



**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)	MANDRI				
Surname	CRAFFORD				
South African Council for Planners (SACPLAN) registration number (if applicable)	A/3241/2022				
Company name (if applicable)	CK RUMBOLL & PARTNERS				
Postal Address	P.O. BOX 211				
	MALMESBURY	Postal Code	7299		
Email	planning1@rumboll.co.za				
Tel	022 482 1845	Fax		Cell	083 236 9998

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

Registered owner(s)	SMOKEY GROVE TRUST (3485/2011)				
Physical address	WHISTLING BRIDGE, N1				
	THREE SISTERS	Postal code	6970		
E-mail	kimbahra@live.co.uk				
Tel	084 206 8536	Fax		Cell	

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

Property description [Number(s) of	
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Erf/Erven/Portion(s) or Farm(s), allotment area.]	REMAINDER OF FARM KALKWAL NO 65, BEAUFORT WEST REGISTRATION DIVISION				
Physical Address	N1				
GPS Coordinates	Lat: -31.986135 Lon: 23.014974		Town/City	RURAL	
Current Zoning	AGRICULTURAL ZONE I	Extent	3284.6111 ha	Are there existing buildings?	<input checked="" type="checkbox"/> N
Applicable Zoning Scheme	BEAUFORT WEST MUNICIPAL STANDARD ZONING SCHEME BY-LAW				
Current Land Use	AGRICULTURE, FARM STALL AND CELLPHONE MAST				
Title Deed number and date	T	31345/09			
Any restrictive conditions?	Y	<input checked="" type="checkbox"/>	If Yes, list condition(s)		
Are the restrictive conditions in favour of a third party(ies)?	Y	<input checked="" type="checkbox"/>	If Yes, list the party(ies)		
Is the property encumbered by a bond?	Y	<input checked="" type="checkbox"/>	If Yes, list bondholder(s)		
Any existing unauthorized buildings and/or land use on the subject property(ies)?			<input checked="" type="checkbox"/> N	If yes, is this application to legalize the building / land use?	<input checked="" type="checkbox"/> N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?			Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?
				Y	<input checked="" type="checkbox"/>

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	<input checked="" type="checkbox"/> N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	C.B. WRIGHT	Reference Number
		12/3/2; 12/4/5/2
	Date of consultation	18 AUGUST 2023

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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	R
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
<input type="checkbox"/>	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

TOTAL A: R

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

Tick	Notification of application in media	Type of application	Cost
✓	SERVING OF NOTICES PUBLICATION OF NOTICES	Delivering by hand; registered post; data messages	R
✓		Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	
✓	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
✓	INTEGRATED PROCEDURES	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:

A consent use to establish a renewable energy structure (solar) on a portion of the property. The electricity generated by the structure will be used to charge electric cars. Application is also made to permanently depart from the 30m agricultural building line by 15m to allow the structure to encroach by 15m. Further, partial rezoning from Agricultural Zone I to Business Zone II is applied for to accommodate a service trade (charging station) as a primary use. Lastly, an unauthorised shop and restaurant are located on the property. The shop will be accommodated as a primary use under the Business Zone II zoning and the restaurant will be accommodated as a consent use.

See Motivational Report.

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

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

Supporting information and documentation:

Y	N	✓	Consolidation plan	✓	N	N/A	Land use plan / Zoning plan
Y	N	✓	Street name and numbering plan	Y	N	✓	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	✓	Landscaping / Tree plan	Y	N	✓	Home Owners' Association consent
Y	✓	N/A	Abutting owner's consent	Y	N	✓	Services Report or indication of all municipal services / registered servitudes
✓	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	✓	Copy of original approval and conditions of approval	Y	N	✓	Proof of failure of Home owner's association
Y	N	✓	Proof of lawful use right	✓	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
✓	N	N/A	Required number of documentation copies	Y	N	✓	Other (specify)

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

Y	✓	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	✓	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	✓	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	✓	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	✓	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	✓	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	✓	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	✓	Other (specify)
Y	✓	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	✓	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:	8 JANUARY 2024
Full name:	MANDRI CRAFFORD		
Professional capacity:	PROFESSIONAL PLANNER		
SACPLAN registration number:	A/3241/2022		

FOR OFFICE USE ONLY

Date received:	Received by:
<div></div>	<div></div>
<div>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