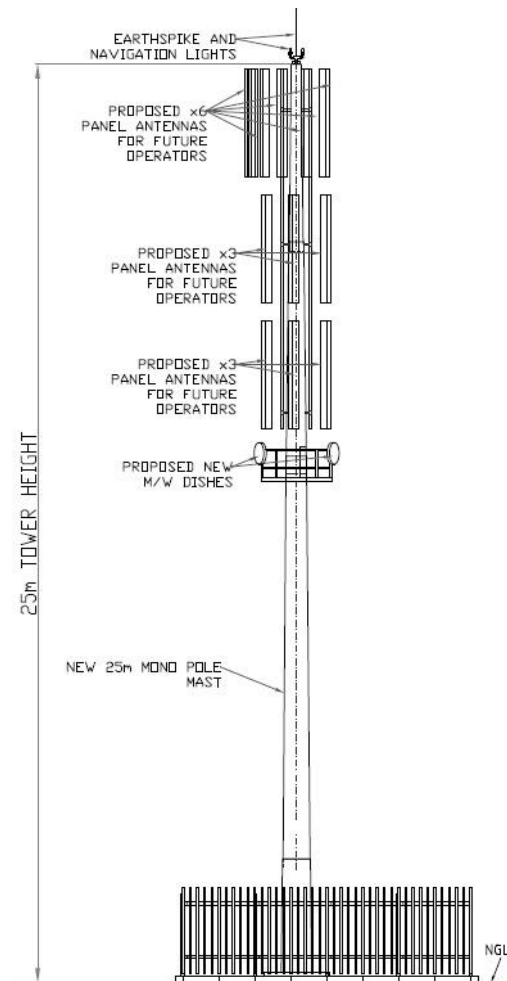


# MOTIVATIONAL REPORT

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PROPOSED SPOT REZONING, AND REMOVAL OF  
RESTRICTIVE TITLE DEED CONDITIONS OF ERF 3059,  
BEAUFORT WEST

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## COMPILED BY:

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Date: 24 August 2023

AUTHORITY: BEAUFORT WEST MUNICIPALITY

REF: BW/13006/EB/NG



**CK RUMBOLL**  
& PARTNERS

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<b>Annexure C:</b>	Locality Map
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## 1. INTRODUCTION

CK Rumboll and Partners were appointed by Mr Jerome Davidse on behalf of Eagle Towers, to handle all town planning actions regarding the spot zoning of a portion of Erf 3059, and removal of restrictive title deed condition application in order to permit the erection of a freestanding base telecommunication station on the subject property. The registered owner of the property is Christian Centre- Beaufort West, The subject property is zoned Community Zone II and is being utilized as a place of worship (Church).

## 2. PURPOSE

The purpose of this application is to apply<sup>1</sup> for a:

- A **Spot Rezoning** in terms of **Section 15(2)(a)** of the Beaufort West Municipal Land Use Planning By-Law of a portion ( $\pm 64 \text{ m}^2$  in extent) from **Community Zone 2** to **Utility Service**.
- A **removal of restrictive title deed condition** in terms of **Section 15(2)(f) Beaufort West Municipal Land Use Planning By-Law** in order to remove a restrictive condition contained within the title deed.

## 3. LOCALITY

The subject property is located<sup>2</sup> South West of Beaufort West, South of the N1 highway in a residential area known as Rusdene. The Eagle towers free standing base - telecommunication station will be located on Erf 3059, Beaufort West, if approved by Beaufort West Municipality, the proposed location of the free standing base - telecommunication station will occur on the north-eastern corner of the property.



**Figure 1:** Beaufort West Locality

<sup>1</sup> **Municipal Application Form** attached as **Annexure B**

<sup>2</sup> **Locality Map** attached as **Annexure C**

## 4. PROPERTY DESCRIPTION

### 4.1 Property Summary

The following table provides the property information for the applicable site.

ERF 3059, BEAUFORT WEST	
<b>Applicant</b>	CK Rumboll and Partners on behalf of Eagle Towers SA
<b>Extent</b>	3250 m <sup>2</sup>
<b>Registered Owner</b>	Christian Centre-Beaufort West
<b>Local Authority</b>	Beaufort West Municipality
<b>Servitudes</b>	None
<b>Zoning</b>	Community Zone II
<b>Coordinates</b>	<b>Lat:</b> -32.370843 <b>Lon:</b> 22.561143
<b>Title Deed</b>	T91562/1998
<b>Title Deed Restrictions</b>	See Section 5 (5.4) of this report

Table 1 *Property Description*

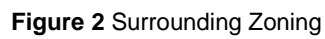
### 4.2 Zoning and Land Uses

Erf 3059 is zoned Community Zone II in terms of the Beaufort West Municipal Standard Zoning Scheme By-law and is currently being utilised as a place of worship (church).

### 4.3 Surrounding Land Uses

As previously mentioned the subject property is located in a predominantly residential area. Surrounding properties are therefore utilised for residential purposes. Properties in the immediate vicinity which borders the subject erf however, consists of properties zoned open space zone II to the east, community zone I to the south and residential properties to the west and north and remains vacant. Refer to Figure 2 and 3 below illustrates the zoning of the surrounding properties.



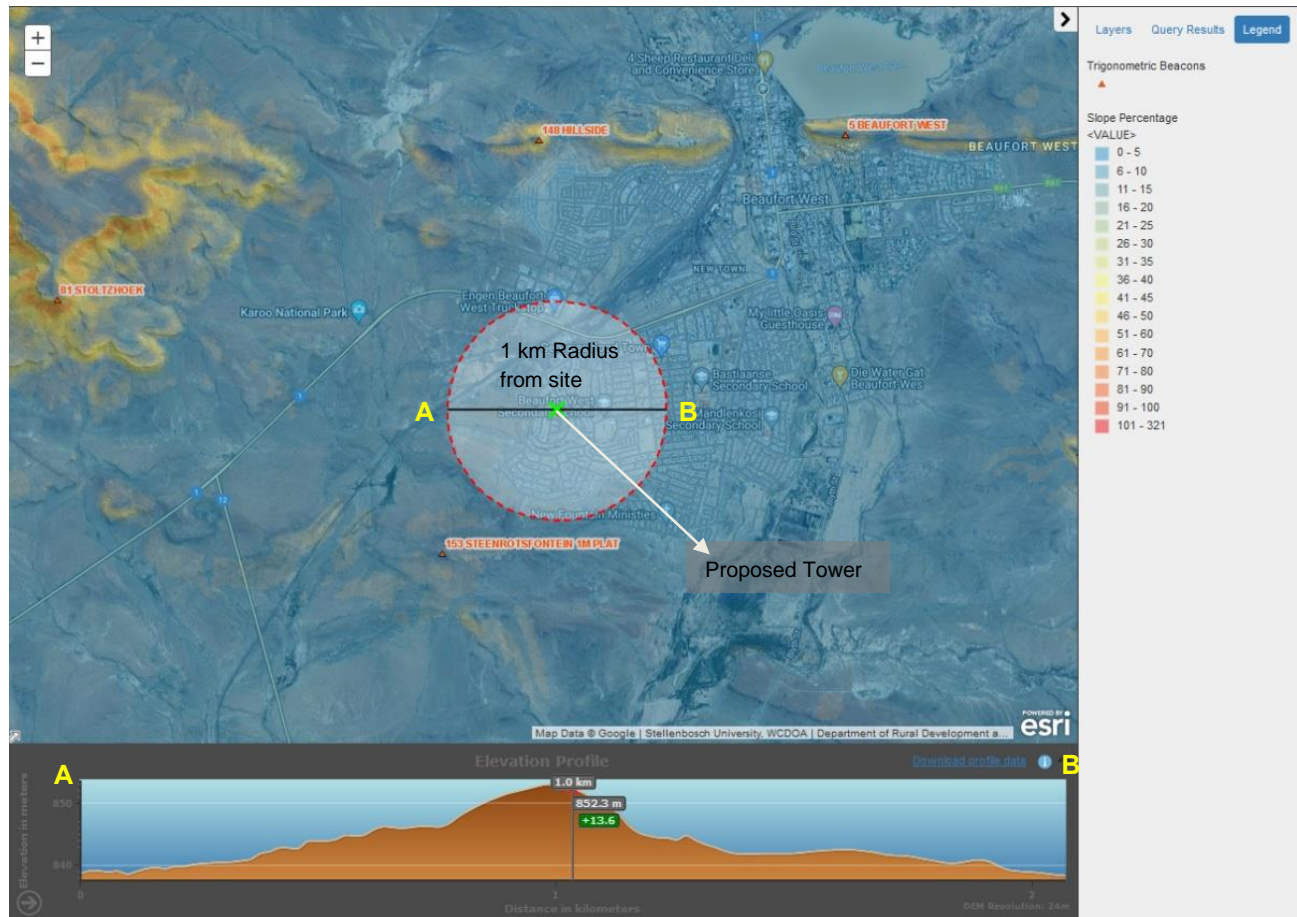


#### 4.4. Physical & Environmental Characteristics

➤ *Topography and Slopes*

The overall topography of Beaufort west could be described as relatively even with a slope percentage ranging from 0 to 5 (as illustrated in figure 4). The selected site however is located relatively higher than its surroundings this has been proven to be beneficial since telecommunication stations that are strategically placed at a higher elevation than surrounding structures enjoy several benefits in terms of signal strength and coverage. They can transmit signals without any hindrance and provide broader coverage for mobile and internet services. Moreover, higher placement ensures that the signals transmitted from the tower are not obstructed by any physical barriers, thus guaranteeing a clearer and stronger signal. In addition to better signal strength, telecommunication stations placed at a higher altitude help avoid signal interference, which is especially important in areas where there are physical obstacles such as buildings or hills. By covering a wider area, telecommunication stations located above surrounding structures make it easier for people in remote areas to access communication. This, in turn, leads to higher network quality and faster upload and download speeds, culminating in more efficient and effective communication.





**Figure 4** Elevation Profile



## 5. DEVELOPMENT PROPOSAL

This application proposes the spot rezoning of Erf 3059 from Community Zone 2 to Utility Service, and the removal of restrictive title deed condition C(6)(b) in order to accommodate the development proposal.

### 5.1. Proposed Spot Rezoning

- **A Spot Rezoning in terms of Section 15(2)(a) of the Beaufort West Municipal Land Use Planning By-Law of a portion ( $\pm 64 \text{ m}^2$  in extent) from Community Zone 2 to Utility Service.**

***“utility service”***

***Land use description:*** “utility service” means a use or infrastructure that is required to

*provide engineering and associated services for the proper functioning of urban development and—*

*(a) includes a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, rooftop base telecommunication station and freestanding base telecommunication station; and (b) does not include renewable energy structures or transport use; and*

*(c) provided that a road is not regarded as a utility service.*

***Development parameters:***

*As determined by the Municipality*

*Extract from Zoning Scheme*

The rezoning will be as follows:

Erf 3059, Beaufort West	
Current Zoning	Proposed Zoning
Community Zone II (3626 m <sup>2</sup> )	<b>Utility Service</b> ( $\pm 64 \text{ m}^2$ )

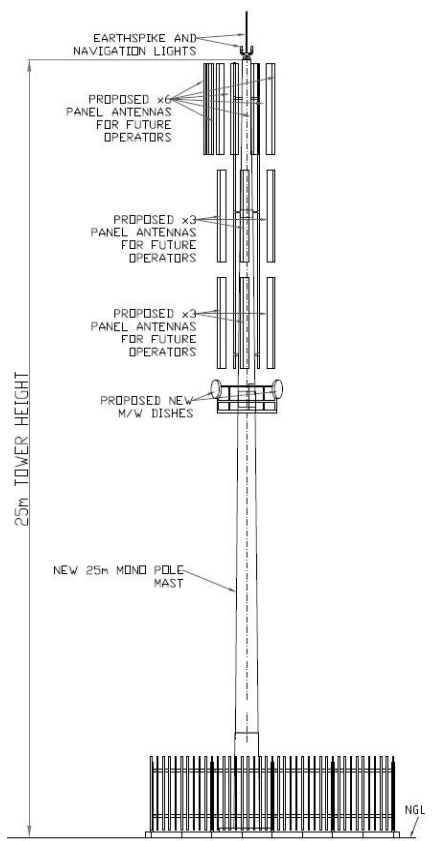
In order to accommodate the development proposal (a 25m high freestanding base telecommunication station) a rezoning of a portion of the subject property (64 m<sup>2</sup> in extent) is required as the current zoning does not accommodate a freestanding base telecommunication station as a consent use (only a rooftop base communication station) under its current zoning. The current Municipal Zoning Scheme, illustrates that a freestanding base telecommunications station can be accommodated under the proposed zoning as it is seen as a utility service. The development proposal as well as the impact thereof is discussed in more detail below.

Telecommunication infrastructure

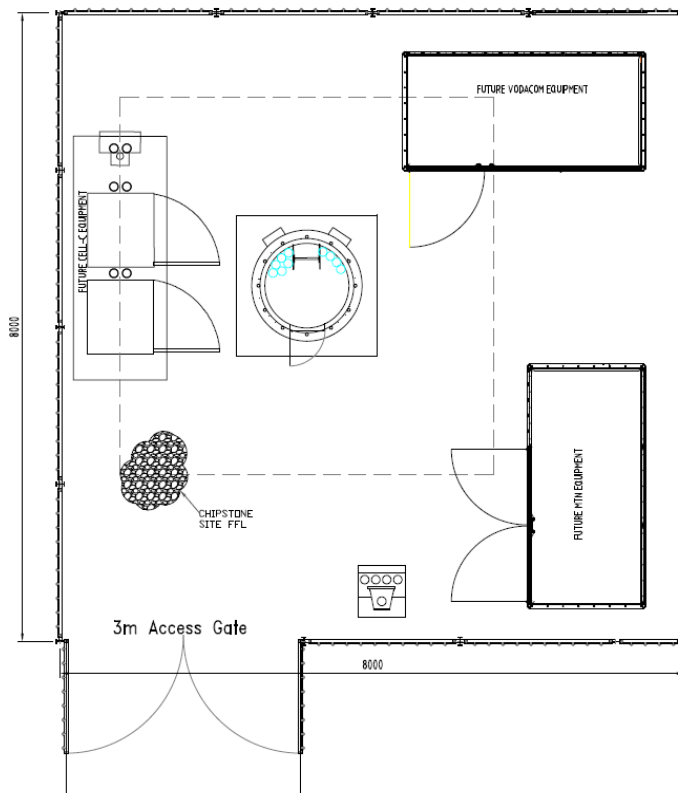
The construction of the proposed freestanding base telecommunication station will comprise of the following:

- Earth spike and Navigation lights
- 3x Panel Antennas for future operators
- 6x Panel Antennas for future operators
- M/W dishes for future operators
- 25m Mono Pole Mast

Site Development Plan (SDP) is attached as **Annexure E**



**Figure 6:** 25m Freestanding Base Telecommunications Station Elevation



**Figure 5:** Placement of infrastructure



**Figure 7** Proposed Site Development Plan

## 5.2 Proposed removal of title deed restriction.

As previously mentioned application is made for the erection of a 25m high Telecommunications station. The applicable title deed however contains building line which restricts the development proposal. A removal of the subject conditions is therefore required in order to permit the erection of the subject telecommunications station.

The Title deed includes various restrictive conditions although none of these conditions, apart from condition C(6)(b) are relevant to this application. The mentioned applicable restrictive conditions are provided in the figure 9.

Condition C(6)(b) within the title deed (**Annexure D**) defines the building lines for the property. This is the condition which is to be removed and read as follows:

**6 (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid-**

- (i) 'n buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot b die muurplaat daarvan binne sodanige sy of agteruimte opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agteruimte en syruimte opgerig mag word vir n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
- (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afgestande hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur wat op sodanige grens front, aangebring word nie.

*Figure 8 Title Deed Extract*

Taking the existing use of the property into consideration, surrounding uses, east and south, the footprint of the proposed development the development proposal's overall impact can be seen as relatively small. Furthermore the building parameters as set out in the municipal planning by-law van be considered as sufficient to ensure the sustainable development of Erf 3059.

### 5.3 Compliance with Section 33(4) of the By-Law

Table 3: Compliance with Section 33(4) of the By-Law.

<b>When the municipality considers the removal, suspension or amendment of a restrictive condition, the municipality must have regard to the following:</b>	
a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement.	The conditions were imposed by the Administrator for the benefit of the town and had no financial or other value for the beneficiary. The value of the conditions relates to land use restrictions that preserve and protect the character of the built environment. The Beaufort West Zoning Scheme consist over similar land use provisions that have the same effect in preserving and protecting the character of areas, thus keeping the restrictive conditions have no value to the township anymore.
b) the personal benefits which accrue to the holder of the rights in terms of the restrictive	There are no personal benefits to the holder of rights seeing as the rights are in favour of the town



condition.	as explained in the previous point.
c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed.	The inclusion of the said restrictive condition in the title deed of Erf 3059, results in restrictions being placed on development possibilities for the property of which the restrictions is not always in line with the new planning philosophies such as densification, effectiveness and resilience. The removal of said restrictive conditions will enable the property to be developed to its full potential as determined and guided by spatial policies.
d) the social benefit of the restrictive condition remaining in place in its existing form.	There is no social benefit if the restrictive condition remains in place in its existing form as it will not allow the property owner to their land use rights to extend their dwelling unit.
e) the social benefit of the removal, suspension or amendment of the restrictive condition.	This will result in more compact, diverse and resilient development on the property in the future and enable the property to be developed to its full potential.
f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.	Not all rights in favour of the Administrator is proposed for removal, only the right relating to development parameters, seeing as the need and desirability of development opportunities for Erf 3059, Beaufort West, have changed over time.

With the implementation of new Spatial Policies, sufficient guidelines, directives and provisions for land use development is available, therefore the removal of restrictive condition can be considered favourably.

## 5.4 The site

Erf 3059, Beaufort West can be deemed as the most suitable site for the development proposal due to its locality and elevation. Section 4.4 of this report illustrates the site to be located at a relatively higher elevation than its surrounding areas. Telecommunication stations that are strategically placed at a higher elevation than surrounding structures have several benefits in terms of signal strength and coverage. They can transmit signals without any hindrance and provide broader coverage for mobile and internet services. Moreover, higher placement ensures that the signals transmitted from the tower are not obstructed by any physical barriers, thus guaranteeing a clearer and stronger signal. In addition to better

signal strength, telecommunication stations placed at a higher altitude help avoid signal interference, which is especially important in areas where there are physical obstacles such as buildings or hills. By covering a wider area, telecommunication stations located above surrounding structures make it easier for people in remote areas to access communication. This, in turn, leads to higher network quality and faster upload and download speeds, culminating in more efficient and effective communication.

#### **5.4 Visual Impact**

A monopole design was chosen for the proposed 25m freestanding base telecommunication station. The monopole will be painted an appropriate colour in order to seamlessly blend with the surrounding environment.

The height of the mast is kept to a minimum height of 25m, the lowest possible height at the point that the antennae can still provide sufficient coverage to the complaint area as there are no physical or geographical features between the catchment area and the proposed site of the mast that will hinder the coverage. The height of the mast will ensure that, at least, a 1km radius is provided with optimum coverage and result in a lower net visual impact as less freestanding cellular masts will be required to ensure the whole a larger portion of the area has sufficient coverage. Although three other known approved cell mast exists in the area it is important to note that the proposed cell mast will provide network coverage to an area.

The number of people connecting to a cell mast has a profound impact on the network coverage it can provide. Although three approved cell masts existing in the subject area; with the significant growth in population since their approval, these masts cannot sustainably provide network coverage to the increased demand. Therefore, approving the subject development proposal becomes imperative as it would enable the residents to benefit from a significantly stronger and more reliable network connection. This development would ensure that the cell mast can adequately handle the growing number of users, ultimately improving the overall network coverage and ensuring uninterrupted communication for the community.

Telecommunication towers are furthermore, essential infrastructure for the communication industry. These towers are designed to facilitate easy transmission of signals and data over long distances. The height of a telecommunication tower is a crucial factor in determining the quality and coverage of signals transmitted. Higher towers are able to receive and transmit signals over longer distances, without the risk of interference or attenuation. This translates to fewer towers required in the same vicinity, reducing clutter and enhancing the aesthetic appeal of the area. Additionally, the construction and maintenance costs of a higher telecommunications tower are often more cost-effective in the long run. Therefore, investing in taller towers provides a more sustainable and efficient option for the telecommunication industry.



**Figure 9 Sight lines from N1**

### Visual Absorption Capacity

There are existing vertical features within the vicinity of the proposed telecommunication station that is already breaking the skyline and also already impacting on these viewpoints. Examples of these include lamp posts, powerlines and another telecommunication stations where the height of these features ranges from 10m to approximately 23m as illustrated in the figure 12 above. It can therefore be argued that the proposed development will relate to existing vertical features and therefore not be perceived as a single freestanding entity in the landscape. In addition, the suggested height of the cell mast allows for its utilization by multiple service providers, thereby significantly reducing the number of cell towers required in the surrounding area.

#### **a) Need and desirability**

Over the years, cellular communication has changed from merely being a convenience to being essential for business and communication purposes, including for emergency and safety purposes. The demand for access to network coverage and data has increased vastly over the last decade and is anticipated to continue growing. The high surge in data traffic is already a strain on the existing cellular network infrastructure. It is therefore undebatable that there is a high and increasing need for more cellular towers. Cellular communication and connectivity is seen as a basic and necessary infrastructural need.

The proposed development will increase the level of coverage and capacity to all consumers in the catchment area which will benefit the community by having access to improved internet connection and communication facilities and services. It is important to note that as the proposed cellular tower is built specifically to accommodate more than one operator through co-location/sharing, all cellular users will benefit from the proposed development and not only those using a specific cellular operator. Furthermore 4 different service providers will make use of the proposed telecommunications station as can be seen illustrated on the proposed building plan (Attached as annexure E)

In addition the development proposal will generate passive income which provides significant benefits for the land owner which is in this case church. By generating steady revenue streams through sources such as rental income, dividends, and interest, passive income can help the church to sustain its operations, fund community programs, and contribute to charitable causes. Through passive income, churches can reduce their dependence on donations and grants, which may fluctuate based on economic and social factors. This can provide long-term financial stability for the church and enable it to plan for growth and expansion of its services. Moreover, passive income can help the church to diversify its revenue streams and reduce its exposure to the risks associated with a single source of funding. In summary, passive income can serve as a key tool for churches and other non-profit organizations to build sustainable and self-reliant models of operation that benefit their communities.

### **Socio-economic impact**

The socio-economic impacts of the erection of a telecommunications station includes:

- **Job creation:** The telecommunication station industry can create a range of jobs including engineers, maintenance workers, administrators, and support staff.
- **Increased connectivity:** Improved connectivity can stimulate local business activities, promote telecommuting, and boost productivity through reliable connectivity.
- **Revenue Generation:** Mobile network operators can rent the towers from the landowners or local government, creating a sustainable source of income for the landowners and the government.
- **Improvements in Communication and Security:** A telecommunications station can strengthen communication channels for emergency services such as hospitals, police, military, disaster management agencies, etc., leading to a safer and more secure community environment.

Furthermore the application has identified the need for a freestanding base telecommunication station within this area. The proposal will therefore definitely increase the level of coverage and capacity to all consumers in the catchment area which will benefit the residents in the surrounding environment by having access to improved internet connection and communication facilities and services.



## 5.5 Security

The proposed freestanding base telecommunication station will be enclosed by a galvanised mild steel palisade fence. The antennae will be located 20-25m above ground level and cannot be accessed by the public. Access to the equipment will be limited to registered and qualified personnel only. The above safety and security measures have been put in place by telecommunication operators and legal entities to prevent access to the public and greatly reduce the vandalism of the equipment.

## 5.6 Access

No new access points are proposed in conjunction with this development proposal. Access to the proposed freestanding base telecommunication station will be obtained via the existing access point off of Disa Street thus ensuring minimum to no impact on the existing vehicular flow resulting in no disruption to the existing status quo.

## 5.7 Services

The proposed development will not require any additional service connections and instead will make use of existing services on Erf 3059, Beaufort West.

# 6. ASSESSMENT CRITERIA

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## 6.2 Spatial Planning Land Use Management Act

The criteria for the assessment of an application as per Chapter 2, Section 7 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) are addressed as follows:

- Spatial Justice

The erection of a freestanding base telecommunication station in this location will contribute to an improved network connection for all the residents of Calvinia and surrounding rural areas including businesses and institutional functions in the surrounding environment.

- Spatial Sustainability

The development does not affect any potential agricultural land, ecological sensitive corridors or areas with high biodiversity importance.

- Efficiency

The proposed development will support the surrounding rural and urban environment and will optimise the use of existing land on the property, infrastructure and services and maximise the potential of the property. The placement of the mast on an already developed site within the rural/urban landscape will

also ensure limited impact on the surrounding landscape, since development already exist and services are available.

- **Good Administration**

The application will be taken through the public participation process by the Hantam Local Municipality and all relevant departments will be informed and their comments taken into consideration during the decision process.

- **Spatial Resilience**

The proposed development will not limit any future benefits or uses on the property. The development of the free standing base communication station under the Utility Zone II zoning utilise the resilience in the scheme regulation that support these types of uses.

### **6.3. Beaufort West Municipal Spatial Development Framework**

Although the current MSDF do not make any mention with regards to telecommunication stations it is essential for the municipal area to have access to reliable and fast internet services, especially considering how technology plays a vital role in our daily lives. Telecommunications stations not only provide access to the internet but also enable communication via phone calls, which is equally important. Moreover, these stations are often used for emergency services such as calling for medical attention or reporting crimes. It is therefore imperative that once the current framework is amended, provisions for the development and maintenance of telecommunications stations and connectivity be considered.

## **7. NATIONAL LEGISLATION**

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### **8.1 National Heritage Resources Act**

According to Section 38 (1)(c)(i) of the NHRA the following is stated; 38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as—

- (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) The construction of a bridge or similar structure exceeding 50 m in length;
- (c) Any development or other activity which will change the character of a site—
- (d) Exceeding 5 000m<sup>2</sup> in extent.

The proposed development will be 25m in height and ±56m<sup>2</sup> in extent thus exempting this application in terms of the NHRA.

## 8.2 Health Act

The National Department of Health (NDoH) is the legally mandated national authority for the regulation of public exposure to radiation and related matters. The NDoH has been utilizing the World Health Organization's (WHO) International Electromagnetic Fields (EMF) Project as its primary source of information and guidance with respect to the health effects of cellular towers (also referred to as cellular base stations) and electromagnetic fields.

The Directorate: Radiation Control is the section within the NDoH responsible for regulating non-ionizing radiation. In a letter dated 14 June 2010, this Directorate endorsed the exposure guidelines published in 1998 by the International Commission on Nonionizing Radiation Protection (ICNIRP), based on the official endorsement of the WHO in this regard. The Directorate found that measurement surveys conducted in South Africa and around the world have shown that the actual levels of public exposure, as a result of base station emissions, are invariably only fractions of a percentage of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions.

In the above mentioned letter, the Directorate confirmed that they are satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations, because at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

The increase in network strength brought by the proposed freestanding base telecommunication station will aid the local businesses and thus unlock growth potential which will have a positive economic impact. Residents, businesses and commuters will have more secure connection to emergency services and armed response which will have a huge social impact.

## 9. CONCLUSION

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The proposed **spot rezoning of a portion of Erf 3059, Beaufort West** and the proposed removal of restrictive title deed condition for the purpose of establishing a **25m high freestanding base telecommunication station** on a portion of the subject property is considered desirable on the basis of the following:

- The proposal will promote efficient use of land, infrastructure and services within the area.
- The establishment of the proposed freestanding base telecommunication station is beneficial to the surrounding land uses in the area as it provides better access to telecommunication networks.
- The proposed development is compliant with land use planning principles of the LUPA and the SPLUMA.

- This site is the most desirable alternative based on the requirements of the network operators, land availability, property rights and visual impacts.



Nical Grobblaar / Edwiné Booysen

***For CK Rumboll and Partners***



## ANNEXURE A

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POWER OF ATTORNEY

EAGLE TOWERS SA (PTY) LTD  
SUITE 35 • PRIVATE BAG X4 •  
DIE BOORD 7613  
31 WHITEHEART STREET JAMESTOWN  
STELLENBOSCH, 7600  
PHONE: +27 82 994 0291 •  
FAX: +27 86 726 2626

# EAGLE TOWERS

## CONSENT TO PROCEED WITH THE PLANNING OF AND APPLICATION FOR THE RELEVANT APPROVALS FOR THE DEVELOPMENT OF A NEW EAGLE TOWERS SA TELECOMS BASE STATION (PROPERTY OWNER APPROVAL)

This serves to confirm that I, ALLISTAIR DASSIE in my capacity as SECRETARY

acting for and on behalf of **CHRISTIAN CENTRE – BEAUFORT WEST** hereafter referred to as the "Property Owner") warrant that I am duly authorised to enter into this Property Owner Approval and hereby consent to the planning of and application for the relevant approvals to develop and/or install a Telecoms Base Station by **EAGLE TOWERS SA**, or its duly authorised representatives.


The proposed new installation will be operated and maintained by Eagle Towers SA as part of their Telecommunication Network and is intended to be developed on the property described as:

Erf/Farm	ERF 3059 BEAUFORT WEST		
Street Address	MATTHEUS AVENUE, BEAUFORT WEST		
Other Description If Applicable	N/A		
Site name (for office use)	CHRISTIAN CENTRE BEAUFORT WEST	Site ID (for office use)	ETSA 1076

Additional to this Property Owner Approval document, a Proposed Financial Terms and Conditions document and formal lease agreement between the Property Owner and Eagle Towers SA will be concluded. The Property Owner undertakes to not engage or sign consent with any other party to plan and/or apply for the development and/or installation of a Telecoms Structure on the subject property. The property owner, by signing this document, therefore agrees that Eagle Towers SA will be allowed to erect the proposed telecoms base station once all approvals have been obtained and a Mobile Network Operator has been secured as a tenant on the telecommunications base station.

Eagle Towers SA will furnish the Property Owner with a written mast proposal, providing more information on telecommunication base stations. Eagle Towers SA will also in due time provide the Property Owner with proposal drawings setting out all details and design of the proposed telecommunications base station. The proposed drawings will be subject to amendments from time to time as requested by the relevant authorities or as operational requirements necessitate. All amended drawings will be made available to the Property Owner.

Signed at BEAUFORT WEST this 26<sup>th</sup> day of NOVEMBER 2022.

  
Property Owner  
Who warrants that he/she is duly authorised hereto

REGISTERED PROPERTY OWNER DETAILS			
FULL NAME	CHRISTIAN CENTRE BEAUFORT WEST		
PHYSICAL ADDRESS	C/O MATTH. AVE & DISASTREET		
CONTACT PERSON	ALLISTAIR DASSIE		
POSTAL ADDRESS	P.O. Box 761		
TELEPHONE		MOBILE	073 418 3418
EMAIL	allistairdassie@yahoo.com		

## ANNEXURE B

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Application Form



**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)	NICAL				
Surname	GROBBELAAR				
South African Council for Planners (SACPLAN) registration number (if applicable)					
Company name (if applicable)	CK RUMBOLL AND PARTNERS				
Postal Address	P.O BOX 211				
	MALMESBURY	Postal Code	7299		
Email	<a href="mailto:Planning3@gmail.com">Planning3@gmail.com</a>				
Tel	022 482 1845	Fax		Cell	

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

Registered owner(s)	CHRISTIAN CENTRE BEAUFORT WEST				
Physical address	MATTHEUS AVENUE, BEAUFORT WEST				
		Postal code	6970		
E-mail	allistairdassie@yahoo.com				
Tel	073 418 3418	Fax		Cell	

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

Property description [Number(s) of Erf/Erven/Portion]	Erf 3059, Beaufort West 3626 m <sup>2</sup>
--	--

s) or Farm(s), allotment area.]											
Physical Address	Corner of Mattheus Avenue and Disa Street Beaufort West										
GPS Coordinates	<b>Lat:</b> -32.370601 <b>Lon:</b> 22.560647				Town/City		Beaufort West				
Current Zoning	Community Zone 2		Extent		3626 m <sup>2</sup> / ha		Are there existing buildings?		<b>Y</b>	<b>N</b>	
Applicable Zoning Scheme	Beaufort West municipal Zoning Scheme										
Current Land Use	Place of worship										
Title Deed number and date	T		91562/1998								
Any restrictive conditions?	<b>Y</b>	<b>N</b>	If Yes, list condition(s)								
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies)								
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list bondholder(s)								
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)?					<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?			<b>Y</b>	<b>N</b>

#### PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?		<b>Y</b>	<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>	R
√	<b>2(b)</b>	a permanent departure from the development parameters of the zoning scheme;	R
√	<b>2(c)</b>	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
√	<b>2(d)</b>	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
√	<b>2(e)</b>	a consolidation of land that is not exempted in terms of section 24;	R
√	<b>2(f)</b>	<b>a removal, suspension or amendment of restrictive conditions in respect of a land unit;</b>	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)	<b>a consent use contemplated in the zoning scheme;</b>	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

**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 6584.72**

**\*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:**

- A **Spot Rezoning** in terms of **Section 15(2)(a)** of the Beaufort West Municipal Land Use Planning By-Law of a portion ( $\pm 64 \text{ m}^2$  in extent) from **Community Zone 2** to **Utility Service**.
- A **removal of restrictive title deed condition** in terms of **Section 15(2)(f)** **Beaufort West Municipal Land Use Planning By-Law** in order to remove a restrictive condition contained within the title deed.

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

Supporting information and documentation:

<b>Y</b>	<b>N</b>	<b>N/A</b>	Consolidation plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	Land use plan / Zoning plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Street name and numbering plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	<b>N/A</b>	Landscaping / Tree plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	<b>N/A</b>	Abutting owner's consent		<b>Y</b>	<b>N</b>	<b>N/A</b>	Services Report or indication of all municipal services / registered servitudes
<b>Y</b>	<b>N</b>	<b>N/A</b>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) /		<b>Y</b>	<b>N</b>	<b>N/A</b>	

			Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify)

#### PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
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/A	Other (specify)
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 :

- That the information contained in this application form and accompanying documentation is complete and correct.
- 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.
- 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.
- 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:

23/08/2023

Full name:

Nical Grobbelaar / Edwine Booysen

Professional capacity:

Professional Planner

SACPLAN registration number:

A/2777/2019

**FOR OFFICE USE ONLY**

Date received:

\_\_\_\_\_

Received by:

\_\_\_\_\_

Municipal Stamp

**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

## ANNEXURE C

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LOCALITY MAP



# Erf 3509, Beaufort West

Legend



Map Center: Lon: 22°33'41.1"E  
Lat: 32°22'13.2"S

Scale: 1:9 028

Date created: March 3, 2023



Western Cape  
Government  
FOR YOU

Agriculture

## ANNEXURE D

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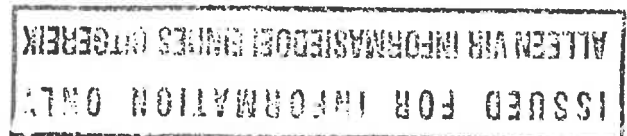
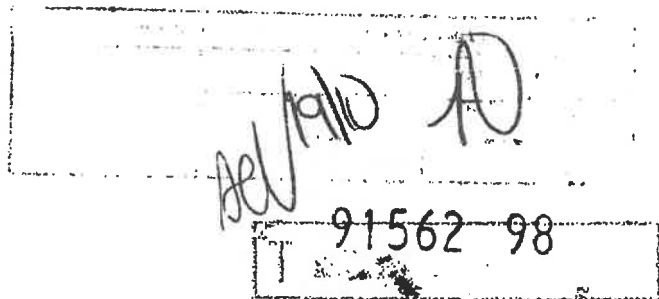
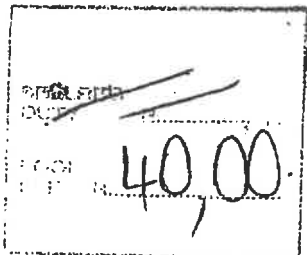
Title Deed and SG Diagrams

12.  
JAN S DE VILLIERS EN SEUN  
Prokureurs  
Kaapstad

HAK/zi

Opgestel deur my

TRANSPORTBESORGER  
H.A. KOTZE



## TRANSPORTAKTE

**HIERMEE WORD BEKEND GEMAAK**

**DAT GUILLAUME RONE-LE PRETORIUS**

**JOHAN SALOMON LUBBE**

Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n volmag geteken te **BEAUFORT WES**

op die **9de** dag van **FEBRUARIE** 1998 en aan hom verleen deur

**MUNISIPALITEIT VAN BEAUFORT WES**

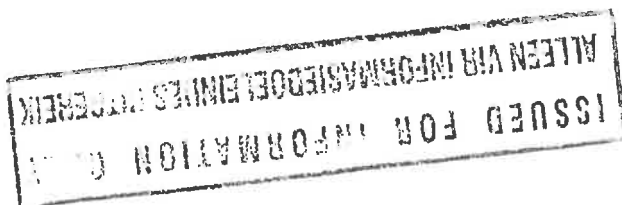


EN die Komparant het verklaar dat sy Lasgewer op die 5de dag van DESEMBER 1995 verkoop het en dat hy, die Komparant hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van :-

**BEAUFORT WEST CHRISTIAN CENTRE**

hul Opvolgers in Titel of Regverkrygendes;

**ERF 3059 BEAUFORT WES**  
In die Munisipaliteit en  
Afdeling BEAUFORT WES  
Provinsie WES-KAAP  
**GROOT: 800 (AGTHONDERD) Vierkante Meter**



**SOOS AANGEDUI** op Algemene Plan nr TP 9612 en gehou kragtens  
Sertifikaat van Verenigde Titel nr T30859/1976.

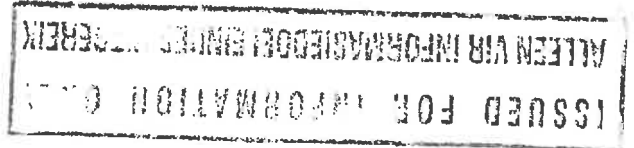
**A. ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van  
Verenigde Titel nr T30859/1976.

**B. ONDERHEWIG VERDER** aan die volgende voorwaardes genoem in  
Grondbrief gedateer 7 November 1890 (Beaufort Wes Eiendomsbriewe Boekdeel 2 nr  
45), naamlik:-

- II. "That all rights to minerals and precious stone found or discovered at any time on or in the said land shall be fully reserved to the Government.
- V. That the land hereby granted shall be further subject to all such duties and regulations as are either already or shall in future be established with regard to such lands".

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C. **ONDERHEWIG VERDER** aan die volgende voorwaardes opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens die bepalings van Ordonnansie 33 van 1934 by die goedkeuring van Beaufort Wes Dorp Uitbreiding nr 14, naamlik:-



- "1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasie afgekondig by Provinsiale Kennisgewing nr. 623 van 14 Augustus 1970.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie nr. 15 van 1952, soos gewysig, vervang nie.
3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteits-, telefoon- of televisiekabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutere owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word, en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmurc te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6. (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.  
  
(b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat

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'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid -

(i) 'n buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- of agterruimte opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;

(ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstande hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.

(c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.

(d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

**D. ONDERHEWIG VERDER** aan die volgende voorwaardes opgelê deur die Munisipaliteit van Beaufort Wes, naamlik:-

1. Die eiendom word as 'n droë erf verkoop en die Koper het geen aanspraak op besproeiingswater ten opsigte daarvan nie. Die Koper of sy regsopvolgers sal nie geregtig wees om sonder die toestemming van die Stadsraad water wat van 'n put of boorgat op hierdie erf verkry word, te gebruik vir enige ander doel behalwe vir die besproeiing van hierdie erf nie.
2. Geen diere soos bepaal in die skutordonnansie 1938 of enige wysiging daarvan, mag op hierdie eiendom aangehou word nie.

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3. Die Transportnemer of sy regsopvolger moet die grond wat hierdeur oorgedra word, gebruik vir die oprigting van 'n gebou(e) om uitsluitlik vir kerk en/of kerksaal gebruik te word. Indien sodanige gebou(e) nie opgerig word binne 'n tydperk van een jaar vanaf oordrag of binne die verdere tydperk wat die Raad, met die toestemming van die Administrateur toegelaat nie, of indien die grond ter enige tyd ophou om vir kerk en/of kerksaal doeleindes deur die Transportnemer of sy regsopvolgers gebruik te word sal die Transportnemer of sy regsopvolgers 'n bedrag gelykstaande aan die verskil tussen die koopprys van R2,00 (TWEE RAND) en die markwaarde van die grond op die datum van verkoop, naamlik R2,00 (TWEE RAND) betaal, met ander woorde die bedrag van R2,00 (TWEE RAND) waarna die grond met die toestemming van die Raad en die Administrateur vir sodanige doel as wat die Raad en d's Administrateur mag toestem, gebruik word, of as alternatief, val die grond aan die Raad terug sonder betaling van vergoeding van enige aard hoegenaamd, en die Transportnemer of sy regsopvolger word verbind om al wat nodig is te doen en om alle stukke te teken ten einde heroordrag aan die Raad te bewerkstellig, die koste van heroordrag moet deur die Transportnemer of sy regsopvolger gedra word.

4. Die verkoop is onderworpe aan die voorwaardes opgelê met die goedkeuring van Dorpsuitbreiding kragtens Artikel 18 van Ordonnansie 33 van 1934.

(a) Hierdie eiendom mag alleenlik gebruik word om 'n kerk en/of kerksaal, of enige ander geboue wat die Administrateur van tyd tot tyd na oorleg met die Dorpekommissie en die Plaaslike Owerheid goedkeur, daarop te rig, met dien verstande dat indien die eiendom in die gebied van 'n Dorpsaanlegkema ingesluit is, die Plaaslike Owerheid enige ander gebruike wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

(b) Behalwe met die voorafverkreë toestemming van die Administrateur-

(i) mag hoogstens die helfte van die oppervlakte daarvan behou word;

(ii) mag geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings nader as 10 meter vanaf enige grens van hierdie erf opgerig word nie;

moet daar, wanneer 'n kerk en/of kerksaal op hierdie erf opgerig word, voorsiening gelyktydig gemaak word vir 'n parkeergebied op die erf, die ligging waarvan deur die plaaslike owerheid goedgekeur is en op die basis van 30 vierkante meter per elke 20 sitplekke wat in genoemde gebou voorsien word; sodanige gebied en die ingang en uitgang daarvan hardgemaak word tot bevrediging van die Plaaslike Owerheid.

6. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteits-, telefoon- of televisiekabels of -drade en hoof- en/of

ISSUED FOR INFORMATION ONLY  
(iii)  
ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

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ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike en 'n ander statutêre Owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

7. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou tot genoe van en binne 'n tydperk wat die plaaslike owerheid bepaal.

ISSUED FOR INFORMATION ONLY  
ALLEEN VIR INFORMATIE DOEL TOEGEREIK

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WESHALWE die Komparant, q.q., afstand doen van al die regte en titel wat die bogenoemde

### TRANSPORTGEWER

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat dit geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat, kragtens hierdie Akte bogenoemde

### TRANSPORTNEMER

hul Opvolgers in Titel of Regverkrygendes

tans en voortaan daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat; en ten slotte verklaar hy dat die koopsom die bedrag is van R2,00.

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes, tesame met die Komparant, q.q. hierdie Akte onderteken en met die Ampseel bekragtig het.

ALDUS GEDOEN en geteken op hierdie Kantoor van die Registrateur van Aktes in Kaapstad,

Provinsie van die Kaap die Goeie Hoop,

op die

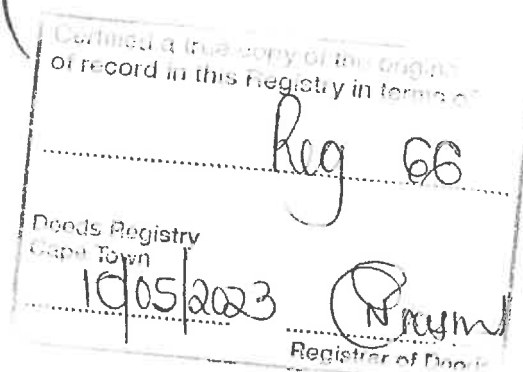
25<sup>ste</sup> dag van die maand September

in die jaar van onse Heer Eenduisend Negenhonderd Agt en Negentig (1998).

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES.



Natalie

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS08131 - ERASMUS N

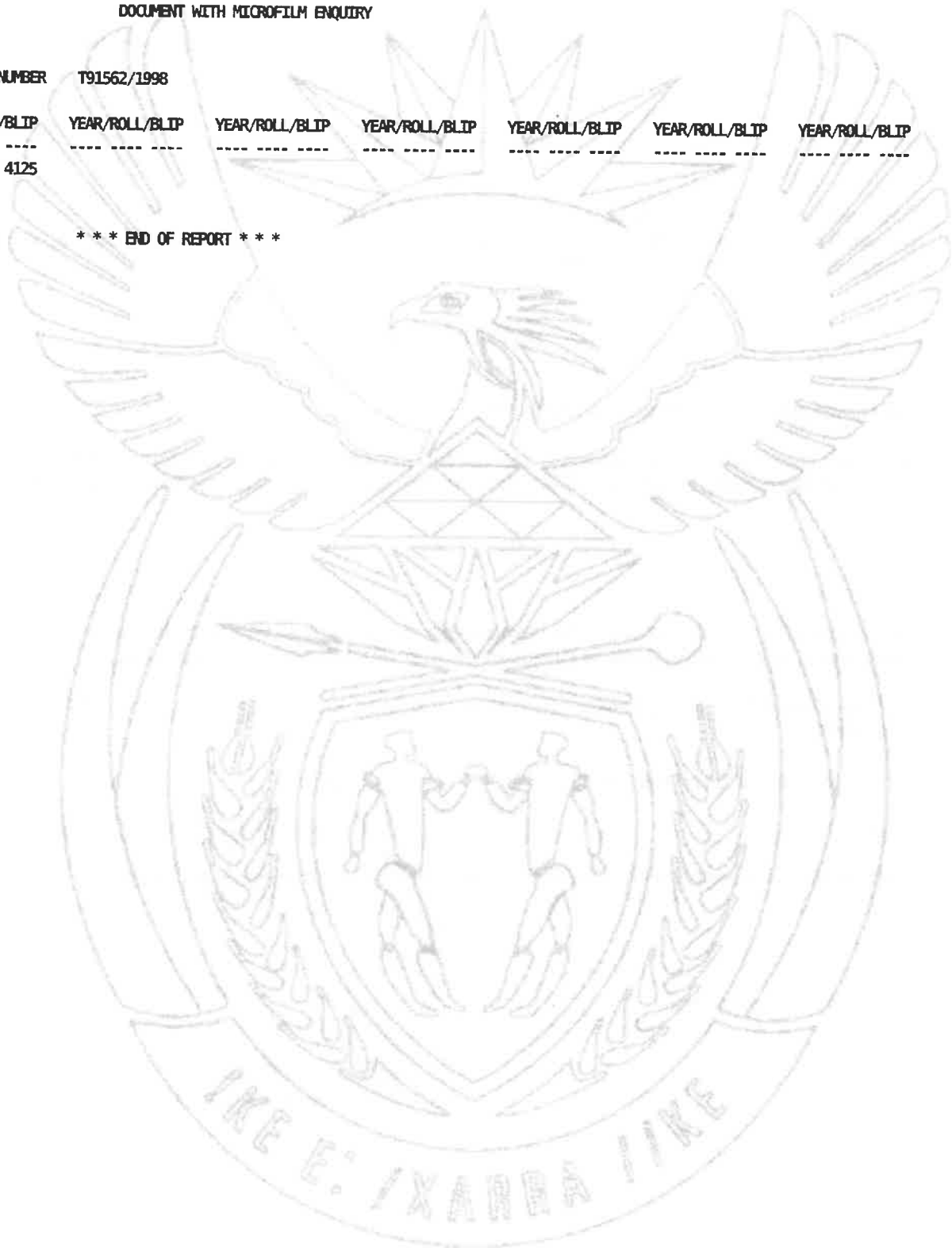
DATE : 20230510 TIME : 09:40:48.8 PAGE : 1

DOCUMENT WITH MICROFILM ENQUIRY

DOCUMENT NUMBER T91562/1998

YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP
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1998 0730 4125						

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





9612 VELI

(C.D.R.)

ALGEMENE PLAN TP. No. 9612  
VAN DIE DORP BEAUFORT-WES TOEKENNINGSGBIED  
BEAUFORT-WES UITBREIDING No. 14

BEVATTENDE 281 ERWE. GENOMMER 2852-2857, 2859-2882, 2884-2894,  
2896-2920, 2922-2933, 2935-3024, 3026-3029, 3031-3059, 3061-3093-3098,  
3100-3142, ELF OP OPENBARE PLEKKE, GENOMMER 2851, 2858, 2883,  
2895, 2921, 2934, 3025, 3030, 3060, 3082, 3099 EN DIE STRATE  
GELEE OP ERF No. 2822. BEAUFORT-WES.

Municipaliteit en Administratieve Distrik: Beaufort-wes.  
Provincie Kaop die Goie Hoop.

Sien Kaart LG. No.7635/75 gehag na Sertifikaat van Gekonsolideerde Titel No.

SKAAL: 1/1000

 $x + 82,200$ 

*Opgemeet in Junie – Augustus 1975 deur my.*

each/shere  
landmass

W N

VEL No. I  
LG. No. 737/76  
Goedgekeurd  
nms. Loojmeter-generaal

Restant van die Plaas No.185

30m

2851  
(Openbare Plek)

DORPALL-LAAN

QUARRYSTRAAT

13m

13m

Restant van Erf No.1022

Restant van Erf No. 1022

**Bestand van die Plags No. 185**

G R O O T T E				V A N				E R W E			
Erft No.	Vk. meter	Erft No.	Vk. meter	Erft No.	Vk. meter	Erft No.	Vk. meter	Erft No.	Vk. meter		
2851 (O.P.)	3,7464no	2924	882	2989	754	3049	700	3099 (O.P.)	445		
2852	1034	2925	1083	2990 (O)	938	3050 (O)	561	3100 (O)	1039		
2853	1010	2926	892	2991	810	3051	615	3101	1019		
2854	1110	2927	767	2992	766	3052	630	3102	1032		
2855	870	2928	700	2993	709	3053	896	3103	989		
2856	841	2929	700	2994	715	3054	1137	3104	984		
2857	805	2930 (O)	747	2995	805	3055	700	3105	1189		
2858 (O.P.)	320	2931	682	2996	805	3056	700	3106	1076		
2859	770	2932	700	2997	770	3057	700	3107	1322		
2860 (O)	770	2933	700	2998	770	3058	1017	3108	1367		
2861	770	2934 (O.P.)	350	2999	770	3059	3626	3109	1167		
2862	770	2935	700	3000	770	3060 (O.P.)	9037	3110 (O)	916		
2863	770	2936	700	3001	770	3061	3250	3111	950		
2864	787	2937	700	3002	770	3062 (O.P.)	372	3112	995		
2865	929	2938	700	3003	770	3063	288	3113	871		
2866	1043	2939	700	3004	770	3064	288	3114	827		
2867	884	2940 (O)	700	3005	770	3065	288	3115	1110		
2868	826	2941	700	3006	770	3066	288	3116	1038		
2869	826	2942	700	3007	899	3067	2,5964no	3117	788		
2870 (O)	883	2943	700	3008	723	3068	922	3118	807		
2871	1042	2944	700	3009	770	3069	1067	3119	826		
2872	1489	2945	700	3010 (O)	770	3070 (O)	897	3120 (O)	845		
2873	908	2946	1014	3011	989	3071	856	3121	1041		
2874	770	2947	939	3012	1046	3072	954	3122	1176		
2875	770	2948	700	3013	870	3073	1310	3123	1026		
2876	770	2949	700	3014	806	3074	254	3124	1266		
2877	770	2950 (O)	700	3015	700	3075	1095	3125	1033		
2878	770	2951	700	3016	700	3076	1847	3126	1013		
2879	770	2952	700	3017	875	3077	1282	3127	1176		
2880 (O)	805	2953	700	3018	875	3078	1065	3128	1098		
2881	841	2954	700	3019	862	3079	1529	3129	838		
2882	1186	2955	700	3020 (O)	700	3080 (O)	1986	3130 (O)	838		
2883 (O.P.)	4785	2956	700	3021	700	3081	264	3131	838		
2884	1184	2957	700	3022	700	3082	155	3132	838		
2885	964	2958	700	3023	701	3083	951	3133	1114		
2886	1093	2959	700	3024	577	3084	901	3134	1443		
2887	877	2960 (O)	714	3025 (O.P.)	348	3085	1268	3135	900		
2888	1088	2961	714	3026	700	3086	776	3136	796		
2889	877	2962	657	3027	700	3087	647	3137	794		
2890	875	2963	700	3028	700	3088	1387	3138	794		
2891	875	2964	700	3029	700	3089	1477	3139	1096		
2892 (O)	875	2965	700	3030 (O.P.)	350	3090 (O)	1550	3140 (O)	1017		
2893	787	2966	789	3031	700	3091	1582	3141	893		
2892	875	2967	700	3032	700	3092	1616	3142 (O)	909		
2893	998	2968	1033	3033	619	3093	1818				
2894	805	2969	820	3034	683	3094	423				
2895 (O.P.)	305	2970 (O)	1250	3035	700	3095	1093				
2896	850	2971	1115	3036	700	3096	1052				
2897	805	2972	1282	3037	700	3097	1010				
2898	805	2973	903	3038	1070	3098	969				
2899	805	2974	966	3039	1199						
2900 (O)	805	2975	644	3040 (O)	827						
2901	1118	2976	852	3041	907						
2902	828	2977	770	3042	700						
2903	897	2978	770	3043	706						
2904	805	2979	770	3044	700						
2905	805	2980 (O)	770	3045	700						
2906	805	2981	770	3046	700						
2907	805	2982	770	3047	700						
2908	805	2983	770	3048	700						
2909	805	2984	770								
2910 (O)	805	2985	770								
2911	805	2986	770								
2912	862	2987	805								
2913	875	2988	805								
2914	875										
2915	875										
2916	875										
2917	875										
2918	875										
2919	875										
2920 (O)	975										
2921 (O.P.)	4,5083no										
2922	945										
2923	742										

200' P.P. 1

x + 82 400

C

25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

2912 2911 2910 2909 2908 2907 2906 2905 2904 2903 2902 2901 2900 2899 2898 2897 2896 2895 2894 2893 2892 2891 2890 2889 2888 2887 2886 2885 2884 2883 2882 2881 2880 2879 2878 2877 2876 2875 2874 2873 2872 2871 2870 2869 2868 2867 2866 2865 2864 2863 2862 2861 2860 2859 2858 2857 2856 2855 2854 2853 2852 2851

52 114 14

30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

2912 2911 2910 2909 2908 2907 2906 2905 2904 2903 2902 2901 2900 2899 2898 2897 2896 2895 2894 2893 2892 2891 2890 2889 2888 2887 2886 2885 2884 2883 2882 2881 2880 2879 2878 2877 2876 2875 2874 2873 2872 2871 2870 2869 2868 2867 2866 2865 2864 2863 2862 2861 2860 2859 2858 2857 2856 2855 2854 2853 2852 2851

30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

2912 2911 2910 2909 2908 2907 2906 2905 2904 2903 2902 2901 2900 2899 2898 2897 2896 2895 2894 2893 2892 2891 2890 2889 2888 2887 2886 2885 2884 2883 2882 2881 2880 2879 2878 2877 2876 2875 2874 2873 2872 2871 2870 2869 2868 2867 2866 2865 2864 2863 2862 2861 2860 2859 2858 2857 2856 2855 2854 2853 2852 2851

30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

K O R D I N A T E N											
Y Konstante: Y + 0.00 X + 3.500 000.00							X Steel: Lo 23 <sup>a</sup>		Y X (Meter)		
A	B	C	D	E	F	G	H	I	J	K	L
+	40	832	64	132	39	46	2883	+	15	18	14
+	40	828	40	162	69	28	2833	+	153	27	42
+	40	801	39	182	394	14	2863	+	206	53	18
+	40	876	30	140	04	09	2883	+	244	60	45
+	40	105	19	152	359	52	2884	+	141	21	28
+	40	021	51	180	00	00	2887	+	141	28	19
+	40	068	34	105	508	87	2887	+	151	51	43
+	40	064	57	159	59	65	2888	+	187	04	40
+	40	034	66	162	69	45	2893	+	262	57	45
+	40	923	47	182	82	53	2901	+	151	12	62
+	40	890	88	162	69	45	2910	+	230	45	64
+	40	882	27	182	978	47	2912	+	359	37	60
+	40	894	03	183	059	93	2921	+	391	67	54
+	40	963	50	183	03	50	2921	+	421	04	59
+	40	034	00	183	23	00	2921	+	451	86	64
+	40	127	00	183	19	00	2921	+	484	71	68
+	40	256	00	183	19	00	2921	+	484	71	68
+	40	353	00	183	202	00	2921	+	444	40	49
+	40	434	00	183	19	00	2921	+	372	07	48
+	40	498	00	183	158	00	2921	+	333	86	49
+	40	673	00	183	158	00	2921	+	333	86	49
+	40	611	28	188	88	90	2921	+	288	55	56
+	40	584	00	182	855	00	2925	+	329	13	60
+	40	549	00	182	855	00	2927b	+	345	55	62
+	40	512	00	182	348	00	2962	+	439	23	68
+	40	487	00	182	348	00	2962	+	439	23	68
+	40	376	74	186	406	13	2968	+	381	87	55
+	40	976	01	182	146	50	2970	+	281	46	58
+	40	976	01	182	146	50	2970	+	281	46	58
+	40	976	01	182	146	50	2970	+	281	46	58
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+	40	976	01	182	146	50	2970	+	281	46	58
+	40	976									

1) Alle afstande wat hoeke stomp sny is 5 meter tensy anders aangetoon.  
 2) Alle Versekeringsmerke is geplaas op 1,00 meter vanaf naaste baken waarnaas aangedui  
 3) Vir beskrywing van bakens sien Vel No. 2

ADMINISTRATEUR SE GOEDKEURING AF. 10/1/22 GED. 12 : 11 : 1975

BEKENDGEMAAK AS 'N GOEDGEKEURDE DORP  
KENNISGEWING NO. P.K.975/76 GED. 8/10/76  
OFFISIELE KOERANT NO. 3910

ENDOSSEMENTE					
NO	WYSIGING	BYVOEGING	MAGTIGING	GET	DATUM
①	OPENDARE PLEK ERF 3062 GESUIT		S K KENNISGEWING dd 1993 03 19 S 4620 717 p 93 GOEDEKEURING p 89	<i>[Signature]</i>	1993-03-26
2	<i>[Signature]</i>				

LG KANTOOR NOTAS	
1)	Erwe 3063-6 Konsol; Sien Erf 2036 Kte 8413/85
2)	Erf 3062 Konsol; Sien Erf 5891 Kte 5201/93
3)	Erf 2851 Veruwaardig; Sien kaart Nr 6082/1999

S

C.D.R.

ALGEMENE PLAN TP. No.9612

VEL No 2

BEAUFORT-WES  
UITBREIDING No.14

SKAAL 1/1000

Opgemeet in Junie tot Augustus 1975 deur my.

LANDMETER

LG No 737/76

Goedgekeur

nms Landmeter - Generaal

18-5-1976

K O O R D I N A T E

Stelsel La 23°

Konstante ±0,00 +3 500 000,00

B L O K K O E K E

2921g	+41 451,86	+82 681,92
2921n	+41 590,00	+82 910,30
2921p	+41 555,80	+82 867,80
2921q	+41 519,85	+82 664,48
2921x	+41 502,52	+82 968,51
2921y	+41 572,51	+83 024,18
2921z	+41 634,76	+82 945,92
2931b	+41 371,23	+82 702,61
2946b	+41 423,31	+82 997,22
2946x	+41 445,87	+83 021,81
2947x	+41 491,36	+82 980,08
2962x	+41 439,23	+82 685,16
2973d	+41 284,15	+82 686,85
2990x	+41 352,26	+83 072,10
2993d	+41 414,19	+83 050,88
2993x	+41 436,30	+83 030,60
2994e	+41 411,17	+83 003,21
3008b	+41 358,60	+82 705,85
3011a	+41 319,34	+82 609,57
3011f	+41 333,72	+82 632,57
3012x	+41 274,06	+82 721,70
3012y	+41 269,47	+82 695,72
3013o	+41 228,83	+82 664,26
3019x	+41 084,64	+82 619,24
3023b	+41 056,99	+82 707,80
3033b	+40 944,61	+82 839,09
3037b	+40 915,32	+82 900,36
3038x	+40 908,78	+82 964,91
3039x	+40 979,28	+82 963,41
3040d	+40 983,73	+82 919,55
3043x	+41 003,79	+82 877,60
3049d	+41 092,09	+82 774,46
3054b	+41 130,60	+82 706,92
3058d	+41 212,69	+82 732,55
3059x	+41 276,33	+82 734,50
3060e	+41 155,96	+82 809,63
3060j	+41 211,84	+82 745,90
3060y	+41 136,71	+82 722,45
3060y	+41 106,75	+82 775,00
3062x	+41 304,87	+82 896,00
3066a	+41 237,68	+82 883,51
3066b	+41 241,85	+82 907,14
3067b	+41 137,63	+82 912,88
3067d	+41 181,46	+83 008,78
3067e	+41 287,35	+83 071,29
3067f	+41 220,48	+82 924,12
3067x	+41 214,04	+82 887,68
3067x	+41 335,97	+83 071,90
3067y	+41 307,14	+82 508,80
3068x	+41 138,43	+82 816,86
3069x	+41 097,54	+82 788,09
3074a	+41 014,78	+82 684,75
3075x	+40 996,44	+82 923,11
3075x	+40 982,38	+82 963,13
3076x	+41 022,16	+82 962,50
3076x	+41 041,21	+82 963,77
3078b	+41 054,46	+82 974,42
3079b	+41 061,97	+82 989,67
3080b	+41 057,20	+83 009,09
3081e	+41 038,00	+83 014,68
3081f	+41 023,10	+83 006,49
3086x	+40 917,12	+83 044,90
3087d	+40 973,69	+83 080,38
3090d	+41 039,34	+83 098,54
3094d	+41 134,32	+83 113,86
3101d	+41 262,06	+83 172,28
3105e	+41 351,80	+83 176,91
3107d	+41 426,39	+83 165,86
3110d	+41 481,88	+83 138,11
3115x	+41 562,55	+83 036,70
3116x	+41 504,04	+82 990,16
3121a	+41 422,54	+83 064,93
3124b	+41 354,83	+83 088,14
3127a	+41 282,89	+83 087,17
3134e	+41 169,00	+83 020,00
3139d	+41 121,00	+82 915,00

VERSEKERINGSMERKE

VM 8	+41 083,45	+82 623,06
VM 9	+41 270,12	+82 722,40
VM 10	+41 100,81	+82 790,39
VM 11	+40 911,46	+82 977,85
VM 12	+41 307,84	+82 912,74
VM 13	+41 351,56	+83 068,16
VM 14	+41 369,38	+83 021,69
14B A	+41 427,69	+80 209,84
81 A	+45 977,12	+81 740,35

Meetsake No E 2122/75

Lier No S/4620/71/7

Correspondentie Kaart No 7635/1975

CL-44C/232(2357)

Komposisie No CL-44C (4508)

Beskrywing van bakens  
Hooflignaal: Almal is elk n 12mm ysterpen in beton behouwe,  
B... 12mm ysterpen  
Ca... Ysterpen in betonblok

Blokhoek  
Almal is elk n 12mm ysterpen in beton behouwe,  
2921r, 2921x, 2947x, 2968e, 2972z,  
3012y, 3037b, 3040d, 3067d... Gat in rots

Erfpenne  
Almal is elk n 12mm ysterpen behouwe,  
2883f, 2884a, 2910a, 2926b, 2947d, 2972b, 2972d,  
2993a, 2999d, 3038b, 3062e, 3075b, 3085b, 3107b,  
3129e, 3119a, 3138a, 3138d, 3140a... Gat in rots

Versekeringsmerke  
Almal is elk n 12mm ysterpen in beton 250mm onder grondvlak.

NOTAS

1) Alle afstande wat hoeke slomp sny is 5 meter  
tensy anders aangeleen

2) Alle Versekeringsmerke is geplaas op 1,00meter  
vanaf naaste baken waarnaas aangedui

3) Vir grootte van Erwe sien Vel No 1

C.D.R.

9612 VEL 2

## ANNEXURE E

---

SITE DEVELOPMENT PLAN




**Notes:**

This diagram illustrates Erf 3059, Beaufort West which measures at 3626 m<sup>2</sup> in extent.

The diagram further illustrates the newly proposed structure indicated as a telecommunication station which includes a 25m high monopole mast and the rezoning of a portion ± 64 m<sup>2</sup> of the subject property from Community Zone 2 to Utility Service.

**Proposed spot rezoning:**

	Before	After
<b>Zoning</b>	Community Zone II	Utility Service
<b>Use</b>	Place of Worship	Freestanding base telecommunications station

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

**CK RUMBOLL & PARTNERS**


16 Rainier Street  
Malmesbury

022 482 1845  
planning3@rumboll.co.za

**PROPOSED TELECOMMUNICATION STATION:**  
ERF 3059, BEAUFORT WEST

PAPER SIZE: A4

REF:  
BW/13006/EB/NG

Date:  
AUGUST 2023

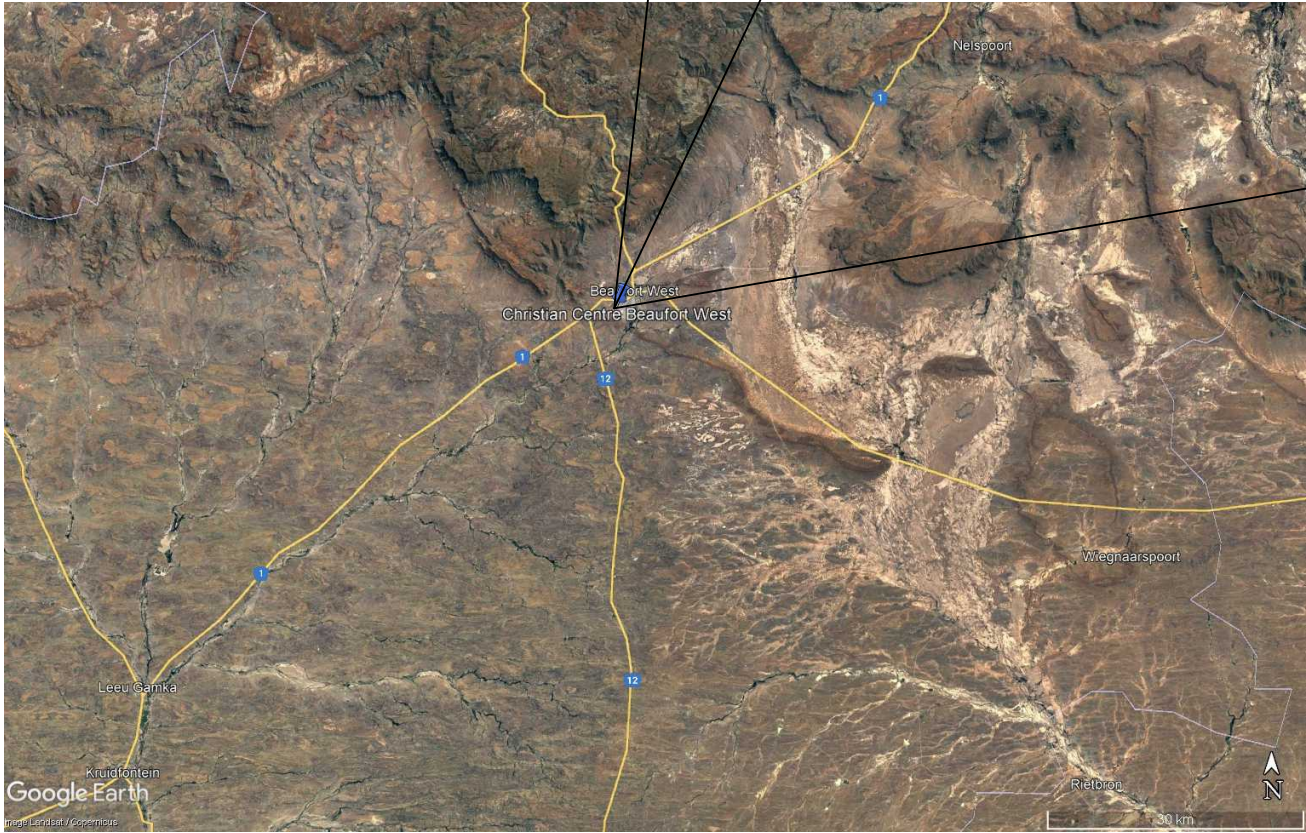
## ANNEXURE F

---

PROPOSED BUILDING PLAN



CHRISTIAN CENTRE BEAUFORT WEST



EAGLE  
TOWERS SA

Site Name & BS Number:  
CHRISTIAN CENTRE BEAUFORT WEST

Revision:	Date:	Drawn By:	Reason for Revision:
A	09/01/23	TE	ISSUED FOR PROPOSAL

NOTES:

Lats: -32.371110° Longs: 22.561452°

Region:  
WESTERN CAPE REGION

Property Description: CHRISTIAN CENTRE  
ERF 3059  
MATTHEUS AVENUE  
BEAUFORT WEST

Project:  
GREENFIELD  
25m MONO POLE  
HASL 853m

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E.		09/01/23
Design Approval:	T.E.		09/01/23
Technical Approval:			
Approved for Issue:			

Scale: NTS	Drawing Reference:
LOCALITY MAP SHEET 1 OF 4	ETSA-1076 REVISION: A



CHRISTIAN CENTRE BEAUFORT WEST



Site Name & BS Number:  
CHRISTIAN CENTRE BEAUFORT WEST

Revision:	Date:	Drawn By:	Reason for Revision:
A	09/01/23	TE	ISSUED FOR PROPOSAL

NOTES:

LaTs: -32.371110°	Longs: 22.561452°
Region: WESTERN CAPE REGION	
Property DescriptionCHRISTIAN CENTRE ERF 3059 MATTHEUS AVENUE BEAUFORT WEST	
Project:  GREENFIELD 25m MONO POLE HASL 853m	

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E.		09/01/23
Design Approval:	T.E.		09/01/23
Technical Approval:			
Approved for Issue:			

Scale: NTS	Drawing Reference: ETSA-1076 REVISION: A
GENERAL LAYOUT SHEET 2 OF 4	



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CHRISTIAN CENTRE BEAUFORT WEST



Site Name & BS Number:			
CHRISTIAN CENTRE BEAUFORT WEST			
Revision:	Date:	Drawn By:	Reason for Revision:
A	09/01/23	TE	ISSUED FOR PROPOSAL

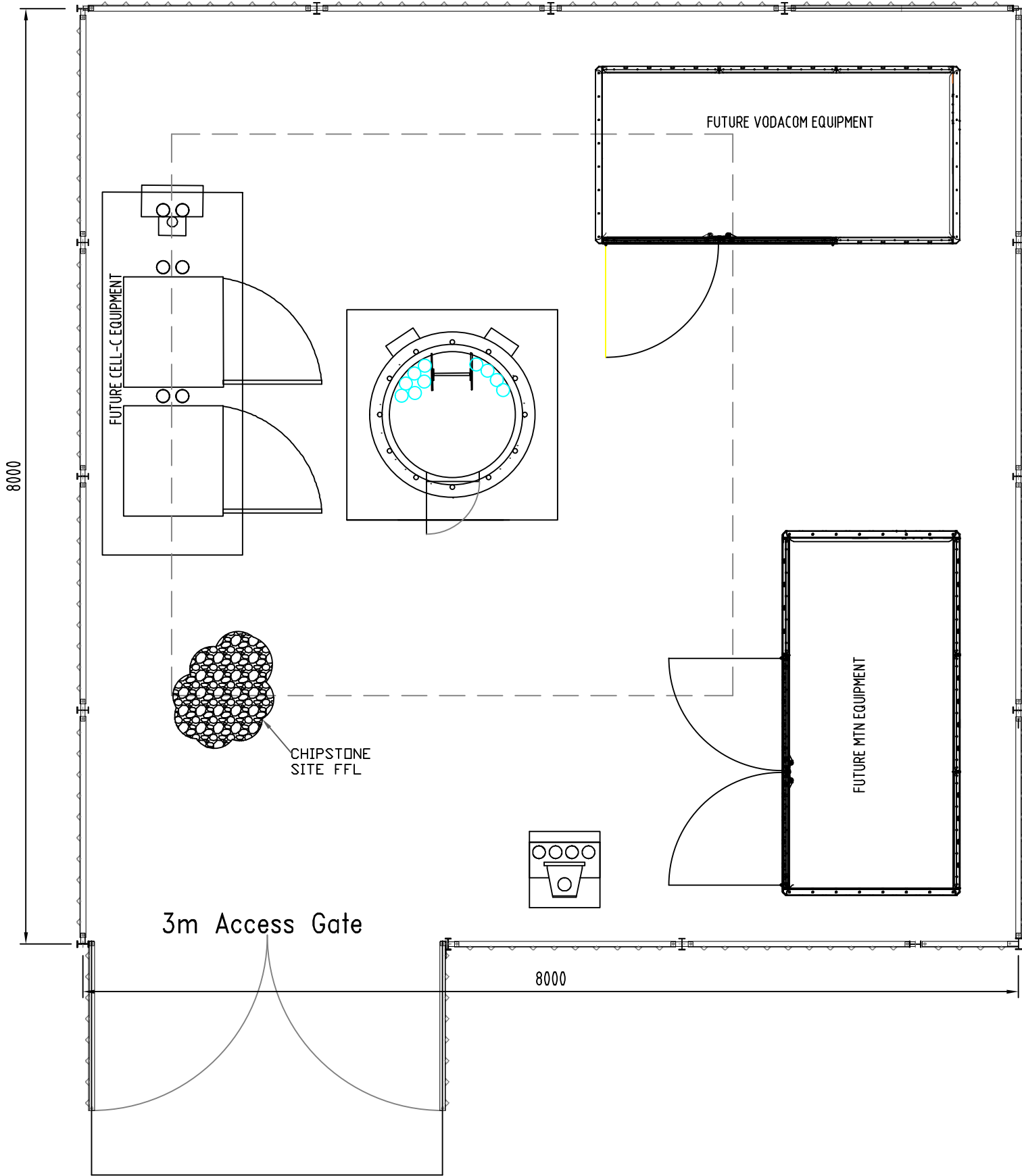
NOTES:

LEGEND	
	POWER CABLE
	FEEDER CABLE
	EARTH CABLE
	TRANSMISSION

Lats: -32.371110°	Longs: 22.561452°
Region:	
WESTERN CAPE REGION	
Property Description	
CHRISTIAN CENTRE ERF 3059 MATTHEUS AVENUE BEAUFORT WEST	
Project:	
GREENFIELD 25m MONO POLE HASL 853m	

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E.		09/01/23
Design Approval:	T.E.		09/01/23
Technical Approval:			
Approved for Issue:			

Scale: NTS	Drawing Reference:
ACTUAL LAYOUT SHEET 3 OF 4	ETSA-1076 REVISION: A



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# CHRISTIAN CENTRE BEAUFORT WEST



Site Name &amp; BS Number:

CHRISTIAN CENTRE BEAUFORT WEST

Revision:	Date:	Drawn By:	Reason for Revision:
A	09/01/23	TE	ISSUED FOR PROPOSAL

## NOTES

Lats: -32.371110°	Longs: 22.561452°
-------------------	-------------------

Region

## WESTERN CAPE REGION

Property Description(CHRISTIAN CENTRE)

ERF 3059

MATTHEUS AVENUE

Projec

GREENFIELD  
25m MONO POLE  
HASL 853m

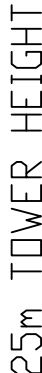
Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E.		09/01/23
Design Approval:	T.E.		09/01/23
Technical Approval:			
Approved for Issue:			

Scale: NTS

ELEVATION  
SHEET 4 OF 4

Drawing Reference:

ETSA-1076  
REVISION: A

NEW 25m MONO POLE  
MAST

NGI

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## ANNEXURE G

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Pre-Application Input



## BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO

Directorate: Infrastructure Services / Direktoraat: Infrastruktuur Dienste

ICandelo: liNkonzo zeZiseko zoPhuhliso

Rig asseblief alle korrespondensie aan die Munisipale Bestuurder/Kindly address all correspondence to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

**Verwysing**

**Reference** 12/4/4/2; 12/4/5/2  
**Isalathiso**

**Navrae**

**Enquiries** C.B.Wright  
**Imibuzo**

**Datum**

**Date** 18 August 2023  
**Uhmla**

**Privaatsak/Private Bag 582**

**Faks/Fax 023-4151373**

**Tel 023-4148194**

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

**Donkinstraat 112 Donkin Street**

**BEAUFORT-WES**

**BEAUFORT WEST**

**BOBHOFULO**

**6970**

### PRE-APPLICATION INPUT: ERF 3059, BEAUFORT WEST: SPOT ZONING FOR FREESTANDING TELECOMMUNICATIONS TOWER:BEAUFORT WEST MUNICIPAL AREA

#### 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

Application is made for:

- 2.1 A Partial Rezoning in terms of Section 15(2)(a) of the Beaufort West Municipal Land Use Planning By-Law of a portion ( $\pm 64 \text{ m}^2$  in extent) from Community Zone 2 to Community Zone 1.
- 2.2 A Consent Use in terms of Section 15(2)(o) of the Beaufort West Municipal Land Use Planning By-Law in order to erect a 25m freestanding telecommunication station on the rezoned portion of Erf 3059, Beaufort West.
- 2.3 A Permanent Departure in terms of Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law in order to permanently depart from the 5m side building line to 0m.
- 2.4 A Permanent Departure in terms of Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law in order to permanently depart from the 5m rear building line to 0m.
- 2.5 An amendment of restrictive title deed condition in terms of Section 15(2)(f) Beaufort West Municipal Land Use Planning By-Law in order to amend title deed restriction C(6)(b).

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**ASI WE CAN. ASI WE WILL**

**SIBANYE SINAKO. SIBANYE SIZA KWENZA**

### 3. POWER OF ATTORNEY & TITLE DEEDS

- 3.1. The required Power of Attorney is included in the application.
- 3.2. It is noted that there are building line restrictions in the Title Deed that needs to be relaxed for the purpose of the proposed spot rezoning. This is addressed in the motivational report.

### 4. REZONING

- 4.1. The motivation report states that it needs to rezone from Community Zone II to Community Zone I and then apply for consent use for a free standing telecommunications tower.
- 4.2. However, it should be noted that the application should be for a spot zoning for 64m2 from Community Zone II to Utility Service as indicated in the Beaufort West Zoning Scheme Bylaw (2021).
- 4.3. The Zoning Scheme states the following for Utility Service:

“utility service”

Land use description: “utility service” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and—

- (a) **includes** a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, rooftop base telecommunication station and **freestanding base telecommunication station**; and
- (b) does not include renewable energy structures or transport use; and
- (c) provided that a road is not regarded as a utility service.

Development parameters:

As determined by the Municipality

### 5. DEPARTURE

- 5.1. It is not considered that a departure application is necessary due to the spot zoning being for utility zone and there are no specific building line restrictions allocated to this zone, which should be departed from. The Municipality will determine any parameters necessary.

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## 6. REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS

- 6.1 It is noted that application is made for the removal of the building line restrictions in the Title Deed, and all appears in order.
- 6.2 It may be necessary to make sure that the rezoning is permissible in terms of the title deed and that no other restrictions should be removed.

## 7. MOTIVATIONAL REPORT

Special consideration should be given to geographical aspects so that any other base stations together with the proposed new station are positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network.

At the same time, special attention should also be given to ensure that there is minimal impact on the local, social, physical, natural, and visual environments. The report should indicate where other approved/planned and existing free standing telecommunication sites exist within the town.

It should also be indicated whether the proposal makes provision for other service providers to make use of this base station, limiting the number of base stations required in the area.

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

- |   |                          |
|---|--------------------------|
| • Rezoning fee                                  | R 772.74                 |
| • Amendment of restrictive title deed condition | R 1 161.76               |
| • Advertising costs for public participation    | R 3 099.44               |
| • Advertising costs in the Provincial Gazette   | <u>R 1 550.78</u>        |
| • The total cost for the application            | <b><u>R 6 584.72</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 3059

- A copy of the minutes / letter, proof of payment and all relevant information must be attached to the final application.

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- The final application must be submitted to the Senior Manager: Administration: Mr. P.Strumpher.

**Address:**

**Email: 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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**AS1 WE CAN. AS1 WE WILL**

**SIBANYE SINAKO. SIBANYE SIZA KWENZA**

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