

Erf 3663  
 111 Buitekant Street  
 Extent: 307  
 Zoning: General Residential Zone II

**APPLICATION FOR A REZONING, CONSENT USE AND PERMANENT DEPARTURE FOR ERF:3663: BEAUFORT WEST**

I am currently residing at the abovementioned address and is running a house shop from the premises. My main income is from running the house shop and it is an asset to surrounding community members.

As I was made aware that my house shop is operated unauthorized I immediately started with the application process to legalize my house shop.

The purpose of my application is for a rezoning from a General Residential Zone II to a Single Residential Zone I to include a consent use for a house shop.

The house shop will not have a detrimental impact on the neighbouring properties, Municipal Services or the character of the surrounding area.

I would hereby like to permanently relax the Northern Building Line by 1 meter.

The proposed house shop is going to exceed 25 m<sup>2</sup> and because of that I would also like to apply for a permanent departure in terms of the Development Parameters of the zoning scheme.

The existing building is 43.65m<sup>2</sup> which I am currently using as my home, the proposed house shop is 52.33m<sup>2</sup> including the store room. I will be living on the premises as well hence I am applying for a consent use.

For your attention.

Mr.M.Uddin

*M. Uddin*  
 .....  
**Signature**

*03-02-2025*  
 .....  
**Date**

SIRKULASIE		OPDRAG
<i>BA</i>		

**LAND USE PLANNING APPLICATION FORM**

(Section 15 of the Proposed Standard Draft By-law on Municipal Land Use Planning)

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

**PART A: APPLICANT DETAILS**

First name(s)	Mohi				
Surname	Uddin				
South African Council for Planners (SACPLAN) registration number (if applicable)					
Company name (if applicable)					
Postal Address	111 Buitekant Street				
	Beaufort West	Postal Code	6970		
Email					
Tel		Fax		Cell	065 359 6562

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

Registered owner(s)					
Physical address					
	Beaufort West	Postal code	6970		
E-mail					
Tel		Fax		Cell	065 359 6562

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

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	Erf 3663				
Physical Address	111 Buitekant Street				
GPS Coordinates	32°22'29.60"S 22°34'14.75"E	Town/City			
Current Zoning	General Residential Zone II	Extent	330 m <sup>2</sup> / ha	Are there existing buildings?	Y N

Applicable Zoning Scheme	Bylaw 2020				
Current Land Use	Dwelling Unit				
Title Deed number and date	T		39443/2023		
Any restrictive conditions?	Y	N	If Yes, list condition(s)		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)		
Is the property encumbered by a bond?	Y	N	If Yes, list bondholder(s)		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?		Y N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y N

#### PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Official's name	C.Wright		Reference Number	12/3/2 ; 12/4/4/2	Date of consultation

#### PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE PROPOSED STANDARD DRAFT BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
✓	2(a)	a rezoning of land;	R 819.10
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R 491.01
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R

✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R 819.10
✓	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
<b>TOTAL A:</b>			<b>R 2 129.21</b>

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

Tick	Notification of application in media	Type of application	Cost
✓	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; data messages	R 3 285.41
✓	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
✓	<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 1 643.83
✓	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTAL B:</b>			<b>R 4 929.24</b>
<b>TOTAL APPLICATION FEES* (TOTAL A + B)</b>			<b>R 7 058.45</b>

\* 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: Beaufort West Municipality  
 Bank: Nedbank  
 Branch no.: 198765  
 Account no.: 10 7428 0318  
 Payment reference: Erf 3663  
 (if applicable)

**PART F: DETAILS OF PROPOSAL**

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

Application is for a rezoning from a General Residential Zone II to a Single Residential Zone I and for a consent use for the purpose of a house shop. The owner is proposing to build a second dwelling unit at his back yard that compromises of a house shop. The shop will be rented out to his current tenant. Departure from the Development Parameters to exceed the threshold of 25m<sup>2</sup> for a House Shop.

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Proposed Standard Draft By-law on Municipal Land Use Planning ]**

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

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

Supporting information and documentation:

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

**PART 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) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/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 <a href="#">section 44(1) of the Proposed Standard Draft By-law on Municipal Land Use Planning</a> ? 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:

*Mohi Uddin*

Date:

18-11-2024

Full name:

MOHI UDDIN

Professional capacity:

SACPLAN registration number:

**FOR OFFICE USE ONLY**

Date received:

04.02.2025

Received by:

*P. Stumpfer*



*[Signature]*

**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



# BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO

Directorate: Infrastructure Services / Direktooraat: Infrastruktuur Dienste

ICandelo: Iinkonzo 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 25 Julie 2024  
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

## VOORAANSOEK: AANSOEK OM VERGUNNINGSGEBRUIK: ERF 3663: BEAUFORT- WEST MUNISIPALE AREA

### 1. DOEL

- 1.1. Die doel van die vooraansoek insette is om te verseker dat die aansoek korrek is en voltooi is en nie om die meriete van die aansoek te beoordeel nie.

### 2. AANSOEK

- 2.1. Die aansoek verskaf te min inligting. Daar moet aangedui word hoe daar aan die ontwikkelingsparameters voldoen word volgens Beaufort Wes se Soneringskema. Daar moet opgelet word dat die soneringskema huiswinkels se grootte beperk tot 25m<sup>2</sup> of 50% van die totale vloerspasie van die gebou – watter een ookal die kleinste is. Die planne dui aan dat die winkel 43,65m<sup>2</sup> is maar saam met die stoorruimte en ander gebruike 'n totaal van 66m<sup>2</sup> is. Die bestaande wooneenheid is slegs 49,4m<sup>2</sup>. Indien daar van die 25m<sup>2</sup> of 50% parameter afgewyk word moet daarvoor aasook gedoen word.
- 2.2. Die motiveringsverslag moet ook duidelik aandui dat die prominente gebruik van die huis steeds vir woon doeleindes aangewend sal word.
- 2.3. 'n Aktebesorgersertifikaat moet die aansoek vergesel.
- 2.4. 'n Soneringsertifikaat moet saam met die aansoek ingedien word. Daar word daarop gelet dat die huidige sonering tans die is van 'n Algemene Residensiële Sone II wat nie toelaat vir 'n huiswinkel as 'n vergunningsgebruik nie. Die aansoeker moet verander na 'n Enkel Residensiële Sone I met 'n vergunningsgebruik vir 'n huiswinkel.

Die aansoeker sal ook moet bevestig dat daar voldoen word aan die Ontwikkelings Voorwaardes soos gestel vir 'n Enkel Residensiële Sone I.

### **Die kostes vir die aansoek is soos volg:**

• Vergunningsgebruik fooi	R 819.10
• Hersonering fooi	R 819.10
• Permanente Afwykings fooi	R 491.01
• Adverteringskoste: Publieke deelname	R 3 285.41
• Adverteringskoste: Provinsiale koerant	<u>R 1 643.83</u>
• Totale koste vir aansoek	<u><b>R 7 059 05</b></u>



## Beaufort – Wes Bank Besonderhede

Bank: Nedbank  
Rekening Houer : Beaufort –Wes Munisipaliteit  
Rekening Nommer: 10742 80318  
Tiep Rekening : Current Account  
Tak kode : 198765  
Verwysing : Erf 3663

### **Proses vir inhandiging van finale aansoek**

- 'n Afskrif van die notule/brief, bewys van betaling en alle relevante inligting moet wees by die finale aansoek aangeheg.
- Die finale aansoek moet by die Senior Bestuurder: Administrasie ingedien word: Mnr P. Strumphe

- **Adres:**

**E-pos: [petrus@beaufortwestmun.co.za](mailto:petrus@beaufortwestmun.co.za)  
Donkinstraat 112  
Midde Dorp  
BEAUFORT-WES  
6970**

- Die finale aansoek moet deur die eienaar onderteken word.
- Wanneer die finale aansoek ingedien word, 2 harde kopieë asook 'n volledige elektroniese kopie op CD word vereis.
- Aansoek sal dan vir 'n tydperk van 8 weke geadverteer word vir enige besware en vir Openbare deelname.
- Indien daar enige besware is, kan die aansoeker appelleer.
- Aansoeker kan dan sy appèlaansoek aan die Munisipale Bestuurder stuur.

Vir u aandag.






**CHRISTOPHER WRIGHT  
GEMAGTIGDE BEAMPTE  
/mg**



**AANTEKEN REGISTER**  
**ERF 3663: BEAUFORT - WES**

**25 JULIE 2024**



NAAM EN VAN	BEAMPTTE / AANSOEKER	HANDTEKENING
Mr C.B.Wright	GEMAGTIGDE BEAMPTTE	
Ms M.Govender	PERSOONLIKE ASSISTENT	
Mr M.Uddin	AANSOEKER	



## BEAUFORT WEST MUNICIPALITY

### LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

#### KINDLY NOTE:

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

#### PART A: PARTICULARS

Reference number: **12/3/2 ; 12/4/4/2**

Purpose of consultation: **Rezoning / Consent Use / Permanent Departure**

Brief proposal: **To obtain a consent use to be able to operate a tuck shop from home**

Property(ies) description: **General Residential Zone II**

Date: **23 May 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	C.B.,Wright	B/West Mun	023 414 8140	manager.techservice@beaufortwestmun.co.za
Pre-applicant	M.Uddin	Applicant	065 359 6562	


List documents provided for discussion at meeting:

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

- PROPOSED PLANS
- APPLICATION FORM & LETTER OF MOTIVATION.
- TITLE DEED

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

YES ✓	NO ✗
----------	---------

(If yes, request a copy of the minutes)

Comprehensive overview of proposal:

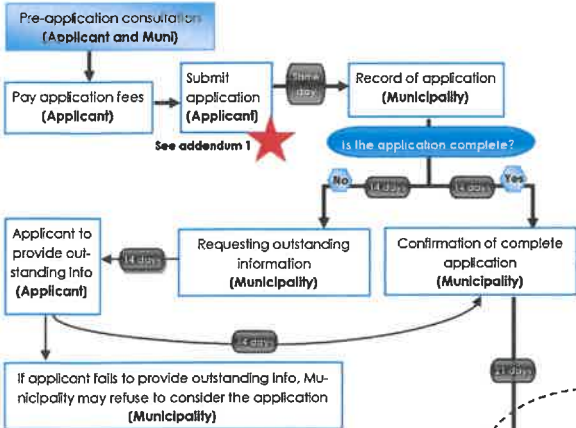
WITH THIS PROPOSAL EXTENSION OF THE HOUSE INTO A SHOP IS PROVIDED. THE SHOP IS SITUATED WELL WITHIN THE COMMUNITY AND THE PARTICULAR SHOP OWNER BECAME PART OF THE COMMUNITY, OFFERING FAST SERVICES.

THE SHOP WILL BRING QUALITY PRODUCTS CLOSER AND CHEAPER TO THE POOR.

# PART B: APPLICATION PROCESS

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

### SUBMISSION

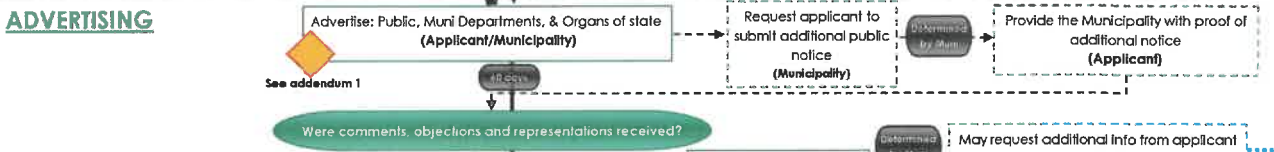


- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Removal, suspension or amendment of restrictive conditions
  - (g) Permission required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

**Key**

Out of time appeal may be lodged within this time	★
Direction	→
Timeframe	14 days
Additional	---
Questions	?
Answers to questions	!

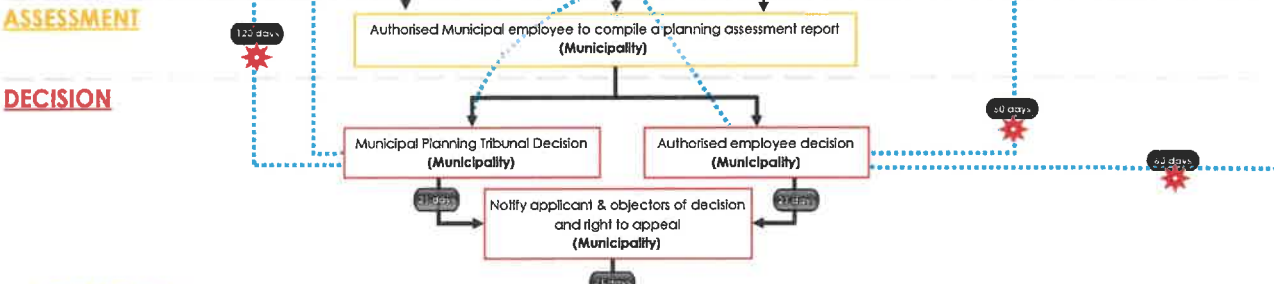
### ADVERTISING



NB: The Municipality May request that notice be given again if more than 18 months have lapsed

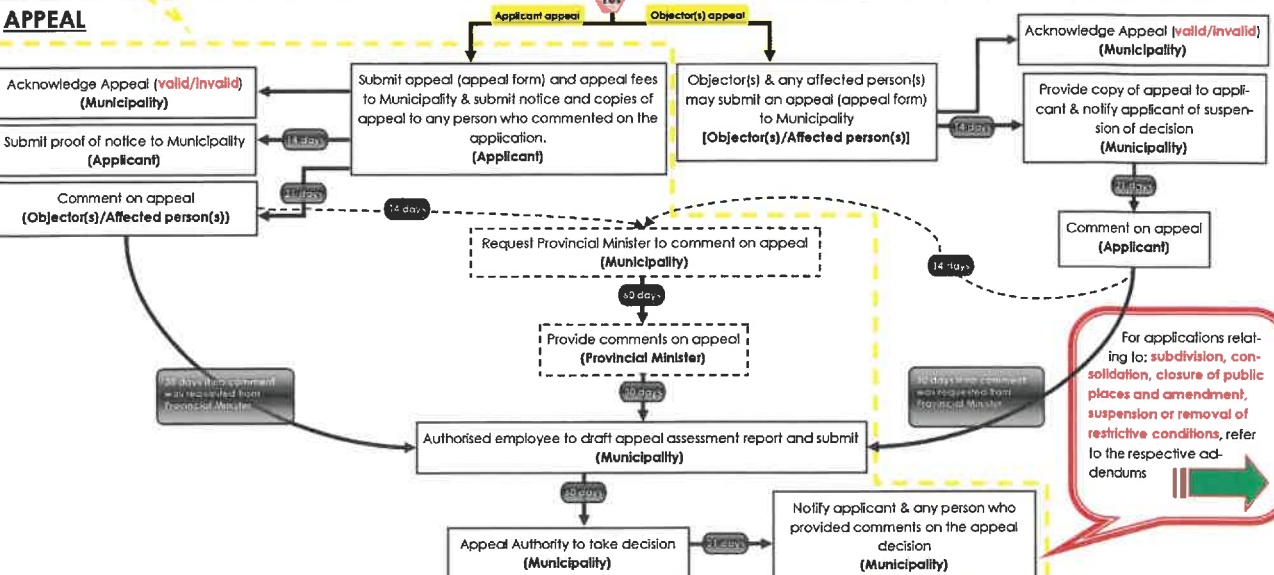
### ASSESSMENT

### DECISION



### APPEAL PROCESS

### APPEAL



**PART C: QUESTIONNAIRES**

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

Tick if relevant	What land use planning applications are required in terms of section 15 of the Proposed Standard Draft By-law on Municipal Land Use Planning?	Application fees payable
<input checked="" type="checkbox"/>	2(a) a rezoning of land;	R 819.10
<input checked="" type="checkbox"/>	2(b) a permanent departure from the development parameters of the zoning scheme;	R 491.01
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	2(e) a consolidation of land that is not exempted in terms of section 24;	R
<input checked="" type="checkbox"/>	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
<input checked="" type="checkbox"/>	2(g) a permission required in terms of the zoning scheme;	R
<input checked="" type="checkbox"/>	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input checked="" type="checkbox"/>	2(i) an extension of the validity period of an approval;	R
<input checked="" type="checkbox"/>	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
<input checked="" type="checkbox"/>	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
<input checked="" type="checkbox"/>	2(l) a permission required in terms of a condition of approval;	R
<input checked="" type="checkbox"/>	2(m) a determination of a zoning;	R
<input checked="" type="checkbox"/>	2(n) a closure of a public place or part thereof;	R
<input checked="" type="checkbox"/>	2(o) a consent use contemplated in the zoning scheme;	R 819.10
<input checked="" type="checkbox"/>	2(p) an occasional use of land;	R
<input checked="" type="checkbox"/>	2(q) to disestablish a home owner's association;	R
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
Tick if relevant	What prescribed notice will be required?	Advertising fees payable
<input type="checkbox"/> Y <input type="checkbox"/> N	Serving of notices (i.e Delivering by hand; registered post; data messages)	R 3 285.41
<input type="checkbox"/> Y <input type="checkbox"/> N	Publication of notices (i.e Local Newspaper(s); Provincial Gazette; site notice; Municipality's website)	R

Y	N	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
Y	N	Notice of decision (i.e Provincial Gazette)	<b>R 1 643.83</b>
Y	N	Integrated procedures	R
<b>TOTAL APPLICATION FEE*:</b>			<b>R 7 058.45</b>

**KINDLY NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application.

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

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

### SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY	YES	NO	TO BE DETERMINED	COMMENT
<b>CONTEXT</b>				
Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?		x		
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		x		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		x		
<b>onging Scheme By-law considerations:</b> What is the current zoning of the property? <b>General Residential Zone II</b>  What is the proposed zoning of the property? <hr/> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>No</b>  Are additional applications required to deviate from the zoning scheme? (if yes, specify)				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		X		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?		X		
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?		X		
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?		X		
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?		X		

**SECTION C:**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations?		x		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?		x		DEA&DP
Is/was the property(ies) utilised for agricultural purposes?		x		Western Cape Government Department of



				Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		x		National Department of Agriculture, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		x		DEA&DP
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		x		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		x		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		x		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		x		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works

				(DT&PW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		x		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		x		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		x		Telkom SA Ltd.
Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes?		x		Transnet/PRASA
Is the property subject to a land / restitution claim(s)?		x		National Department of Rural Development & Land Reform
Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		x		SANParks / CapeNature
Is the property subject to any existing mineral rights?		x		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <del>strikethrough irrelevant</del> )		x		Western Cape Government Departments of Cultural Affairs & Sport, Education, Social Development, Health and Community Safety
Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table?		x		If yes, specify

**SECTION D:  
SERVICE REQUIREMENTS**

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

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

**Information and documentation required in terms of section 38(1) of the Proposed Standard Draft By-law on  
Municipal Land Use Planning**

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

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

## PART E: DISCUSSION

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Die aanvraag soos ingedien word bespreek met die aanvraker.

Die doel van die aanvraag is om 'n verandering gebruik te bekom om 'n huiswinkel te bin bedryf vanaf die huis. Die huidige senario is die van Entel Residensie I en laat toe vir 'n huiswinkel as 'n verandering gebruik.

Die aanvraker wil ook die Ontwikkeling voorwaarde van die senario permitteer verslap deur die nooddelike bealyn te verslap na 1 meter.

Die aanvraker word daarop gewys dat indien die voorgestelde huiswinkel 25m<sup>2</sup> geen uitbreiding hy ook moet kansele doen vir die perdenke afwyking in terme van die Ontwikkeling voorwaarde vir die senario.

Die aanvraker se motivering is ook vaag en moet meer leem ~~te~~ <sup>te</sup> ~~oor~~ <sup>op</sup> die gebruik van die residensie om te bevestig of die primêre ~~toer~~ <sup>toer</sup> is teed itgevoel gaan word.

Die aanvraker moet ook alle tekorte soos per die notule aanspreek.

#### PART F: SUMMARY / WAY FORWARD

- Bewys van betaling moet die aansoek vergeel.
- Fisikale aanvraag word ingedien by die Reparatiewe Afdeling vir die aanleg van Mrs. P. Strümper
- Mrs. A. Mitchell kan die aanvraker helpstaan wess met die voltooiing van die T2 aansoek vorm.

OFFICIAL:

C. B. Wright

(FULL NAME)

MOHI UDDIN

(FULL NAME)

PRE-APPLICANT:

SIGNED:

[Signature]

Mohi Uddin

SIGNED:

DATE:

25/09/2024

DATE:



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

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

Verwysing  
Reference  
Isalathiso

12/4/6/3/2

Navrae  
Enquiries  
Imibuzo

A. Mitchell

Datum  
Date

24-01-2025

Privaatsak / Private Bag582

Faks / Fax 023-2811

Tel 023-414 8148

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

Birdstraat 61/63 Bird Street

BEAUFORT- WES

BEAUFORT WEST

BHOBHOFOLO

6970

**TO WHOM IT MAY CONCERN**

**ZONING CERTIFICATE**

1. Description of property : Erf 3663
2. Address : 111 Buitekant Street  
Beaufort west  
6970
3. Extent of property : 330 m<sup>2</sup>
4. Zoning : General Residential Zone II
5. Primary Use : Town Housing  
Consent Use : Flats, Home Occopation, Retirement  
Resort.
6. Coverage : 65%
7. Street building line : At least 3 metres  
Side building line : At least 1.5 metres  
Rear building line : At least 1.5 metres
8. Parking : Determined as per the Zoning Scheme By -  
Law

  
**C. Wright**  
**BESTUURDER TEGNIESE DIENSTE**  
/am

**Nedbank Limited**  
Reg No. 1951/000009/06  
BEAUFORT WEST

11 NOV 2024

T6 (5349)

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Sandton, Sandton, 2198, South Africa

101 Registration No. 4320116074

Contact Telephone 0800573111

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BEAUFORT WEST

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CURRENT ACCOUNT  
BEAUFORT WEST MUNICIPALITY

00001074 26010/0	23514	6 239,40
Cash/Kontant		1 239,40
MR. M. M. ERF 3663		
R 100	02	3 200,00
R 50	32	7 600,00
R 20	52	1 240,00
R 10	19	190,00
COINS		9,40

Depositor Detail :

Telephone number : 065.3796562  
Enjoy your day Geniet die dag  
#save money Nedbank ATM deposits cost less

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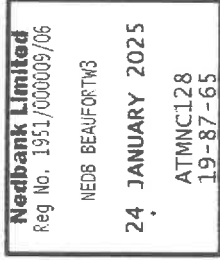




**NEDBANK**

Nedbank Limited, Reg No 1951/000009/06  
135 Rivonia Road, Sandown, Sandton  
2196, South Africa

NEDB BEAUFORTW3  
24/01/2025 09:37 ATM C128 TRAN 8000



ACCOUNT NUMBER : \*\*\*\*\*

CARDLESS CASH DEPOSIT OF FUNDS

INTO ACCOUNT : \*\*\*\*\*0318  
ACCOUNT NAME : \*BEAUFORT WEST MUNI

DEPOSIT DETAILS				
R10	1	R		10
R20	0	R		0
R50	0	R		0
R100	0	R		0
R200	0	R		0
AMOUNT DEPOSITED	:	R		10

NOTICE: DO NOT RELEASE GOODS UNTIL FUNDS APPEAR IN YOUR ACCOUNT. THERE MAY BE A DELAY IN YOUR DEPOSITED FUNDS REFLECTING ON THE ACCOUNT STATEMENT. ALLOW FOR UP TO 2 BUSINESS DAYS FOR THE ACCOUNT BALANCE TO UPDATE.

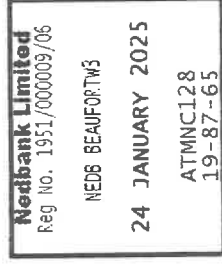
APN :  
AID : 002289178102  
RRN : erf3663  
REF NO: erf3663



**NEDBANK**

Nedbank Limited, Reg No 1951/000009/06  
135 Rivonia Road, Sandown, Sandton  
2196, South Africa

NEDB BEAUFORTW3  
24/01/2025 09:35 ATM C128 TRAN 7995



ACCOUNT NUMBER : \*\*\*\*\*

CARDLESS CASH DEPOSIT OF FUNDS

INTO ACCOUNT : \*\*\*\*\*0318  
ACCOUNT NAME : \*BEAUFORT WEST MUNI

DEPOSIT DETAILS				
R10	1	R		10
R20	0	R		0
R50	0	R		0
R100	0	R		0
R200	4	R		800
AMOUNT DEPOSITED	:	R		810

NOTICE: DO NOT RELEASE GOODS UNTIL FUNDS APPEAR IN YOUR ACCOUNT. THERE MAY BE A DELAY IN YOUR DEPOSITED FUNDS REFLECTING ON THE ACCOUNT STATEMENT. ALLOW FOR UP TO 2 BUSINESS DAYS FOR THE ACCOUNT BALANCE TO UPDATE.

APN :  
AID : 002289174674  
RRN : erf3663  
REF NO: erf3663

# AKTEBESORGERSERTIFIKAAT

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Ek die ondergetekende,

**ANTON GEORG VORSTER**

Transportbesorger van Crawfords, praktiserend te BEAUFORT WES, die prokureurs wat die oordrag van die eiendom beskryf as:-

**ERF 3663 BEAUFORT-WES  
In die Munisipaliteit en Afdeling van BEAUFORT-WES  
PROVINSIE WES-KAAP**

**GROOT:308 (DRIE HONDERD EN AGT) Vierkante Meter**

**GEHOU kragtens Transportakte Nr. T39443/2023**

geregistreer het in die naam van :-

**MOHI UDDIN  
Gebore op 1 Januarie 1985  
Getroud welke huwelik beheers word deur die Wette van Bangladesh**

sertifiseer hiermee dat daar geen verdere verbande oor die eiendom is nie en dat daar geen interdikte oor die eiendom geregistreer is nie en dat daar geen beperkende voorwaardes is wat uit die Transportakte verwyder hoef te word, vir die goedkeuring van 'n vergunningsgebruik, nie.

GEDATEER te BEAUFORT WES op 15 NOVEMBER 2024

  
\_\_\_\_\_  
ANTON GEORG VORSTER  
TRANSPORTBESORGER

CRAWFORDS ATTORNEYS  
DONKINSTRAT 36  
BEAUFORT WES  
6970  
DOCEX 1, BEAUFORT WES

Opgestel deur my,

TRANSPORTBESORGER  
JANINE FOUCHE  
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 80 000,00	R. 45,00
All other		
Reason for exemption	Category Exemption.....	Exemption I t o. Sec/Reg..... Act/Proc.....

20-09-2023

T 000039843 / 2023

## AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK

DAT ~~JANINE FOUCHE LPCM (60411)~~

RONELLE WILKINSON(97489)

voor my, die REGISTRATEUR VAN AKTES te KAAPSTAD, verskyn het, die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur

- RASHIEDA LEANDERS**  
Identiteitsnommer 870424 0452 08 5  
Ongetroud
- RAS RASMIGANDO LEANDERS**  
Identiteitsnommer 790502 6006 08 3  
Ongetroud

Crawfords

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gedateer 14 Augustus 2023  
en geteken te BEAUFORT-WES

EN genoemde Komparant het verklaar dat sy/haar lasgewer die ondergemelde eiendom op 2 Augustus 2023 waarlik en wettiglik verkoop het per Private Ooreenkoms en dat hy/sy in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

**MOHI UDDIN**  
**Gebore op 1 Januarie 1985**  
**Getroud welke huwelik beheers word deur die Wette van Bangladesh**

sy erfgename, eksekuteurs, administrateurs of regverkrygendes in volkome en vrye eiendom:

**ERF 3663 BEAUFORT-WES**  
**In die Munisipaliteit en Afdeling van BEAUFORT-WES**  
**PROVINSIE WES-KAAP**

**GROOT: 308 (DRIE HONDERD EN AGT) Vierkante Meter**

**AANVANKLIK OORGEDRA** en steeds gehou kragtens transportakte Nr. T  
met Algemene Plan Nr. 10810 wat daarop betrekking het. **000039442 / 2023**

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Geregistreerde Titel Nr. T15395/1948;
- B. **ONDERHEWIG VERDER** aan die voorwaardes genoem in Grondbrief gedateer 7 November 1890 (Beaufort Wes Eiendomsbriewe Boekdeel 2 Nr. 45), naamlik:-

- I. That all roads and thoroughfares running over the land hereby granted shall remain free and uninterrupted.
- II. ....
- IV. That the Government reserves all land at present occupied for railway and irrigation purposes together with all reserves already notified and the line of any intake or distributing furrows and the means of access thereto.
- 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 soos vervat in Transportakte Nr. T opgelê en afdwingbaar deur die Munisipaliteit van Beaufort-Wes, naamlik:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bogrondse installasies soos mini-substasies meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die Plaaslike 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.
2. 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 weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eienaar van hierdie erf is verplig om soveel van die ondersteuning van enige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat gemeen is aan sodanige erf en enige ander erf in stand te hou.
4. Om alle gedeeltes van sodanige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat op sy erf is of die erf oorkruis, in stand te hou.
5. Om toegang toe te laat tot sy erf vir die doeleindes van die onderhoud, skoonmaak, opknapping, herstel, vernuwing, verandering of toevoeging tot sodanige muur, dak, pyp, geut, bedrading of ander struktuur of ding en nie enige iets te doen wat sodanige toegang of werk sal verhoed of verhinder nie.
6. Die eienaar van hierdie erf sal nie enige veranderinge aan, toevoegings tot of sloping van enige deel van die geboue op die erf, insluitende grensmure en heinings, uitvoer nie en sal ook nie die buite kleurskema of materiale van sodanige geboue sonder die skriftelike toestemming van die Plaaslike Owerheid verander nie, nóg sal hy toelaat dat die uiterlike voorkoms van die gebou agteruitgaan tot 'n slordige of vuil toestand.
7. Geen diere, soos bepaal in die Skutordonnansie, 1938 of enige wysiging daarvan mag op die erf aangehou word nie

WESHALWE die Komparant afstand doen van al die regte, titel en belang wat die gesegde **1. RASHIEDA LEANDERS, Ongetroud en 2. RAS RASMIGANDO LEANDERS, Ongetroud** voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat, kragtens hierdie akte, bogenoemde **MOHI UDDIN, Getroud soos voormeld**, sy erfgename, eksekuteurs, administrateurs of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruike, behoudens die regte van die Staat en erken hulle ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van **R80 000,00 (TAGTIG DUISEND RAND)** is.

TEN BEWYSE WAARVAN EK, die genoemde Registrateur van Aktes, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY by die kantoor van die REGISTRATEUR VAN AKTES te **KAAPSTAD** op **18 SEP 2023**



q.q. Handtekening van komparant

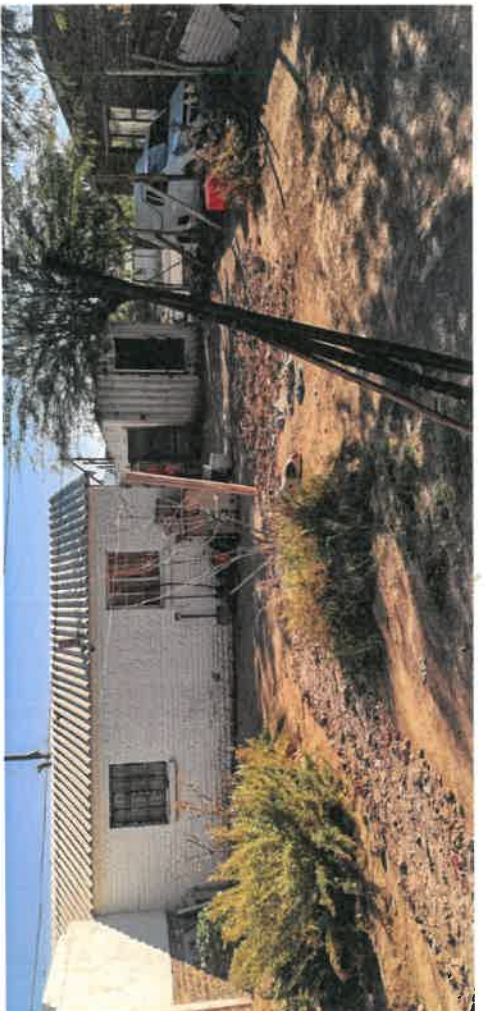
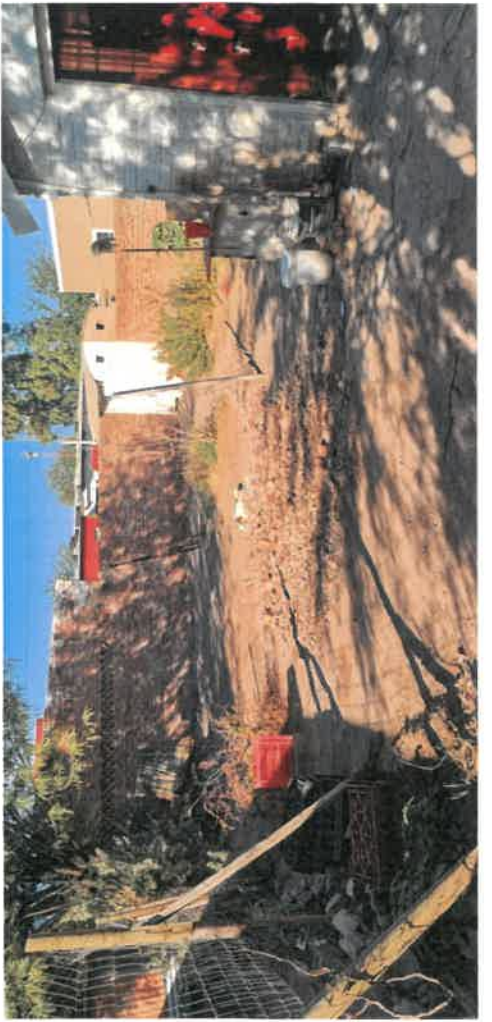
In my teenwoordigheid



Registrateur van Aktes











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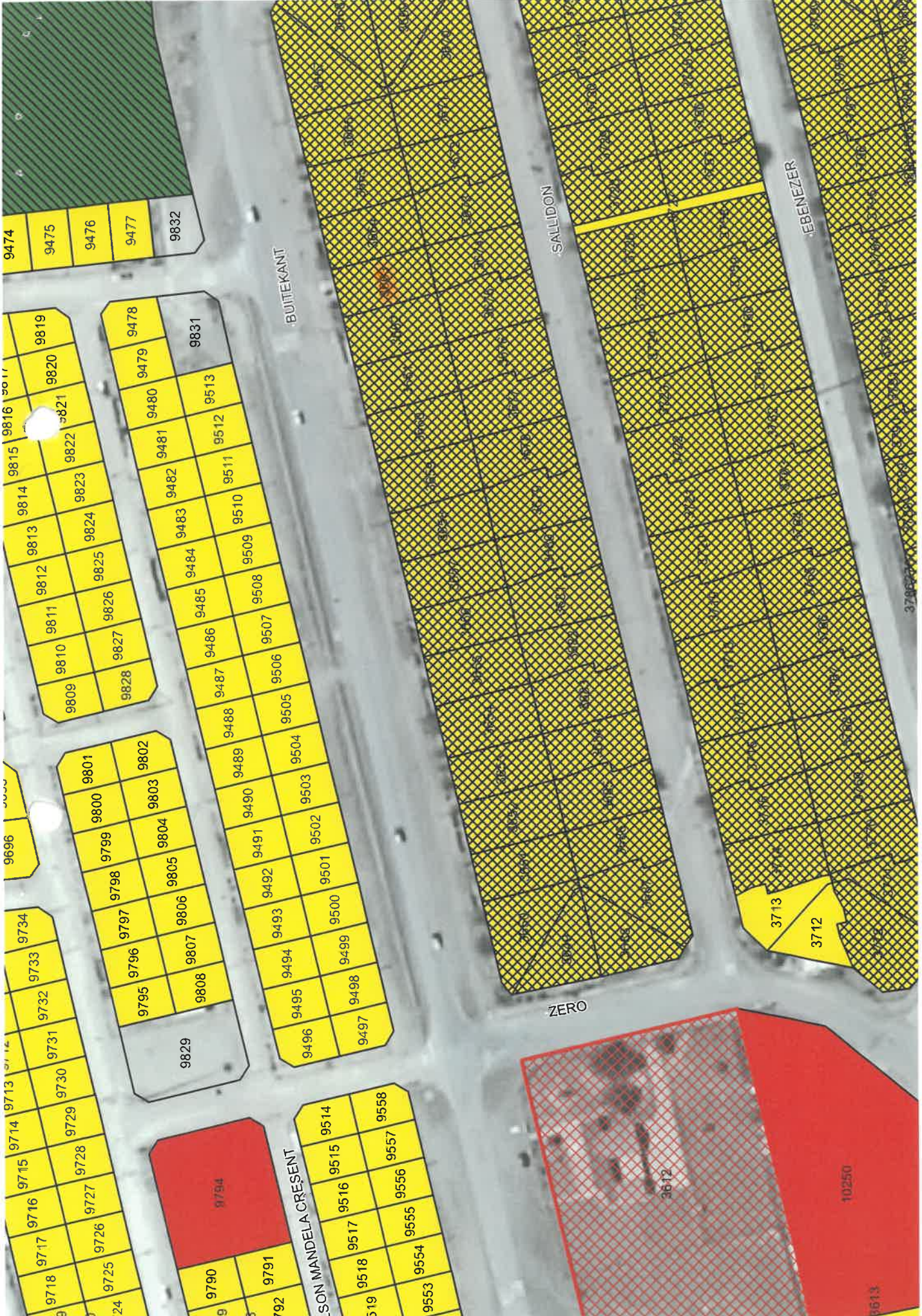
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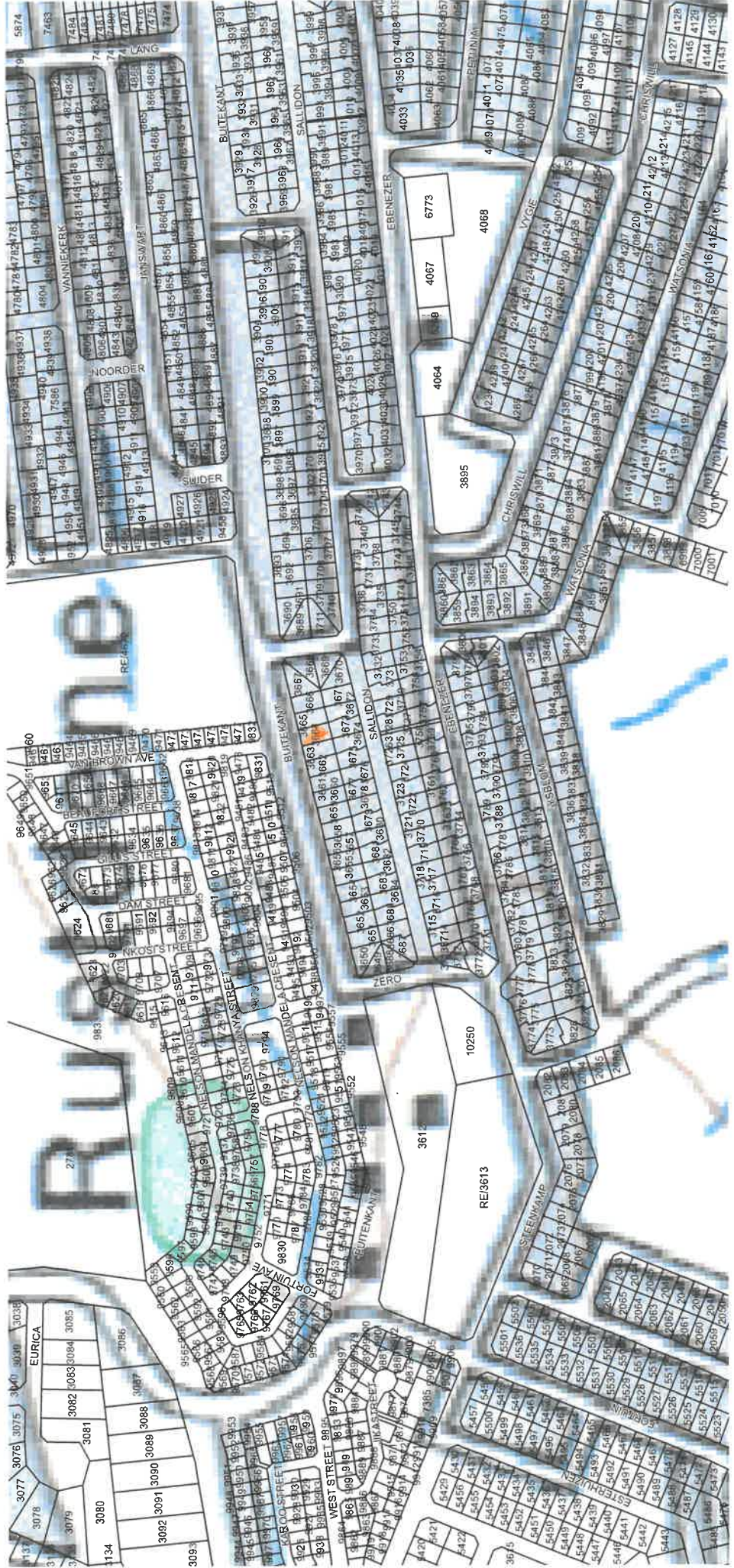
L. SON MANDELA CRESENT

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**VOOR-AANSOEK KONSULTASIE: BEPLANNINGSINSETTE**  
**ERF 3663, BEAUFORT-WES**

1. Die aansoek verskaf te min inligting. Daar moet aangedui word hoe daar aan die ontwikkelingsparameters voldoen word volgens Beaufort Wes se Soneringskema. Daar moet opgelet word dat die soneringskema huiswinkels se grootte beperk tot 25m<sup>2</sup> of 50% van die totale vloerspasie van die gebou – watter een ookal die kleinste is. Die planne dui aan dat die winkel 43,65m<sup>2</sup> is maar saam met die stoorruimte en ander gebruike 'n totaal van 66m<sup>2</sup> is. Die bestaande wooneenheid is slegs 49,4m<sup>2</sup>. Indien daar van die 25m<sup>2</sup> of 50% parameter afgewyk word moet daarvoor aansoek gedoen word.
2. Die motiveringsverslag moet ook duidelik aandui dat die prominente gebruik van die huis steeds vir woon doeleindes aangewend sal word.
3. 'n Aktebesorgersertifikaat moet die aansoek vergesel.
4. 'n Soneringsertifikaat moet saam met die aansoek ingedien word.
5. Die aansoek is slegs gekontroleer vir korrektheid en volledigheid. Daar is nie na die meriete van die aansoek gekyk nie.

**Elma  
Vreken**

Digitally signed by  
Elma Vreken  
Date: 2024.06.20  
10:19:56 +02'00'


**Elma Vreken Pr. Pln. (A/1213/2001)**

**Stads- en Streekbeplanner**

**Datum: 20 Junie 2024**

**PRE-APPLICATION COMMENT: APPLICATION FOR CONSENT USE: ERF 3663:  
BEAUFORT WEST**

---

**From :** Magri-Ann Govender <pa.eng@beaufortwestmun.co.za> Thu, 23 May, 2024 11:32  
**Subject :** PRE-APPLICATION COMMENT: APPLICATION FOR CONSENT USE: ERF 3663: BEAUFORT WEST  1 attachment  
**To :** DEADP-EIAAdmin George  
<DEADPEIAAdmin.George@westerncape.gov.za>  
**Cc :** Ashley Mitchell <buildingcontrol@beaufortwestmun.co.za>,  
Christopher Wright  
<manager.techservice@beaufortwestmun.co.za>

Good Morning Ms Fredericks

Please find attached application for consent use: Erf 3663:Beaufort West.

The screenshot shows a web browser window displaying a OneDrive folder named 'Erf 3663' within a SharePoint site. The folder contains six PDF files, all of which were modified 'A few seconds ago' by a 'Guest Contributor'. The files are: Erf 3663- Motvavin Letter.pdf (28.7 KB), Erf 3663- T1 Pre-Application Form.pdf (747 KB), Erf 3663- Title Deed.pdf (130 KB), Erf 3663-Bulking Plans.pdf (425 KB), Erf 3663-Maps.pdf (626 KB), and Erf 3663-Photos.pdf (270 KB). A Windows taskbar is visible at the bottom of the screenshot, showing the search bar and system tray with the date 2026/05/21.

Name	Modified	Modified By	File size	Sharing	Activity
Erf 3663- Motvavin Letter.pdf	A few seconds ago	Guest Contributor	28.7 KB	Shared	
Erf 3663- T1 Pre-Application Form.pdf	A few seconds ago	Guest Contributor	747 KB	Shared	
Erf 3663- Title Deed.pdf	A few seconds ago	Guest Contributor	130 KB	Shared	
Erf 3663-Bulking Plans.pdf	A few seconds ago	Guest Contributor	425 KB	Shared	
Erf 3663-Maps.pdf	A few seconds ago	Guest Contributor	626 KB	Shared	
Erf 3663-Photos.pdf	A few seconds ago	Guest Contributor	270 KB	Shared	

Your comments with regards to the above application will be appreciated.

Kind regards.



**Margre-Ann Govender**

Executive Secretary: Director Infrastructure Services - Beaufort West Municipality

Phone: +27 (0)23 414 8102

Fax: +27 (0)23 415 2811

Web: <http://www.beaufortwestmun.co.za>

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### Algemene Nota:

Indien enige onsekerheid van enige aard, selfs die ontwerp van die strukturele ontwerp, sal dit die eienaar se verantwoordelikheid wees om 'n ervare, gesertifiseerde Professionele ingenieur om terrein inspeksies uit te voer en werke na te gaan en ook te adviseer rakende grondwerke of ander strukturele kondisies en om voorgeskrewe mates en details te hersien. Alle relevante vlakke, mates en details om na te gaan voor uitvoer van enige werk en enige wysigings moet aan ontwerper deur te gee. Alle werke moet die ontwerp en finale werkstekene eerbiedig (SABS deel C 10400).

Beton mengsel 1:2:4 (25 MPa)  
Mortel 1:4  
Pleister 1:6  
Draadbewapening elke derde steenlaag  
Alle mates moet op terrein nagegaan word.  
Alle werk uitgevoer volgens Nasionale Bouregulasies.  
Enige onduidelikheid moet onmiddellik aan ontwerper gerapporteer word voor uitvoer van werk.  
Deure en vensters volgens Swartland katalogus.  
Hoepelysters om dakkappe 8 steenlae diep geanker.

### Nuwe Oppervlakte:

Nuwe Winkel:	43.65 m <sup>2</sup>
Nuwe Stoor:	8.68 m <sup>2</sup>
Nuwe Toilet:	2.30 m <sup>2</sup>
Nuwe Gang:	1.23 m <sup>2</sup>
Nuwe Backkamer:	10.45 m <sup>2</sup>

Totaal: 66.21 m<sup>2</sup>

### Beboude besonderhede:

Bestaande geboue:	49.40 m <sup>2</sup>
Nuwe Aanbouing:	66.21 m <sup>2</sup>
Erf Grootte:	322.56 m <sup>2</sup>
Dekking %:	35.84 %

### Spider Creationz

Architectural Technologist  
and Designer

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Cell: 079 630 1658

Projek/ Project:  
**Voorgestelde aanbouing en  
alterasies op erf .....,  
Buitekantstraat 111, Rustdene,  
Beaufort- Wes, 6970**

Klient/ Client:  
**Mnr. en me. Uddin**

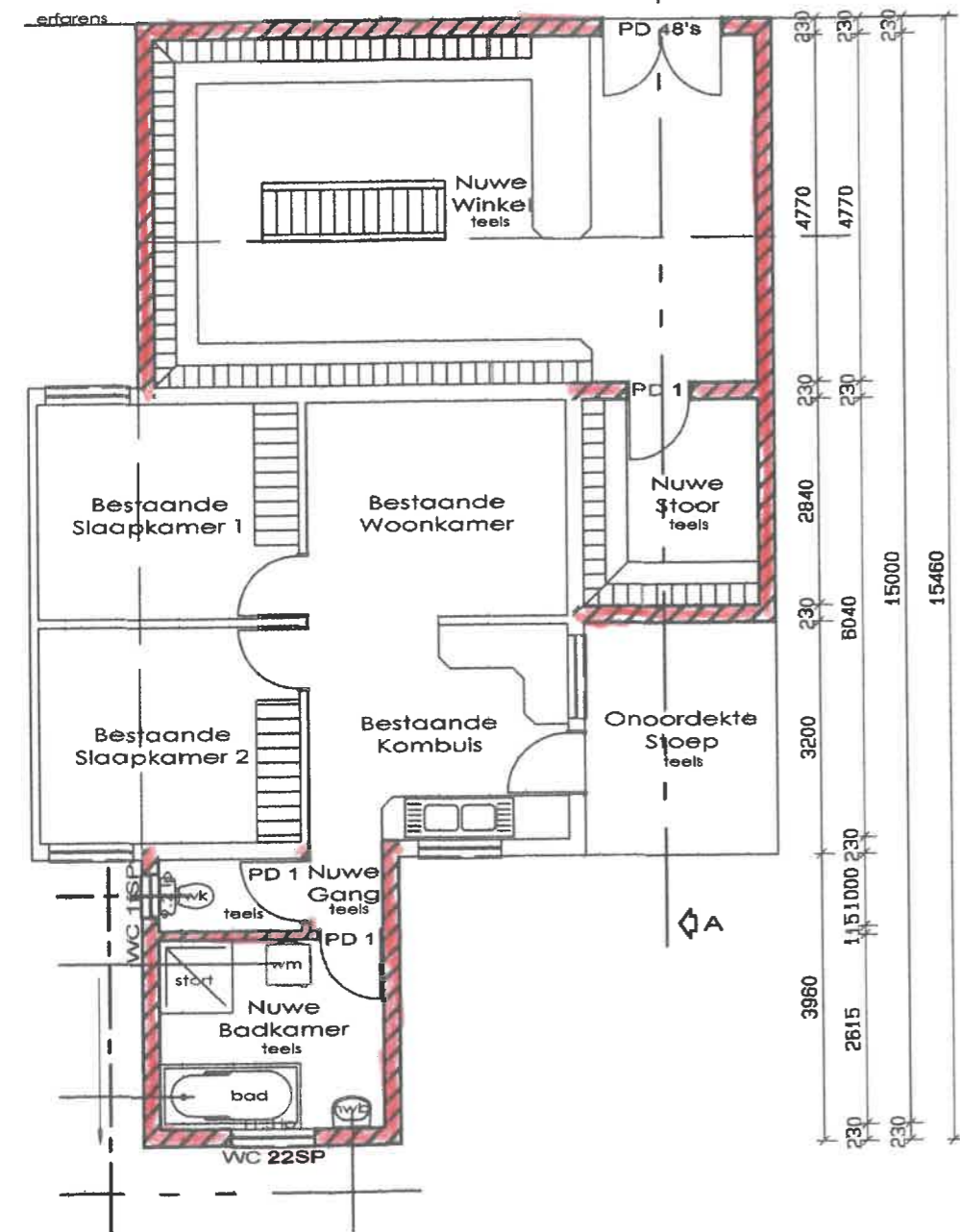
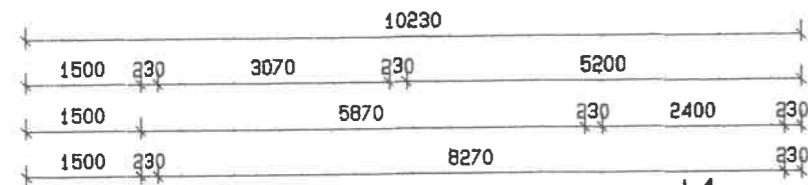
Titel:  
**Grondvloerplan,  
Rioleringsplan  
en Detail**

Skaal/ Scale:  
**1:100  
en 1:20**

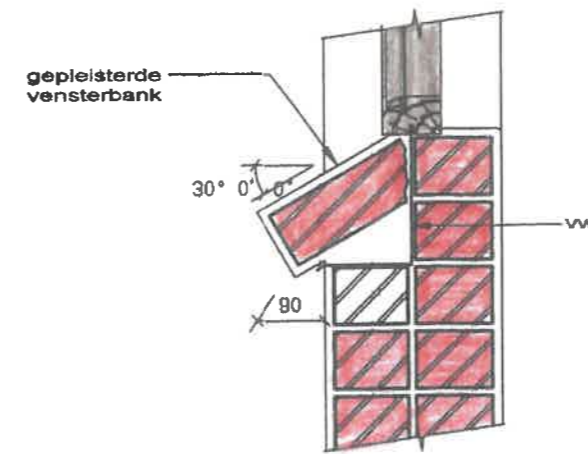
Datum/ Date:  
**April  
2024**

Werk./ Drawingf No.:  
**02/222024/01**

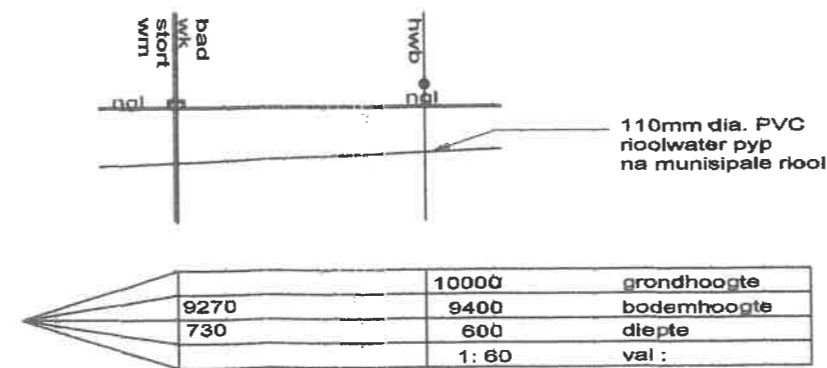
Geteken/ Drawn:  
**M. Potgieter  
(CAT 241)**  
Mentor/ Senior:  
**I.L. Wales  
(PAT 24743752)**



Skaal 1: 100  
Grondvloerplan

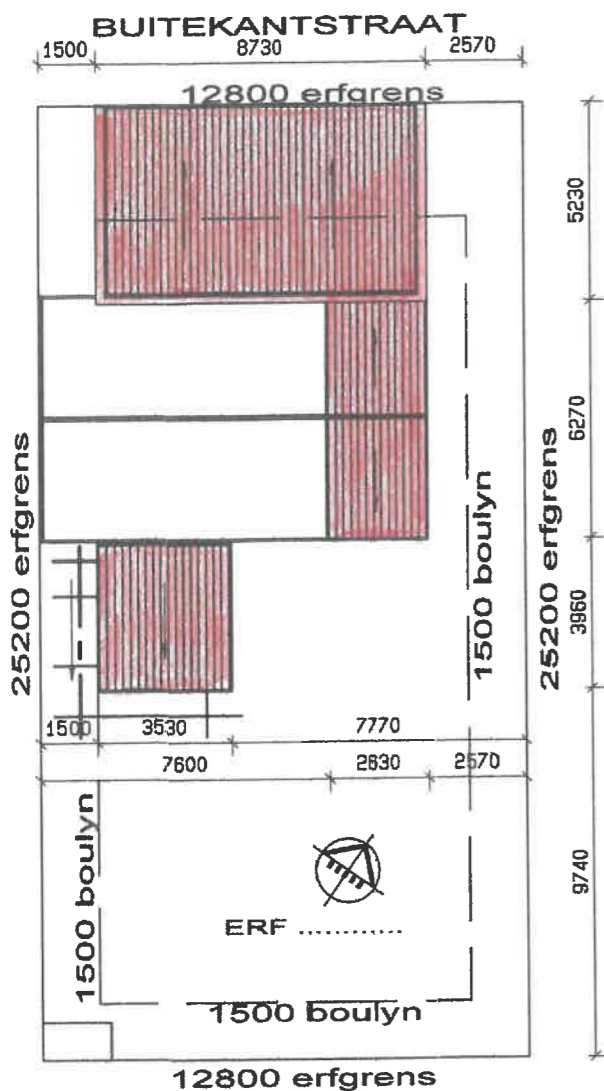


Skaal 1:20  
Vensterbank Detail

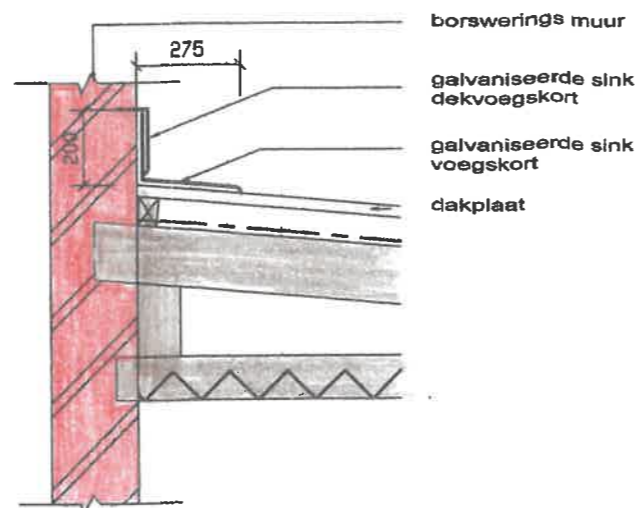


Skaal 1: 100  
Rioleringsnit

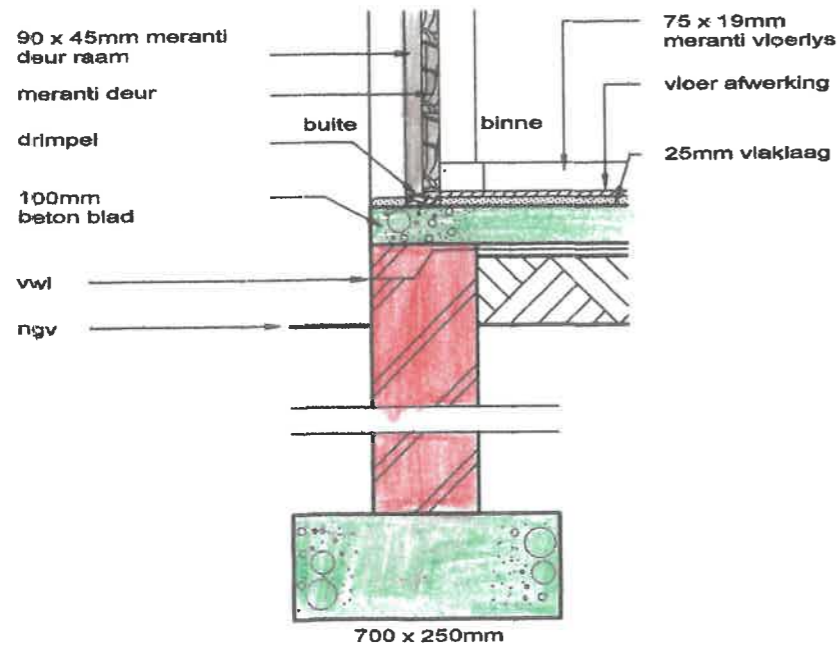
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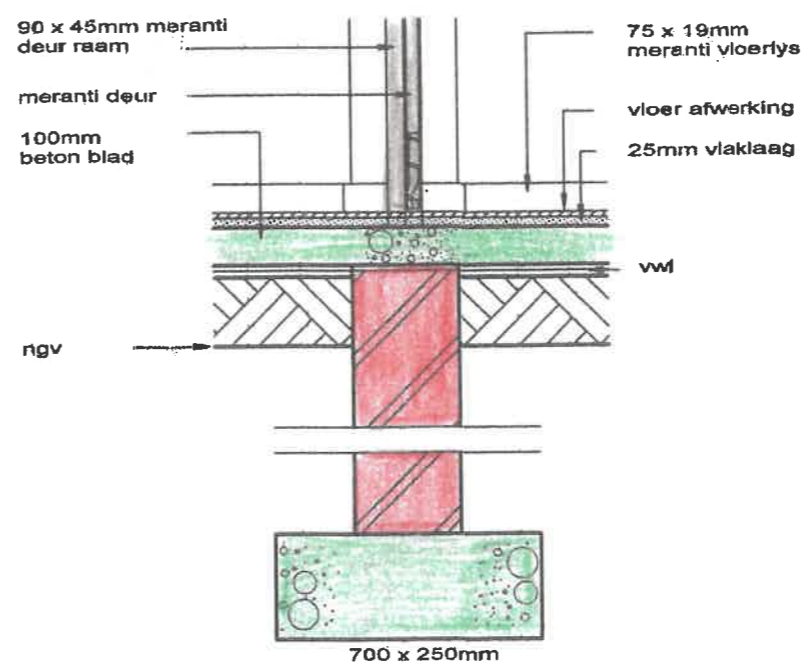
Skaal 1:200  
Terreinplan



Skaal 1:20  
Detail - waterdigting



Skaal 1:20 Tipiese Detail  
van deur drumpel  
-buite



Skaal 1:20 Tipiese Detail  
van deur drumpel -  
-binne

### Algemene Nota:

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Mortel 1:4

Pleister 1:6

Draadbewapening elke derde steenlaag

Alle mates moet op terrein nagegaan word.

Alle werk uitgevoer volgens Nasionale

Bouregulasies.

Enige onduidelikhede moet onmiddellik aan

ontwerper gerapporteer word voor

uitvoer van werk.

Deure en vensters volgens Swartland

katalogus.

Hoepelysters om dakkappe 8 steenlaag

diep geanker.

### Nuwe Oppervlakte:

Nuwe Winkel:	43.65 m <sup>2</sup>
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Nuwe Gang:	1.23 m <sup>2</sup>
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Totaal: 66.21 m<sup>2</sup>

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Erf Grootte:	322.56 m <sup>2</sup>
Dekking %:	35.84 %

**Spider Creationz**  
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and Designer

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Cell: 079 630 1668

---

Projek/ Project:  
**Voorgestelde aanbouing en  
alterasies op erf .....,  
Buitekantstraat 111, Rustdene,  
Beaufort- Wes, 6970**

---

Klient/ Client:  
**Mnr. en me. Uddin**

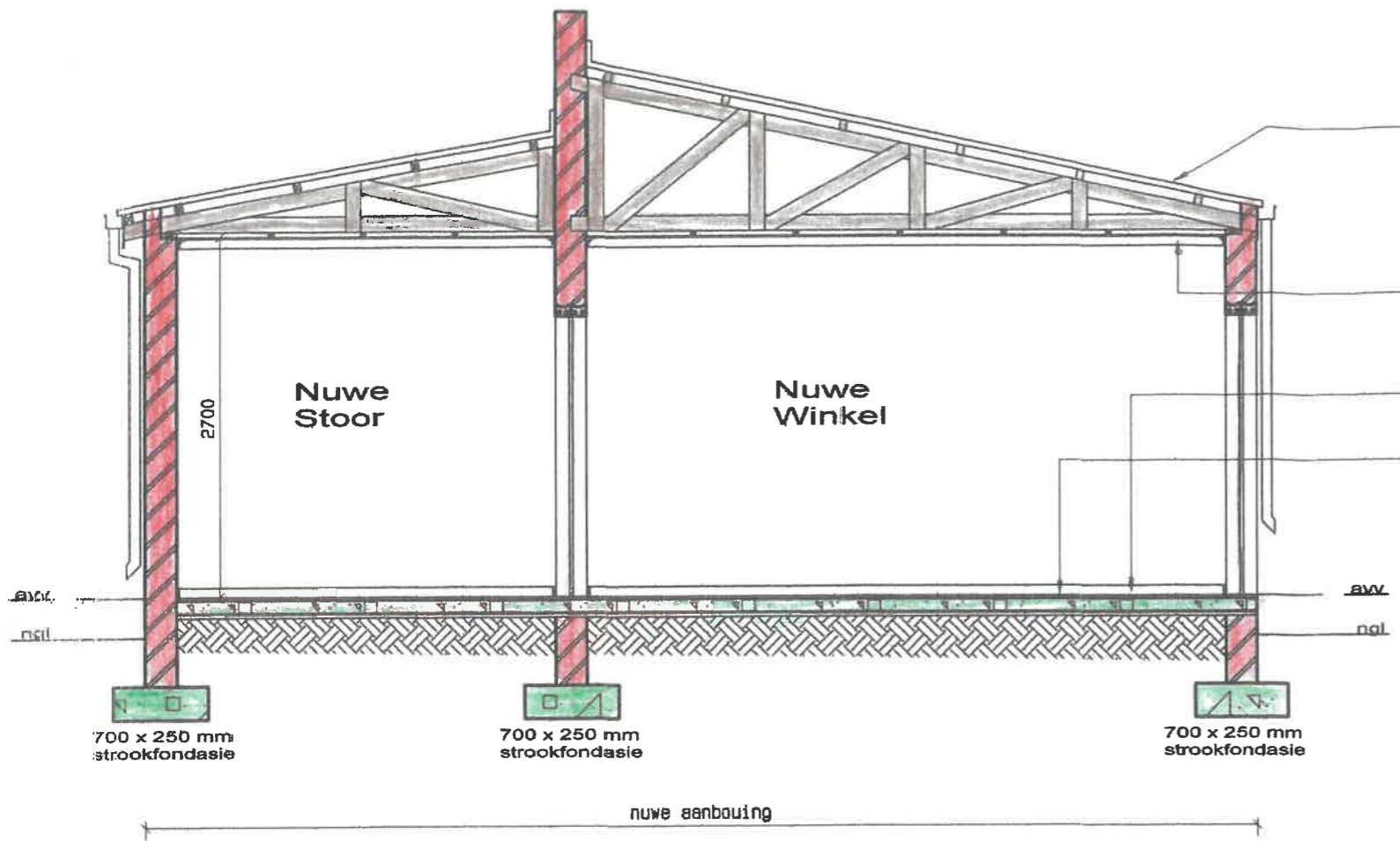
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Titel:  
**Terreinplan  
en Details**

---

Skaal/ Scale: <b>1:200 en 1:20</b>	Datum/ Date: <b>April 2024</b>
Werk./ Drawing# No.: <b>01/222024/01</b>	Geteken/ Drawn: <b>M. Potgieter (CAT 241)</b> Mentor/ Senior: <b>I.L. Wales (PAT 24743752)</b>





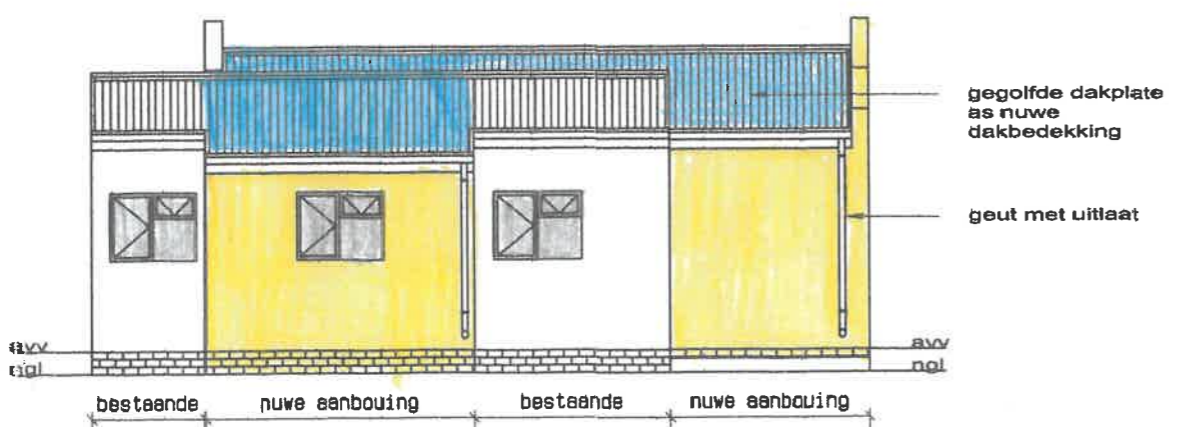
gevolgde dakplate op 76 x 52mm daklatte teen 900mm h/h afstande op 114 x 52mm SA den balke teen 900mm h/h afat. teen 152 x 52mm SA den balk

4mm Nutec plafon op 38x38mm plafonlatte teen 600mm h/h

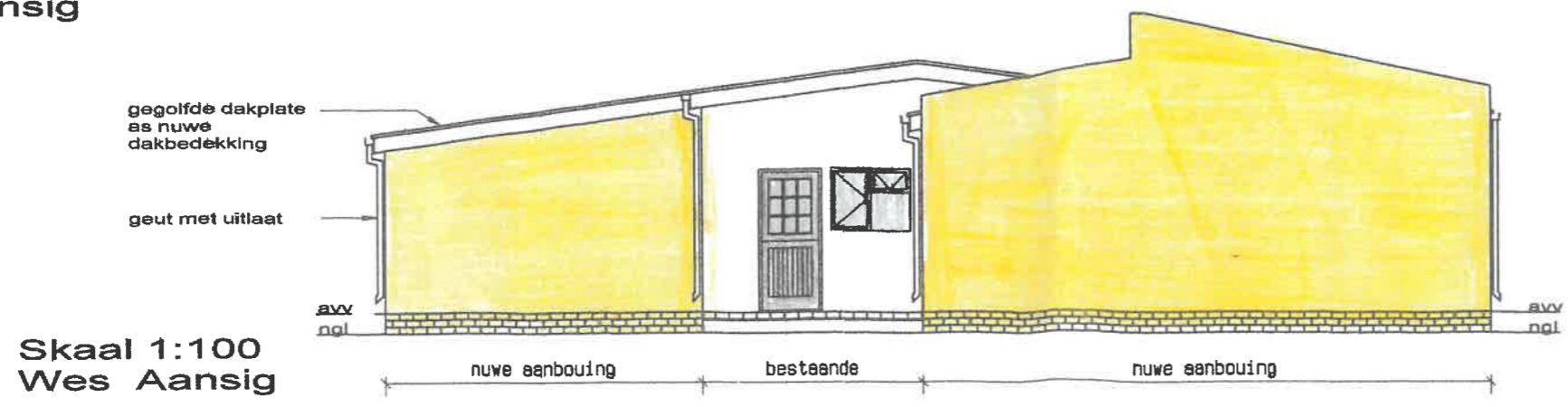
76 x 19mm meranti vloerlvs

vloerafwerking op 25mm vlaklaag op 100mm betonblad op 250 micron vwm op 30mm sandlaag op gekompakteerde vulling.

Skaal 1: 50  
Deursnit A- A



Skaal 1:100  
Wes Aansig



Skaal 1:100  
Wes Aansig

**Algemene Nota:**

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Dekking %:	35.84 %

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---

Projek/ Project:  
**Voorgestelde aanbouing en alterasies op erf ....., Buitekantstraat 111, Rustdene, Beaufort- Wes, 6970**

---

Klient/ Client:  
**Mnr. en me. Uddin**

---

Titel:  
**Deursnit A- A en Aansig**

---

Skaal/ Scale: <b>1:50 en 1:100</b>	Datum/ Date: <b>April 2024</b>
Werk/ Drawingf No.: <b>03/222024/01</b>	Geteken/ Drawn: <b>M. Potgieter (CAT 241)</b> Mentor/ Senior: <b>I.L. Wales (PAT 24743752)</b>