	VA Reg. 68(1) / PGWC	Self	96	
6.	VA Reg. 68(1) / PGWC	Self	96	
7.	VA Reg. 68(1) / PGWC	Self	96	
8.	VA Reg. 68(1) / PGWC	Self	96	
9.	VA Reg. 68(1) / PGWC	Self	96	
10.	T Item 28(1) / PGWC	Self	96	
10				
11				
12				

**080005585370**

Registrasie versoek deur/  
Registration requested by:

Datum/  
Date:

Kort beskrywing van eiendom (slegs para 1, in Akte) • Brief description of property (merely para 1 in Deed)

Erf 28302 Cape Town and 13 others

*[Handwritten signature]*



**rural development  
& land reform**

Department:  
Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

Fee endorsement		Office fee
Amount		
Purchase price/Value	R. <u>Exempted</u>	<u>2600</u>
Mortgage capital Amount	R. ....	R. ....
Reason for application	Exempt i.t.o	
Cat. ....	section <u>28</u>	Act <u>1996</u>

10 ~~2~~ - 10

**CERTIFICATE IN TERMS OF ITEM 28(1) OF SCHEDULE 6 TO THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996**

I, Petrus Mduduzi Shabane, Director-General of the Department: Rural Development and Land Reform, acting in the name and on behalf of the Republic of South Africa, a competent authority as contemplated by Item 28(1) of Schedule 6 to the Constitution of the Republic of South Africa, 1996, do hereby certify that the following property / properties owned by the State, namely:

- ✓ 1. PORTION 3 OF THE FARM BUFFELSFONTEIN No. 204, GEORGE RD, PROVINCE OF WESTERN CAPE  
MEASURING: 8565 (Eight Five Six Five) SQUARE METRES  
HELD vide Title Deed No. T41634/1989.
- ✓ 2. PORTION 34 OF THE FARM LANGEBERG No. 185, MALMESBURY RD, PROVINCE OF WESTERN CAPE  
MEASURING: 1,6828 (One Comma Six Eight Two Eight) HECTARES  
HELD vide Title Deed No. T42807/1990
- ③ 3. ERF 7143, MILNERTON, PROVINCE OF WESTERN CAPE ✓  
MEASURING: 597 (Five Nine Seven) SQUARE METRES  
HELD vide Deed of Transfer No. T24378/1972
- ✓ 4. ERF 7183, MILNERTON, PROVINCE OF WESTERN CAPE ✓  
MEASURING: 682 (Six Eight Two) SQUARE METRES  
HELD vide Deed of Transfer No. T24378/1972

T 000047766 / 2013

For Information Only

DATA CAPTURE  
12 SEP 2013  
MASIU TAMARA

CERTIFICATE NO. WC/2010/05/23/4231

Page 1 of 2

DATA VERIFY  
16 SEP 2013  
BARLOW MARLYN

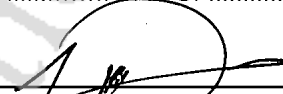


**rural development  
& land reform**

Department:  
Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

has / have vested in the Provincial Government of Western Cape in terms of Section 239 of the Constitution of the Republic of South Africa, 1993 (Act 200 of 1993). In terms of Item 28(1) of Schedule 6 to the Constitution of the Republic of South Africa, 1996, I request the Registrar of Deeds, Cape Town to endorse the vesting of the immovable property / properties in the name of the said Government, on the relevant title deed(s), register(s) or other document(s).

SIGNED AT PRETORIA ON THIS 11<sup>TH</sup> DAY OF MAY 2011

  
\_\_\_\_\_  
PETRUS MDUDUZI SHABANE  
DIRECTOR-GENERAL  
DEPARTMENT: RURAL DEVELOPMENT  
AND LAND REFORM

CERTIFICATE IN TERMS OF ITEM 28(1) OF SCHEDULE 6 TO ACT 108 OF 1996

I, Lulama Xingwana, Minister for Agriculture and Land Affairs, acting in the name and on behalf of the Republic of South Africa, a competent authority as contemplated by Item 28(1) of Schedule 6 to the Constitution of the Republic of South Africa, 1996 (Act 108 of 1996), do hereby certify that the following properties owned by the State, namely:

- 1. Erf 28302, Cape Town, Province of the Western Cape X  
MEASURING: 250 (Two Five Zero) square metre  
HELD *vide* Title Deed No. T1810/1976 ✓
- 2. Erf 28301, Cape Town, Province of the Western Cape X  
MEASURING: 163 (One Six Three) square metre  
HELD *vide* Title Deed No. T5645/1975 ✓
- 3. Erf 28299, Cape Town, Province of the Western Cape X  
MEASURING: 234 (Two Three Four) square metre  
HELD *vide* Title Deed No. T10713/1975 ✓
- 4. Erf 28297, Cape Town, Province of the Western Cape X  
MEASURING: 2165 (Two One Six Five) square metre  
HELD *vide* Title Deed No. T4887/1975 ✓
- 5. Erf 28300, Cape Town, Province of the Western Cape X  
MEASURING: 171 (One Seven One) square metre  
HELD *vide* Title Deed No. T1731/1975 ✓
- 6. Remainder of Erf 28303, Cape Town, Province of the Western Cape X  
MEASURING: 782 (Seven Eight Two) square metre  
HELD *vide* Title Deed No. T1728/1976 ✓
- 7. Erf 28298, Cape Town, Province of the Western Cape X  
MEASURING: 1191 (One One Nine One) square metre  
HELD *vide* Title Deed No. T1728/1975 ✓
- 8. Erf 7100, Milnerton, Province of the Western Cape X  
MEASURING: 599 (Five Nine Nine) square metre  
HELD *vide* Title Deed No. T24378/1972 ✓
- 9. Erf 1935, Beaufort West, Province of the Western Cape X  
MEASURING: 4569 (Four Five Six Nine) square metre  
HELD *vide* Certificate of Consolidated Title No. T19111/1964 ✓
- 10. Erf 408<sup>4</sup>, Murraysburg, Province of the Western Cape X  
MEASURING: 2655 (Two Six Five Five) square metre  
HELD *vide* Title Deed No. T71093/1990 ✓

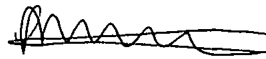
I certify that the correct erf number is Erf 404 Murraysburg

CONVOYANCE  
VENKA DASOON

- 2
- ✓ 11. Erf 279 (portion of Erf 84), Murraysburg, Province of the Western Cape ✓  
MEASURING: 1951 (One Nine Five One) square metre  
HELD *vide* Title Deed No. T71093/1990
- ✓ 12. Erf 2568, Paarl, Province of the Western Cape ✓  
MEASURING: 746 (Seven Four Six) square metre  
HELD *vide* Title Deed No. T45613/1983
- ✓ 13. Erf 9322 (portion of Erf 2890), Paarl, Province of the Western Cape ✓  
MEASURING: 642 (Six Four Two) square metre  
HELD *vide* Title Deed No. T5803/1978
- ✓ 14. Erf 839 (portion of Erf 98), Prince Albert, Province of the Western Cape ✓  
MEASURING: 6935 (Six Nine Three Five) square metre  
HELD *vide* Title Deed No. T12340/1968 ✓

are vested in the Provincial Government of the Province of the Western Cape in terms of Section 239 of the Constitution of the Republic of South Africa, 1993 (Act 200 of 1993). In terms of Item 28(1) of Schedule 6 to the Constitution of the Republic of South Africa, 1996 (Act 108 of 1996), I request the Registrar of Deeds, Cape Town to endorse the relevant title deed(s), register(s) or other document(s) accordingly in order to register these immovable properties in the name of the said Government.

SIGNED AT PRETORIA ON THIS FIFTH DAY OF JULY 2006



LULAMA XINGWANA  
MINISTER FOR AGRICULTURE  
AND LAND AFFAIRS

3

NOTE TO EXAMINER:

T24378/1972

Please note that the paragraphs to the aforementioned titles are vested in the Provincial Government of the Western Cape under 2 Item 28(1) Certificates herewith enclosed and marked A and B for purposes of identification and reference.

Enclosed herewith please find a summary of erven and the relevant Item 28(1) Certificate for endorsement:

Paragraphs of Title held	Item 28(1) reference:	No. on Item 28(1) Certificate:
1. Erf 7100 Milnerton	A	8
2. Erf 7143 Milnerton & another	B	3 & 4

  
.....  
CONVEYANCER  
LENKA ROSSOUW

4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS08088 OLIVIER YOLANDI

DATE : 20130808 TIME : 11:13:06.4 PAGE : 1

8/197

TRACK NUMBER : 88065585370

PROPERTY DETAILS: PRINT FOR PORTION 0  
ERF NO 7100  
TOWNSHIP MELNERTON  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED NO T24378/972  
EXTENT 599 SQM  
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

EDS REGISTRATI  
2508093 - OLIV  
FULL NAME & SHARE  
REPUBLIEK VAN SUID-AFRIKA  
8/197

PURCH DATE AMOUNT/REASON ? O/P/A IDENTITY TITLE DEED MMD MICROFILM REF  
T24378/1972 8929

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

\*\* PLEASE NOTE THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

END OF REPORT

EDS REGISTRATI  
2508093 - OLIV  
SUID-AFRIKA  
8/197

IKHE IXARRA IKHE

THE INFO

DEEDS REGISTRAR  
REPUBLIC OF SOUTH AFRICA  
CAPE TOWN

5

WA

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS08888-0 OLIVIER VOLANDI

DATE : 20130808 TIME : 11:13:06.6 PAGE : 2

TRACK NUMBER 88065585370

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 7143  
TOWNSHIP MILLNERTON  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED-NO T24378/972  
EXTENT 597 SQM  
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
REPUBLIEK VAN SUID-AFRIKA

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMD	MICROFILM REF
				T24378/1972	6929	

\* O/P/A - 0 MULTIPLE/OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*

DEEDS REGISTRAR  
REPUBLIC OF SOUTH AFRICA  
CAPE TOWN

DEEDS REGISTRAR  
REPUBLIC OF SOUTH AFRICA  
CAPE TOWN

IKHE E: /XABBA /IKHE



DEEDS (STRAT)  
SECTION - OLD  
1977

6 #

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DSC0008 - OLIVIER YOLANDI

DATE : 20130808 TIME : 11:13:11.0 PAGE : 1

TRACK NUMBER : 80005585370

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 1935  
TOWNSHIP BEAUFORT WEST  
REG DIV BEAUFORT WEST RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION -ERF 1933, 1934, 1882  
DIAGRAM DEED NO T19111/964  
EXTENT 4569,50M  
CLEARANCE BEAUFORT WEST MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
REPUBLIC VAN SUID-AFRIKA

PURCH DATE AMOUNT/REASON O/P/A IDENTITY

TITLE DEED T19111/1964

MDD 0917 MICROFILM REF

\* O/P/A - O - MULTIPLE OWNER, P - MULTIPLE PROPERTY, A - MULTIPLE OWNER AND PROPERTY

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
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\*\*\*END OF REPORT\*\*\*

IKHE F: IXARRA IKHE

DEEDS REGISTRATION SYSTEM  
SECTION - OLD  
1977

7

TRACK NUMBER : 88005585370

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 28298  
TOWNSHIP CAPE TOWN  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION AT MONBRAY  
DIAGRAM DEED NO. T69/3/1883  
EXTENT 1191 SQM  
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

DOCUMENTS

VAL1672/1988-1728/197  
PTN'S-28383,28318

HOLDER & SHARE

5T->

AMOUNT

O/P/A

SCAN/MICRO/REF

MDD

DEEDS REGISTRATION  
OWNER DETAILS 19880

FULL NAME & SHARE

EDUCATIONAL TRUSTEES

PURCH DATE

AMOUNT/REASON O/P/A IDENTITY

TITLE DEED

T1728/1975

MDD

0204

MICROFILM REF

1989 1569 0089

\* O/P/A - 0 - MULTIPLE/OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*

197  
DEEDS REGISTRATION  
19880  
EDUCATIONAL TRUSTEES

IKHE F: IXARRA IKHE

157  
21  
1725 REP 15 MAY  
1980

8

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS08008 - OLIVIER YOLANDI

TRACK NUMBER : 80005585370

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)  
ERF NO 28303  
TOWNSHIP CAPE TOWN  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION AT MONBRAY  
DIAGRAM DEED-NO T307/8/1878  
EXTENT 782 SQM  
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

DOCUMENTS  
VA1672/1988-1728/197

HOLDER & SHARE  
ST

AMOUNT

O/P/A

SCAN/MICRO REF

MDD

OWNER DETAILS  
FULL NAME & SHARE  
EDUCATIONAL TRUSTEES

PURCH. DATE

AMOUNT/REASON

O/P/A IDENTITY

TITLE DEED  
T1728/1975

MDD  
0204

MICROFILM REF  
1989 1569 0889

\* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*

187  
8/197  
1725 REP 15 MAY  
1980  
DS  
1725 REP 15 MAY  
1980

IK E F : / X A R R A / IK E

DEEDS REGISTRATION SYSTEM - CAPE TOWN

10

DATE : 20130808 TIME : 11:13:16.9 PAGE : 2

PREPARED BY : DRS08088 - OLIVIER YOLANDI

TRACK NUMBER 80095585370

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 404  
TOWNSHIP MURRAYSBURG  
REG DIV MURRAYSBURG RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION -ERF 280,281  
DIAGRAM DEED NO T4866/1961  
EXTENT 2655 SQM  
CLEARANCE MURRAYSBURG MUN

INTERDICTION EX277/1990-12/4/90-4

CASE NUMBER CASE DATE/TITLE NR 2702/1980T (WOP)

NOTED ON 0

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE REPUBLIEK VAN SUID-AFRIKA

PURCH DATE AMOUNT/REASON O/P/A IDENTITY R. EXPROP

TITLE DEED T71893/1990

MMD 1127 MICROFILM REF 1990 1799 0525

\* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*

DEEDS REGISTRATION SYSTEM - CAPE TOWN

IKHE: /XABRA /IKE



# **SPECIAL POWER OF ATTORNEY**

I the undersigned

**Shane Hindley**  
**(Identity Number: 630819 5196 085)**

on behalf of

**The Provincial Government of the Western Cape**  
**(Department of Transport and Public Works)**

do hereby nominate, constitute, and appoint:

**FJC Consulting – Town Planners & Land Surveyors**  
**(Mr. Jody Francis)**

to apply to the Beaufort West Municipality in terms of Beaufort West Municipality: By-Law on Municipal Land Use Planning for the Rezoning, Consent and Permanent Departures associated with the change in use of the property registered as **Erf 404 Murraysburg** vide title deed **T71093/1990**, and recorded as **Erf 408 Murraysburg** on **SG Diagram 6905/1960**, so as to enable the use of the subject property as Offices for Social Development purposes, which will also include a dwelling house,

and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I / we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my / our said attorney(s) and agent(s) shall lawfully do, or cause to be done, by virtue of these presents.

Signed at **Cape Town**, this the <sup>31<sup>ST</sup></sup> day of <sup>MARCH</sup> ~~April~~ **2021**, in the presence of the undersigned witnesses.

**As Witnesses**

1.

  
\_\_\_\_\_

2.

  
\_\_\_\_\_  
\_\_\_\_\_  
For: Provincial Government of the Western Cape





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

Departement van die Direkteur: Ingenieursdienste  
Department of the Director: Engineering Services  
Isobe Lomphathi Owongameleyo: Kwicandelo Lezenjineli

Verwysing  
Reference  
Isalathiso  
12/4/6/3/2  
  
Navrae  
Enquiries  
Imibuzo  
U.H.McKay  
  
Datum  
Date  
20-01-2021

Privaatsak / Private Bag582  
Faks / Fax 023-2811  
Tel 023-414 8148

E-pos / E-mail : [buildingcontrol@beaufortwestmun.co.za](mailto:buildingcontrol@beaufortwestmun.co.za)

Birdstraat 61/63 Bird Street  
BEAUFORT- WES  
BEAUFORT WEST  
BHOBHOFOLO  
6970

**TO WHOM IT MAY CONCERN**

**ZONING CERTIFICATE**

1. Description of property : Erf 408 MB
2. Address : Pienaar Street  
Murraysburg  
6995
3. Extent of property : Erf 408 MB - 2506 m<sup>2</sup>
4. Zoning : Single Residential Zone I (1)
5. Primary Use : Dwelling house  
Consent Use : Creche, Guest house, Halfway house,  
Home care facility, House shop, Second  
dwelling (>60m<sup>2</sup>), Self – catering facility
6. Coverage : 500m<sup>2</sup> or 40%, whichever is greater.
7. Street building line : At least 5 metres  
Side building line : At least 3 metres  
Rear building line : At least 3 metres
8. Parking : Determined as per the Zoning Scheme By –  
Law

**A.Mitchell**  
**SENIOR BUILDING INSPECTOR**  
/um





## CONVEYANCER'S CERTIFICATE

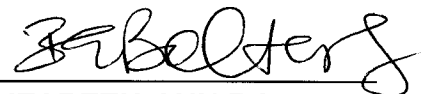
I, the undersigned conveyancer,

**BEVERLY ELIZABETH-ANN BOLTERS**

do hereby certify that :

1. A Deeds Office search was conducted in respect of **ERVEN 404 & 279 MURRAYSBURG** held under **Deed of Transfer T71093/1990**, duly registered in the name of Provincial Government of Western Cape;
2. The following available deeds were assessed: **T246/1856; T4865/1961 & T4866/1961;**
3. It is hereby confirmed that the relevant deeds do not contain any conditions which conflict, prohibit or restrict the proposed application to develop the property with government offices.

THUS DONE AND SIGNED AT SOUTHFIELD ON THE 13<sup>th</sup> JANUARY 2021



**BEVERLY ELIZABETH-ANN BOLTERS**  
CONVEYANCER  
SOUTHFIELD

**BOLTERS ATTORNEYS**

Attorney • Conveyancer

Tel: 021 705 6742 Fax: 021 705 42071

Email: bolterslaw@telkomsa.net

13/1/2021



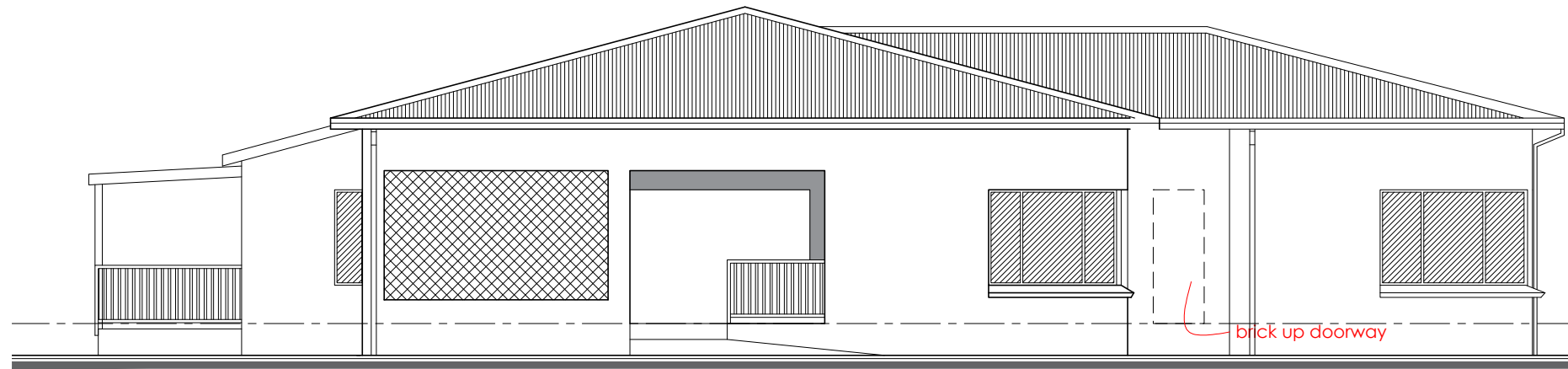
# Murraysburg DSD OFFICES

## Site Plan

scale 1:200

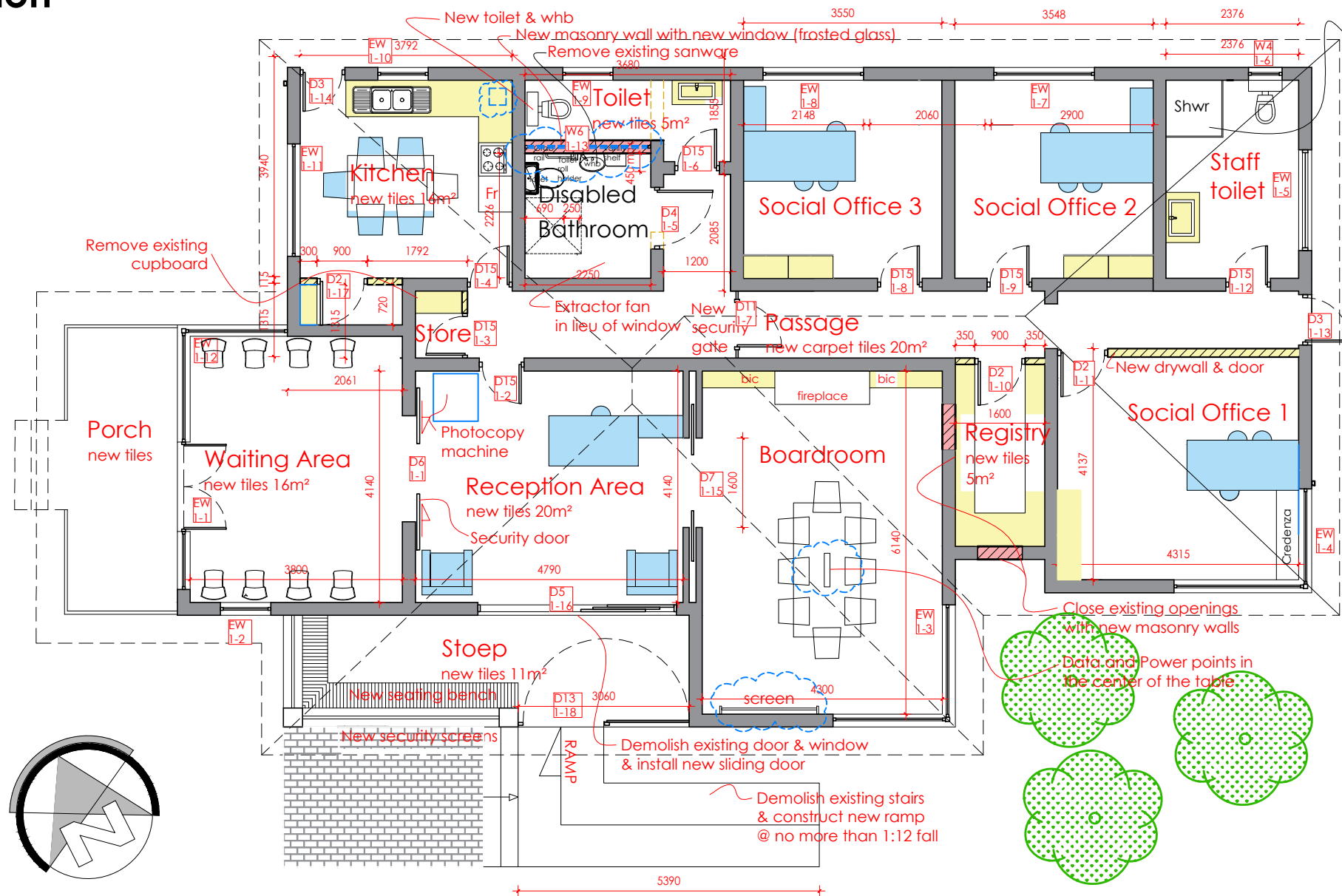


PROJECT Murraysburg DSD OFFICES		Western Cape Government Transport and Public Works		Provincial Public Works: General Infrastructure: Project/Programme Infrastructure Delivery		HARRY BURGER ARCHITECTS cc	
DRAWING TITLE CONSTRUCTION - Site Plan		REFERENCE NO. RPM 595665/2014 WG/17/5/1/3/1		DRAWN PJD: VK		THE USE OF TRADE NAMES ON THIS DRAWING SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE CONTRACTOR. ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.	
DRAWING STATUS HBA 14- CONSTRUCTION 5601 (A1)		DATE 28 - 02 - 2020		SCALE (A1) 1:200		DRAWING STATUS QS Issue 2	
CHECKED BY HBA		DATE		SCALE		DRAWING STATUS	



# Building 1 South Elevation

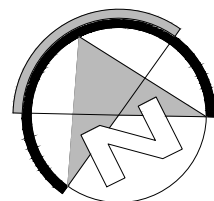
scale 1:100



Aluminium shower cubicle doors with sliding gear, cleats, stops, etc and toughened obscure safety glass plugged to tiled walls and silicone sealed. Pivot shower door, 1000mm wide complete

# Building 1 Floor Plan

scale 1:100



PROJECT  
Murraysburg DSD OFFICES



Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



REVISION  
REV

DATE

DESCRIPTION

15

10/12/2020

Interview rooms omitted and social offices returned, under counter geyser added, cupboards added to social offices, screen and data point added to boardroom, frosted glass window added to the disabled toilet wall.

17

16/02/2021

Under counter geyser removed  
Door and window numbers

DRAWING TITLE  
CONSTRUCTION - Building 1 (Existing Building)

REFERENCE NO.  
RPM 595665/2014 WG/17/5/1/3/1

DRAWN  
PJD; NG

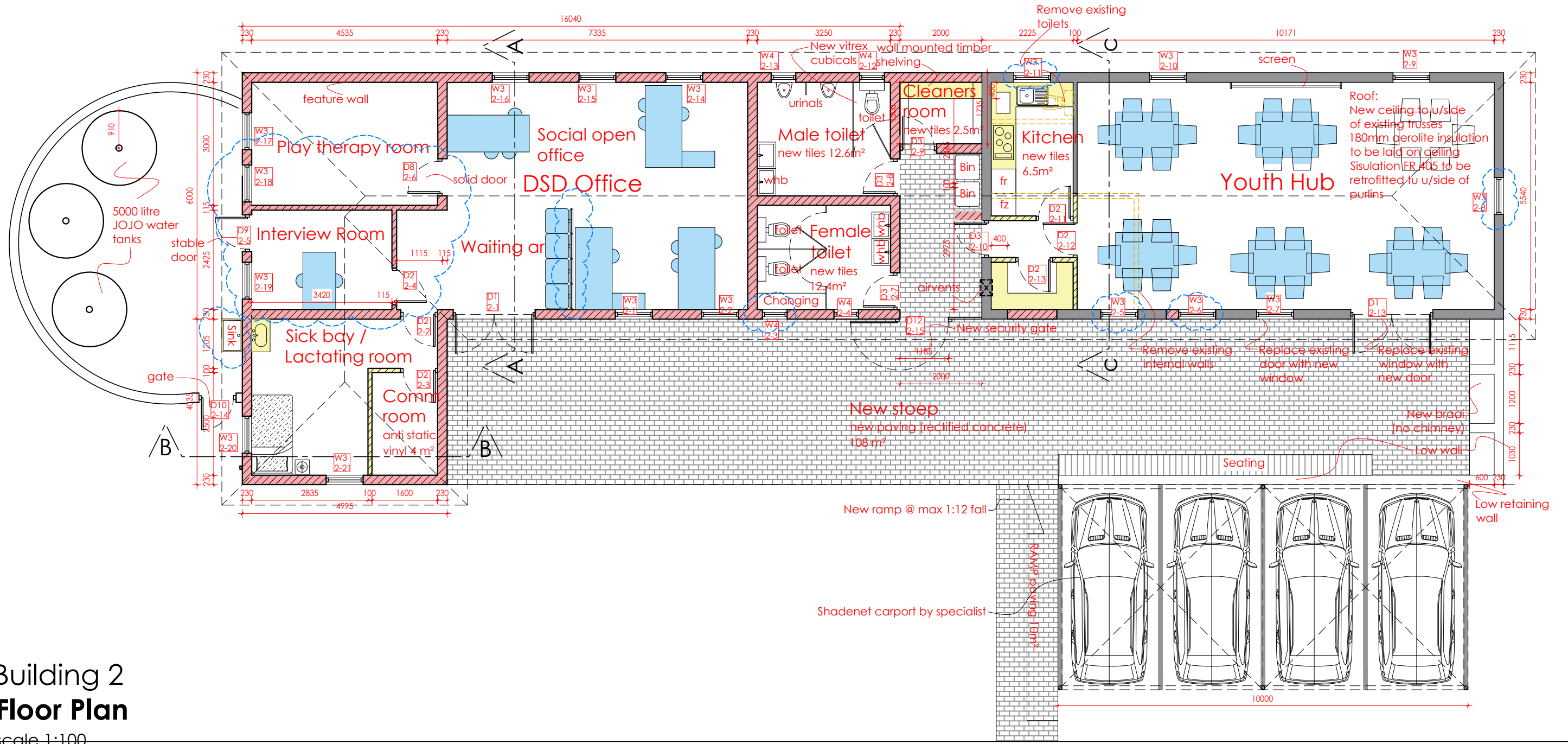
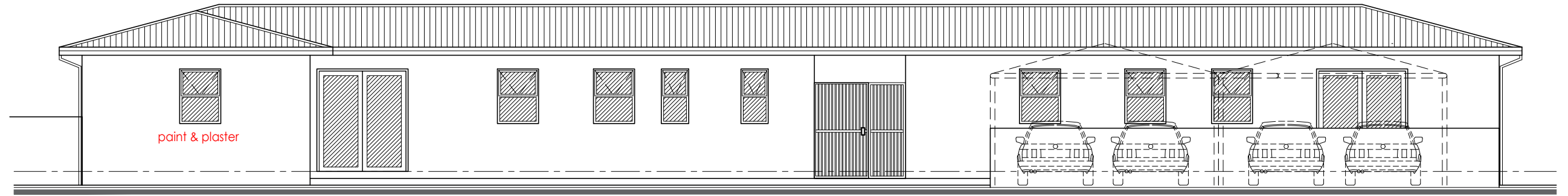
THE USE OF TRADE NAMES ON THIS DRAWING SIMPLY SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE DEPARTMENT, ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE PROJECT LEADER.  
THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY, CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS, SCHEDULES, DRAINAGE DRAWINGS, INTERNAL ELEVATIONS, ENGINEERS AND OTHER SPECIALIST'S DRAWINGS. REFER CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS.  
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DRW REV SHEET NUMBER  
HBA 17 Construction 5602

DATE SCALE (A3)  
16 - 02 - 2021 1:100

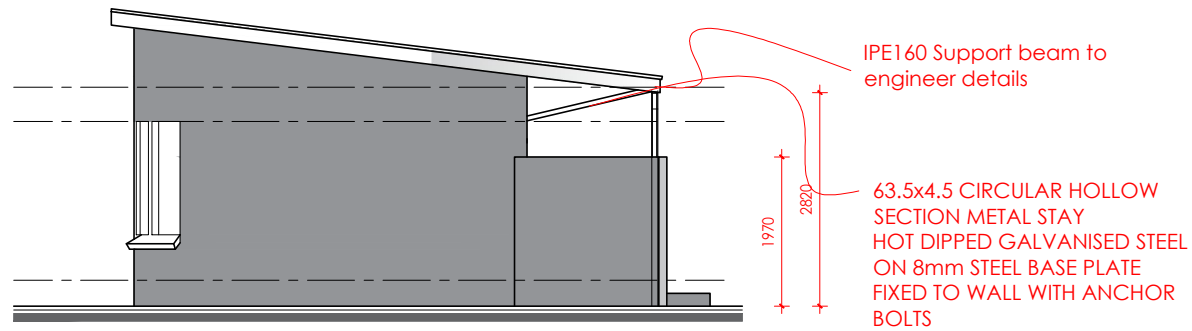
DRAWING STATUS  
QS Issue 3

CHECKED BY  
HBA



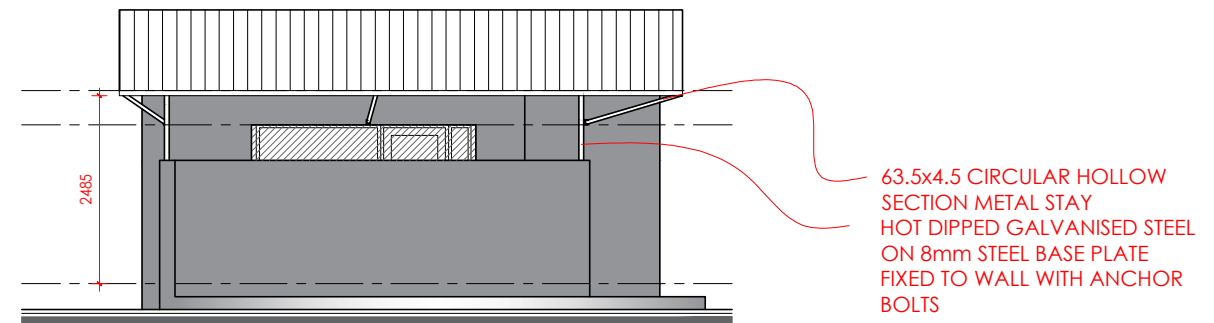
**Building 2  
Floor Plan**  
scale 1:100

<b>PROJECT</b> Murraysburg DSD Offices		<b>Western Cape Government</b> Transport and Public Works		<b>Provincial Public Works: General Infrastructure: Project/Programme Infrastructure Delivery</b>		<b>HARRY BURGER ARCHITECTS cc</b> tel: 0448746566 / fax: 0448746437 / cell: 0832991313 admin@harryburger.co.za / www.harryburger.co.za		<b>REVISION</b> REV 01 DATE 15/12/2020 DESCRIPTION W2 replaced with W3 in youth hub, W3 added in youth hub, wall in DSD office omitted, one way glass omitted, Observation room replaced with interview room, W3 added in kitchen, store room replaced with sickbay/ lactating room, comm room made larger, sink added to the outside wall by the sick bay.	
<b>DRAWING TITLE</b> CONSTRUCTION - Building 2 (Existing Building)		<b>REFERENCE NO.</b> RPM 595665/2014 WG/17/5/1/3/1		<b>DRAWN</b> PJD; NG		THE USE OF TRADE NAMES ON THIS DRAWING SIMPLY SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE DEPARTMENT, ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE PROJECT LEADER. THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY, CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DETAILS, SCHEDULES, DRAINAGE DRAWINGS, INTERNAL ELEVATIONS, ENGINEERS' AND OTHER SPECIALIST'S DRAWINGS. REFER CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE WESTERN CAPE GOVERNMENT AND COPY RIGHT IS RESERVED.		17 16/02/2021 Added windows in sickbay window and door numbers	
<b>DRW</b> HBA	<b>REV</b> 17	<b>SHEET NUMBER</b> Construction 5603	<b>DATE</b> 16 - 02 - 2021	<b>SCALE (A3)</b> 1:100	<b>DRAWING STATUS</b> QS Issue 3	<b>CHECKED BY</b> HBA			



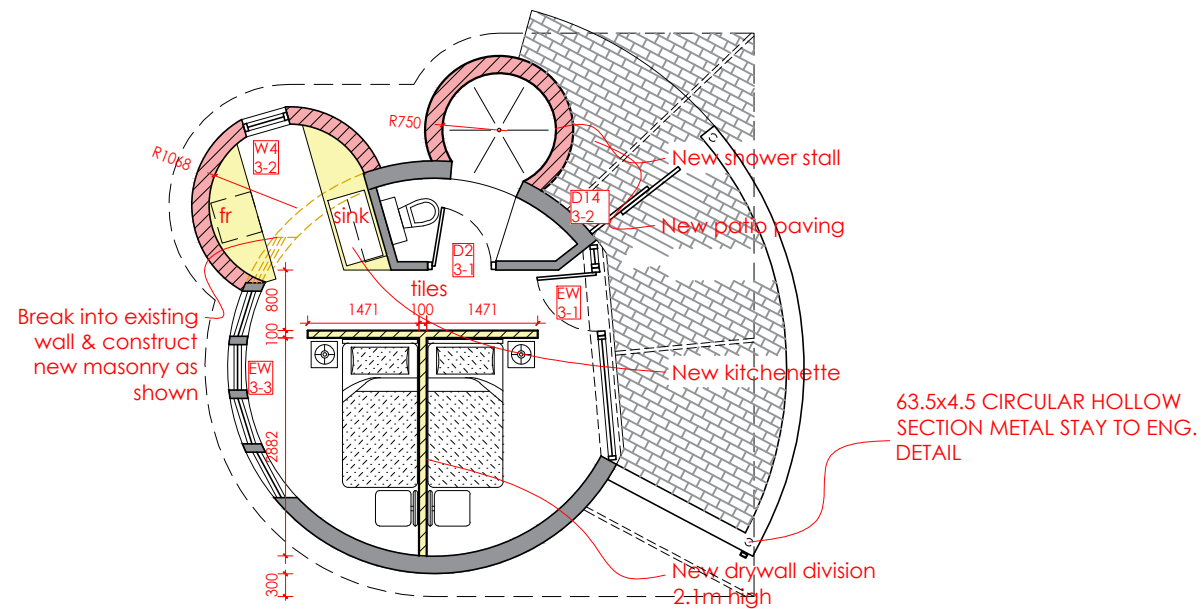
### Building 3 South West Elevation

scale 1:100



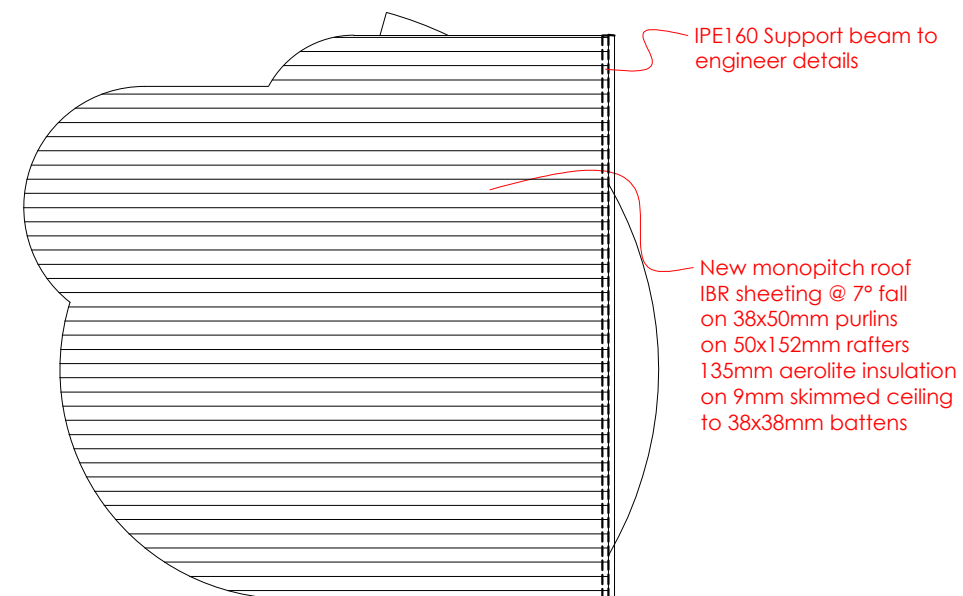
### Building 3 South East Elevation

scale 1:100



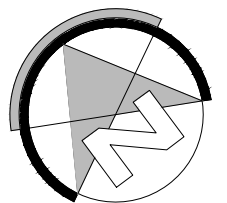
### Building 3 Floor Plan

scale 1:100



### Building 3 Roof Plan

scale 1:100



PROJECT  
Murraysburg DSD OFFICES



Western Cape  
Government  
Transport and Public Works

Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



REVISION  
REV

DATE

DESCRIPTION

01 10/12/2020  
17 16/02/2021

Added a under counter geyser.  
Window and door numbers  
Remove under counter geysers

DRAWING TITLE  
CONSTRUCTION - Building 3(Rondavel)

REFERENCE NO.  
RPM 595665/2014 WG/17/5/1/3/1

DRAWN  
PJD; VK

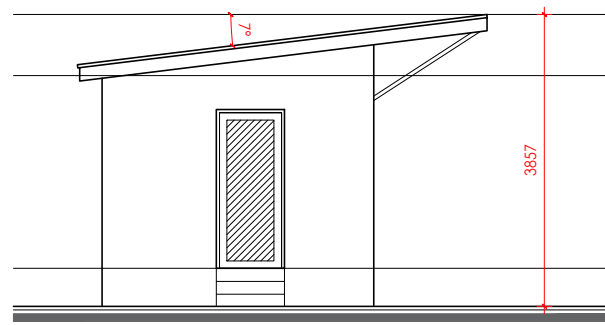
THE USE OF TRADE NAMES ON THIS DRAWING SIMPLY SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE DEPARTMENT, ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE PROJECT LEADER.  
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DRW REV SHEET NUMBER  
HBA 17 Construction 5604

DATE SCALE (A3)  
16 - 02 - 2021 1:100

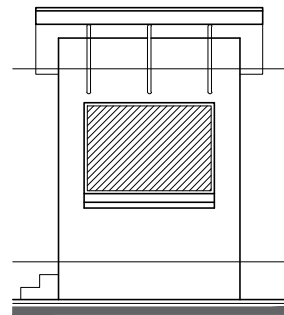
DRAWING STATUS  
QS Issue 3

CHECKED BY  
HBA



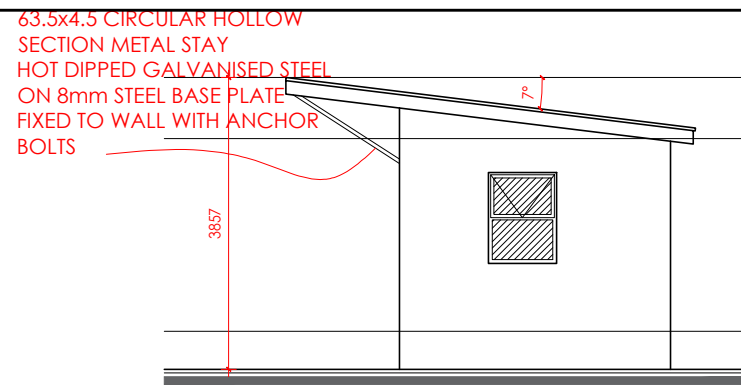
**Building 4  
North West Elevation**

scale 1:100



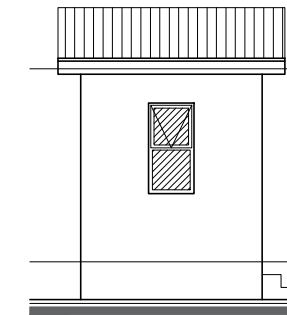
**Building 4  
North East Elevation**

scale 1:100



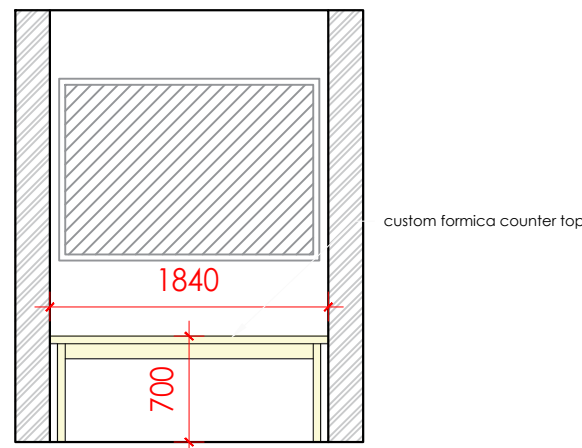
**Building 4  
South East Elevation**

scale 1:100



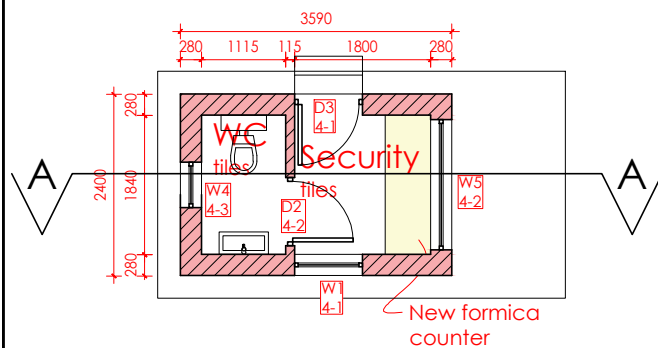
**Building 4  
South West Elevation**

scale 1:100



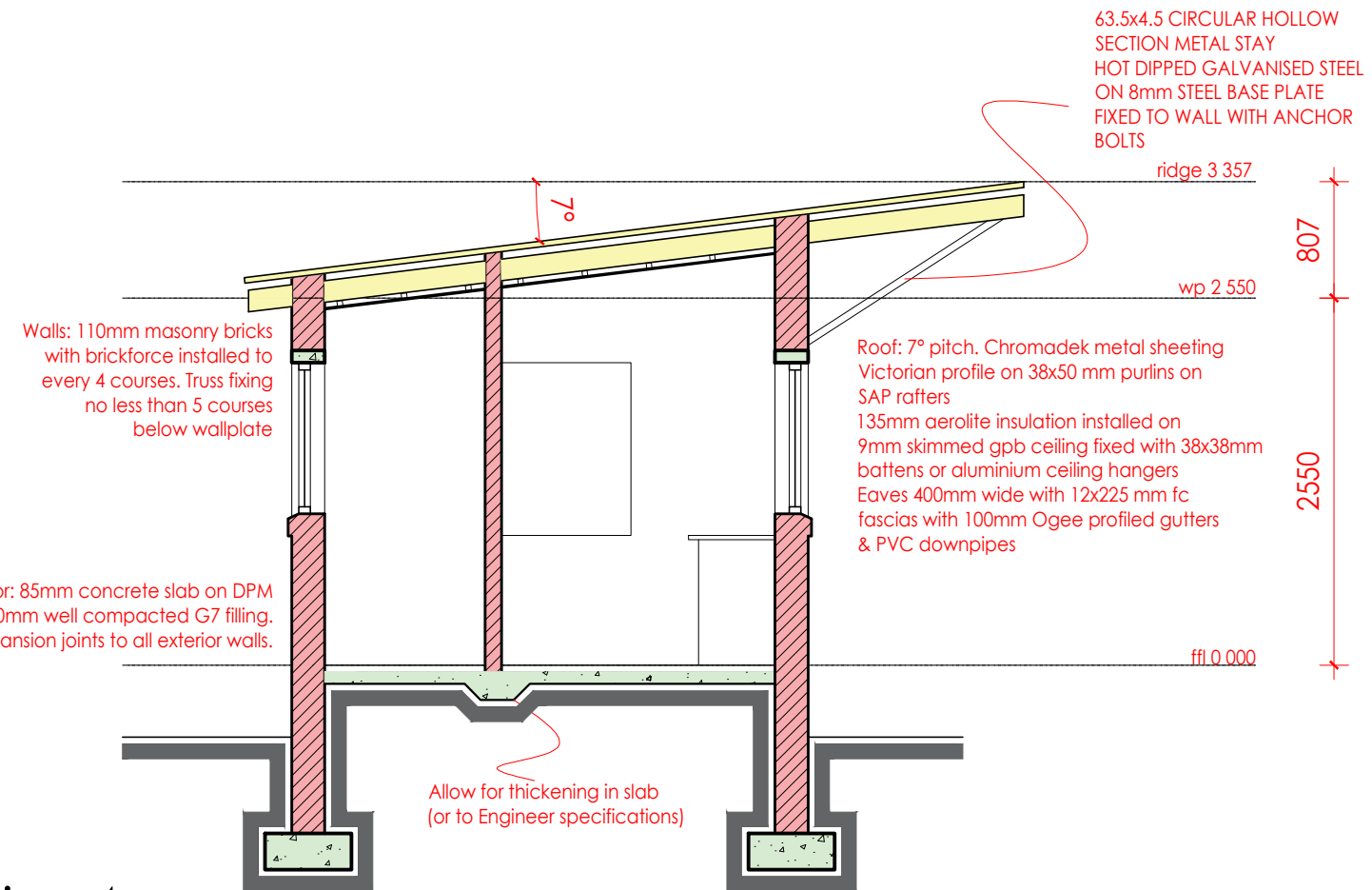
**Building 4  
Desk detail**

scale 1:50



**Building 4  
Floor Plan**

scale 1:100



**Building 4  
Section AA**

scale 1:50

PROJECT  
Murraysburg DSD Offices

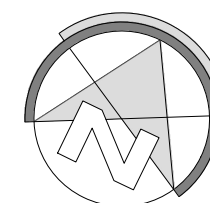


Western Cape  
Government  
Transport and Public Works

Provincial Public Works: General  
Infrastructure: Project/Programme  
Infrastructure Delivery



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DRAWING TITLE  
CONSTRUCTION - Building 4 (Security Kiosk)

REFERENCE NO.  
RPM 595665/2014 WG/17/5/1/3/1

DRAWN  
PJD; NG

DRW REV SHEET NUMBER  
HBA 17 Construction 5605

DATE  
16 - 02 - 2021

SCALE (A3)  
-

DRAWING STATUS  
QS Issue 3

CHECKED BY  
HBA







**BEAUFORT-WES(T)  
MUNISIPALITEIT // MUNICIPALITY**

**LAND USE PLANNING APPLICATION FORM**

(Section 15 of the By-law on Municipal Land Use Planning for Beaufort West Municipality)

**KINDLY NOTE:** Please complete this form using BLOCK capitals and ticking the appropriate boxes.

**PART A: APPLICANT DETAILS**

First name(s)	<b>Jody</b>		
Surname	<b>Francis</b>		
South African Council for Planners (SACPLAN) registration number (if applicable)	<b>A1363/2010</b>		
Company name (if applicable)	<b>FJC Consulting (Town Planners &amp; Land Surveyors)</b>		
Postal Address	<b>P. O. Box 7434</b>		
	<b>Roggebaai</b>	Postal Code	<b>8012</b>
Email	<a href="mailto:jody@fjcconsulting.co.za">jody@fjcconsulting.co.za</a>		
Tel	<b>021 403 6449</b>	Fax	
		Cell	<b>084 789 9932</b>

**PART B: REGISTERED OWNER(S) DETAILS** (If different from applicant)

Registered owner(s)	<b>Provincial Government of the Western Cape</b>		
Physical address	<b>9 Dorp Street</b>		
	<b>Cape Town</b>	Postal code	<b>8001</b>
E-mail			
Tel		Fax	
		Cell	

**PART C: PROPERTY DETAILS** (in accordance with title deed)

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	<b>Erf 404 Murraysburg in the Municipality and Division of Murraysburg, Western Cape Province</b>
Physical Address	<b>Pienaar Street, Murraysburg</b>

GPS Coordinates		Town/City	<b>Murraysburg</b>			
Current Zoning	<b>Single Residential Zone 1</b>	Extent	<b>2655m<sup>2</sup> / ha</b>	Are there existing buildings?	<b>Y</b>	<b>N</b>
Applicable Zoning Scheme	<b>Beaufort West Municipal Standard Zoning Scheme By-law, 2020</b>					
Current Land Use	<b>Under Construction</b>					
Title Deed number and date	T	<b>71093/1990</b>				
Any restrictive conditions?	Y	<b>N</b>	If Yes, list condition(s)	<b>Not Applicable</b>		
Are the restrictive conditions in favour of a third party(ies)?	Y	<b>N</b>	If Yes, list the party(ies)	<b>Subject to a watercourse servitude in favour of the Municipality</b>		
Is the property encumbered by a bond?	Y	<b>N</b>	If Yes, list bondholder(s)	<b>Not Applicable</b>		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?	<b>Y</b>	<b>N</b>	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?	Y	<b>N</b>	

#### **PART D: PRE-APPLICATION CONSULTATION**

Has there been any pre-application consultation?	Y	<b>N</b>	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name		Reference Number		Date of consultation		

#### **PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING FOR BEAUFORT WEST MUNICIPALITY AND APPLICATION FEES PAYABLE**

Tick	Section	Type of application	Cost
√	<b>2(a)</b>	<b>a rezoning of land;</b>	<b>R</b>
√	<b>2(b)</b>	<b>a permanent departure from the development parameters of the zoning scheme;</b>	<b>R</b>
√	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
√	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
√	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
√	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
√	2(g)	a permission required in terms of the zoning scheme;	R
√	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
√	2(i)	an extension of the validity period of an approval;	R
√	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R

√	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
√	2(l)	a permission required in terms of a condition of approval;	R
√	2(m)	a determination of a zoning;	R
√	2(n)	a closure of a public place or part thereof;	R
√	<b>2(o)</b>	<b>a consent use contemplated in the zoning scheme;</b>	<b>R</b>
√	2(p)	an occasional use of land;	R
√	2(q)	to disestablish a home owner's association;	R
√	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
√	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

**TOTAL A: R**

**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
√	<b>SERVING OF NOTICES PUBLICATION OF NOTICES</b>	Delivering by hand; registered post; data messages	R
√		Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	
√	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
√	<b>NOTICE OF DECISION</b>	<i>Provincial Gazette</i>	R
√	<b>INTEGRATED PROCEDURES</b>	T.B.C	R

**TOTAL B: R**

**TOTAL APPLICATION FEES\*  
(TOTAL A + B) R**

\* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

\*\* The applicant is liable for the cost of publishing and serving notice of an application.

**BANKING DETAILS**

Name:

Bank:

Branch no.:

Account no.:

**Payment reference:**  
(if applicable) .....

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

**Application is made for the rezoning of the subject property to permit its use as government offices and a dwelling unit**

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality]**

**Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.**

Information and documentation required in terms of section 38(1) of said legislation

<b>Y</b>	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
<b>Y</b>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Proof of registered ownership or any other relevant right held in the land concerned
<b>Y</b>	N	Written motivation	<b>Y</b>	N	S.G. diagram / General plan extract
<b>Y</b>	N	Locality plan	<b>Y</b>	N	Site development plan or conceptual layout plan
Y	N	Proposed subdivision plan	Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees	<b>Y</b>	N	Full copy of the title deed
<b>Y</b>	N	Conveyancer's certificate	Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:


Y	N	N/A	Consolidation plan	<b>Y</b>	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping / Tree plan	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	

Y	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify)
<b>PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION</b>								
Y	N/A		National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A			Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A		National Environmental Management Act, 1998 (Act 107 of 1998)					
Y	N/A		Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					
Y	N/A		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)					
Y	N/A		Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations					
Y	N/A		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)					
Y	N		If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.					
Y	N		If required, do you want to follow an integrated application procedure in terms of section 44(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality? If yes, please attach motivation.					

**SECTION I: DECLARATION**

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:		Date:	7 <sup>th</sup> April 2021
Full name:	<b>Jody Francis for FJC Consulting (Town Planners &amp; Land Surveyors)</b>		
Professional capacity:	<b>Pr Planner</b>		
SACPLAN registration number:	<b>(A1363/2010)</b>		

**FOR OFFICE USE ONLY**

Date received:  _____	Received by:  _____
<div style="border: 1px solid black; width: 80%; margin: auto; padding: 20px;">                     Municipal Stamp                 </div>	

**ANNEXURES**

The following Annexures are attached for your information, only if applicable:

**Please do not submit these Annexures with the application form.**

- Annexure A: Minimum requirements matrix
- Annexure B: Land use planning application submission and protocol
- Annexure C: Land use planning application workflow