



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 12/3/2
Isalathiso

Navrae

Enquiries C.B.Wright
Imibuzo

Datum

Date 29 August 2023
Uhmla

Privaatsak/Private Bag 582

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Donkinstraat 112 Donkin Street

BEAUFORT-WES
BEAUFORT WEST
BOBHOFOL
6970

PRE-APPLICATION INPUT: A PORTION OF PORTION 1 OF THE FARM RHENOSTERKOP NO. 155, BEAUFORT WEST

1. PURPOSE

Please note that 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. LAND USE APPLICATION: LEGISLATIVE CONTEXT

Application is made for:

- 2.1. **Temporary Departure:** in accordance with Section 15(2)(c) of the Beaufort West By- Law on Municipal Land Use Planning in order to permit mining activities on a temporary basis on a portion of Portion 1 of the Farm Rhenosterkop No, 155, Beaufort West.

Recommendation: As the current zoning of the property is Agricultural Zone I it is therefore recommended that the application be amended for a consent use for the purpose of a quarry.

3. LOCUS STANDI (AUHTORITY TO BRING APPLICATION)

- 3.1. The pre-application includes a power of attorney from the registered owner of the property and authorises Abraham Johannes Marais from Otter Mist Trading to submit the application.

4. AGRICULTURE

- 4.1. The motivation report contains no statement regarding the current agricultural practices on the subject property which is zoned agricultural. More information would need to be provided regarding the agricultural practices on entire farm and what, if any, the impact of this development proposal on the existing farm would be.

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The reason being, that a land development that utilises an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development, will trigger a provincial land use application in terms of section 53 of LUPA (Land Use Planning Act, Act 3 of 2014, read together with section 10 of the LUPA regulations). On face value the proposed development does not appear to require a provincial land use application, however it must be verified in the motivation report.

5. CONVEYANCER'S CERTIFICATE

- 5.1. It is noted that all Title Deeds formed part of the application, however, it is requested that a Conveyancer Certificate should be obtained (for all relevant Title Deeds) to confirm whether any conditions should be removed to enable the proposed development. If the Conveyancers Certificate indicates any restrictive conditions to be removed for this application, it should be included in and be part of the application.
- 5.2. A cursory inspection reveals that there might be some conflict with regard to the mineral rights on the property and this should also be investigated and clarified further in the formal application submission.

6. ENVIRONMENTAL AUTHORISATION

- 6.1. The applicant must provide sufficient proof to ensure that an environmental authorization does not have to be obtained for the proposed development.

7. DEVELOPMENT PARAMETERS AND SITE DEVELOPMENT PLAN

- 7.1. The application, including the site development plan should clearly illustrated compliance with all the development parameters relating to "mining" as contained within the Beaufort West Municipal Standards Zoning Scheme By-law, 2020.
- 7.2. Although the Site Development Plan (included within the application) may be considered as a general illustration of the intended development, the municipality will only be in a position to determine the final elements which should be incorporated within the Site Development Plan (as contemplated in Section 23(2) of Beaufort West Municipal Standard Zoning Scheme By-Law, 2020), after its assessment of the application.
- 7.3. In terms of Section 23(5) of the Beaufort West Municipal Standard Zoning Scheme By-Law, 2020, the detailed Site development plan, complying with such measures as may be required by the municipality (ito. Section 23(2)), will need to be submitted to-and approved by the municipality prior to commencement of any development on the relevant land unit.

8. PUBLIC PARTICIPATION

- 8.1. Apart from comments already included within the draft application, during the public participation process comment must be obtained from at least the following entities:

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- a) Western Cape Department of Transport and Public Works (DT&PW),
- b) Department of Environmental Affairs and Development Planning for provincial planning comment in terms of section 45 of LUPA,
- c) Department of Environmental Affairs and Development Planning for provincial environmental impact assessment comment,
- d) Western Cape Department of Agriculture
- e) The National Department of Agriculture, Land Reform and Rural Development,
- f) The National Department of Mineral Resources and Energy

The costs for the application are as follows:

• Consent Use fee	R 772.74
• 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	<u>R 5 422.96</u>

Beaufort - West Bank Details:

Bank: Nedbank
 Account Holder : Beaufort West Municipality
 Account Number: 10742 80318
 Account Type : Current Account
 Branch Code : 198765
 Reference : Rhenosterkop.Nr 155

- 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.Strumphor.

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
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