



12/4/4/2.  
12/4/5/2.

ERF = 684 + 2106.

HJM DE JAGER TRUST  
IT4341/1997

**Die Munisipale Bestuurder**  
Beaufort-Wes Munisipaliteit  
Donkin Straat 112  
**BEAUFORT-WES**  
6970



Aandag: Mnr. D Welgemoed

**AANSOEK VIR DIE HERSONERING VAN ERF 684 SOWEL AS DIE KONSOLIDASIE VAN ERF 2106 EN ERF 684, BEAUFORT-WES: MOTIVERING**

Hiermee word formeel aansoek gedoen vir die hersonering van Erf 684 vanaf Enkel Residensiële sone I na Besigheid Sone I sowel as die konsolidasie van Erf 2106 met Erf 684 te Beaufort-Wes en om in die proses die huidige sonering van Erf 2106 (Besigheid Sone I) behoue sal bly op die nuut geskepte gekonsolideerde erf in gevolge artikel 15(20(a) en 15(2)(e) van die Beaufort-Wes Munisipaliteit: Verordening op Munisipale Grondgebruik beplanning.

Die onderstaande dien as motivering:

Sedert 2002, word Erf 2106 geokkupeer deur Karoo Netwerk vir die doel van 'n winkel, kantore sowel as 'n verspreiding punt van verskeie produkte.

Die eienaar van Erf 684 het onlangs die vakante erf te koop aangebied. Aangesien die erf grens aan Erf 2106 het ek dit goed gedink om die erf te koop met die doel om dit deel te maak van Karoo Netwerk wat geleë is op Erf 2106 om sodoende addisionele spasie vir die onderneming se dag tot dag bedrywighede te skep.

Die grootste uitdaging wat ons tans ondervind is die onnodige skade wat deur kwaaddoeners aangerig word aan ons voertuie. Met die beperkte spasie op Erf 2106 is dit nie moontlik om 'n stoor area op te rig vir die veilige berging van ons voertuie nie.

Indien die aansoek goedgekeur word sal daar store op die gedeelte van Erf 684 opgerig word om sodoende veilige stoor plek te skep vir die voertuie asook om addisionele voorraad veilig te verberg. Geen addisionele voertuie gaan in die store gestoor word anders as die voertuie van die huidige onderneming nie.

Die hersonering sowel as konsolidasie aansoek gaan geen addisionele impak op enige munisipale dienste sowel as paaie veroorsaak nie. Die oppervlak van Erf 684 waar die voertuie gaan beweeg is alreeds opgevul en gekompakteer met 'n G6 kwaliteit materiaal om sodoende die risiko teen te werk dat voertuie oormatige stof veroorsaak.

Siende dat die meerderheid van die omliggende eiendomme alreeds vir besigheidsdoeleindes gebruik word, gaan daar geen negatiewe impak op die omliggende eiendomme wees nie. Besigheids ure sal dieselfde wees as die wat tans uitgeoefen word by die huidige onderneming en sal strek van 07:00 soggens tot en met 17:00 saans.

SIRKULASIE	OPDRAG
BA	



Ek vertrou dat genoegsame inligting voorsien is vir u goedgeunstige oorweging van die bogenoemde aansoek.

Indien enige verdere inligting verlang word kan u my ter enige tyd direk kontak.

By voorbaat dank.

A handwritten signature in black ink, appearing to be 'H.J. de Jager', written in a cursive style.

H.J. de Jager  
pp HJM de Jager Trust



**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)	Hendrik Johannes				
Surname	De Jager				
South African Council for Planners (SACPLAN) registration number (if applicable)					NVT
Company name (if applicable)	HJM De Jager Trust				
Postal Address	4 Voortrekker Street				
	Beaufort West			Postal Code	6970
Email	hennie@karoonetwerkbw.co.za				
Tel	023 414 4358	Fax		Cell	083 282 8507

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

Registered owner(s)					
Physical address					
				Postal code	
E-mail					
Tel		Fax		Cell	

<b>PART C: PROPERTY DETAILS</b> (in accordance with title deed)						
Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	Erf 684, Beaufort West					
Physical Address	123 Blyth Street, Beaufort West					
GPS Coordinates				Town/City	Beaufort West	
Current Zoning	Single Residential Zone I	Extent	4 415 m <sup>2</sup>	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Beaufort West Municipal Standard Zoning Scheme By-Law, 2020					
Current Land Use	Property is currently vacant. A new security fencing has been constructed on the boundary					
Title Deed number and date	T	41800/2019				
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	

<b>PART D: PRE-APPLICATION CONSULTATION</b>						
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.B. Wright	Reference Number	12/4/4/2	Date of consultation	21 February 2025	

<b>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</b>			
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
√	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 819.10
✓	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
<b>TOTAL A:</b>			<b>R 1 638,20</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	
✓	<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 6 567,44</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.: 198 765  
 Account no.: 1074280318

**Payment reference:**



(if applicable)

Erf 684

**PART F: DETAILS OF PROPOSAL****Brief description of proposed development / intent of application:**

Erf 684 is currently zoned as Single Residential Zone I. The erf does not have dwelling unit or any other structure constructed on it. The purpose of the application is to rezone Erf 684 from Single Residential Zone I to Business Zone I and to consolidate Erf 684 and Erf 2106. The purpose of the consolidation is to enlarge the footprint of Karoo Netwerk currently operating from Erf 2106 for the purpose of storage space for vehicles and goods.

**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

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) /	Y	N	N/A	

			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 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) (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 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: 1 April 2025

Full name: HENDRIK JOHANNES DE JAGER

Professional capacity: \_\_\_\_\_

SACPLAN registration number: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date received: <u>2 April 2025</u>	Received by: <u>P. Strümpher</u>
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**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




**RESOLUSIE  
HJM DE JAGER TRUST  
IT 4341/97**

Hiermee gee die trustees, Hendrik Johannes de Jager id 691018 5075 086,  
Melony de Jager id 700521 0053 080 en Christiaan Johannes Bekker  
id 740706 5113 086 van die HJM de Jager Trust IT 4341/97 toestemming dat  
Hendrik Johannes de Jager dokumente namens die trust mag teken.

Onderteken te Beaufort-Wes op 01 Maart 2023.



H.J. de Jager  
Trustee



M. de Jager  
Trustee



C.J. Bekker  
Trustee



## NOTIFICATION OF PAYMENT

Dear: Proof Of Payment

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned : 2025/03/03  
Time Actioned : 12:53:02  
Trace ID : 8R2PSHBN

### Payer Details

Payment From : HJM DE JAGER TRUST  
Cur/Amount : ZAR6567.44

### Payee Details

Recipient/Account no : ..280318  
Name : BEAUFORT WES MUN  
Bank : NEDBANK LIMITED  
Branch Code : 198765  
Reference : ERF 684

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at [fnb.co.za](http://fnb.co.za), select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

### Disclaimer:

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# AKTEBESORGERSERTIFIKAAT

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Ek die ondergetekende,

**ANTON GEORG VORSTER**

Transportbesorger van Crawfords, praktiserend te BEAUFORT WES, verklaar hiermee dat

**ERF 2106 BEAUFORT-WES  
IN DIE MUNISIPALITEIT EN AFDELING VAN BEAUFORT-WES  
PROVINSIE WES-KAAP**

**GROOT: 4905 (VIER DUISEND NEGE HONDED EN VYF) Vierkante Meter**

**GEHOU kragtens Transportakte Nr. T101828/2001**

geregistreer is in die naam van :-

**HJM DE JAGER TRUST  
Registrasienommer IT4341/1997**

en sertifiseer hiermee dat daar

- 3 (Drie) verbande geregistreer is onder Verbandnommers:  
B12718/2006  
B31045/2007  
B19662/2009  
ten gunste van FNB
- geen interdikte teen die eiendom geregistreer is nie.
- geen beperkende voorwaardes teen die eiendom geregistreer is wat verwyder moet word vir goedkeuring van 'n vergunningsgebruik nie.

GEDATEER te BEAUFORT WES op 4 MAART 2025

  
**ANTON GEORG VORSTER  
TRANSPORTBESORGER**

Anton Georg Vorster  
36 DONKIN ST BEAUFORT WES(T)  
Practising Attorney Rep. of S.A.  
Praktiserende Prokureur  
Rep. van S.A.

# AKTEBESORGERCERTIFIKAAT

---

Ek die ondergetekende,

**ANTON GEORG VORSTER**

Transportbesorger van Crawfords, praktiserend te BEAUFORT WES, verklaar hiermee dat

**ERF 684 BEAUFORT-WES  
IN DIE MUNISIPALITEIT EN AFDELING VAN BEAUFORT-WES  
PROVINSIE WES-KAAP**

**GROOT: 4415 (VIER DUISEND VIER HONDERD EN VYFTIEN) Vierkante Meter**

**GEHOU kragtens Transportakte Nr. T41800/2019**

geregistreer is in die naam van :-

**HJM DE JAGER TRUST  
Registrasienuommer IT4341/1997**

en sertifiseer hiermee dat daar

- geen verdere verbande oor die eiendom is nie.
- geen interdikte teen die eiendom geregistreer is nie.
- geen beperkende voorwaardes teen die eiendom geregistreer is wat verwyder moet word vir goedkeuring van 'n vergunningsgebruik nie.

GEDATEER te BEAUFORT WES op 4 MAART 2025



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**ANTON GEORG VORSTER  
TRANSPORTBESORGER**

Anton Georg Vorster  
36 DONKIN ST BEAUFORT WES(T)  
Practising Attorney Rep. of S.A.  
Praktiserende Prokureur  
Rep van S.A.

**FNB BUSINESS BANKING**  
132 High Street  
Oudtshoorn 6620  
Email: GvanLoggerenberg@fnb.co.za  
Web: www.fnb.co.za  
Tel: 087 336 0279  
Cell: 079 898 5706



01 April 2025

The Trustees  
HJM de Jager Trust  
4 Voortrekker street  
BEAUFORT WEST  
6970

Email: hennie@karoonetwerkbw.co.za

Dear Sir/Madam

**BONDHOLDERS CONSENT: HJM DE JAGER TRUST IT4341/1997  
PROPERTY: ERF 2106, BEAUFORT WEST**

We, FirstRand Bank Limited (Reg. No. 1929/001225/06), acting through its First National Bank division (the "Bank") provide this letter to you to confirm the following:

- 1 The Bank, as mortgagee in terms of Bond numbers: B12718/2006, B31045/2007, B19862/2009, hereby provide our consent to the proposed consolidation of Erf 2106 with Erf 684 (not bonded) to form new Erf 11225.
- 2 The Bank's consent contained in this letter should not be misconstrued as a waiver of any of the Bank's rights and/or preference as mortgagee under Bond numbers: B12718/2006, B31045/2007, B19862/2009.


We trust that you will find above in order.

Yours sincerely

Signed at Oudtshoorn on this the 1st day of April 2025.

For and on behalf of  
**FirstRand Bank Limited**

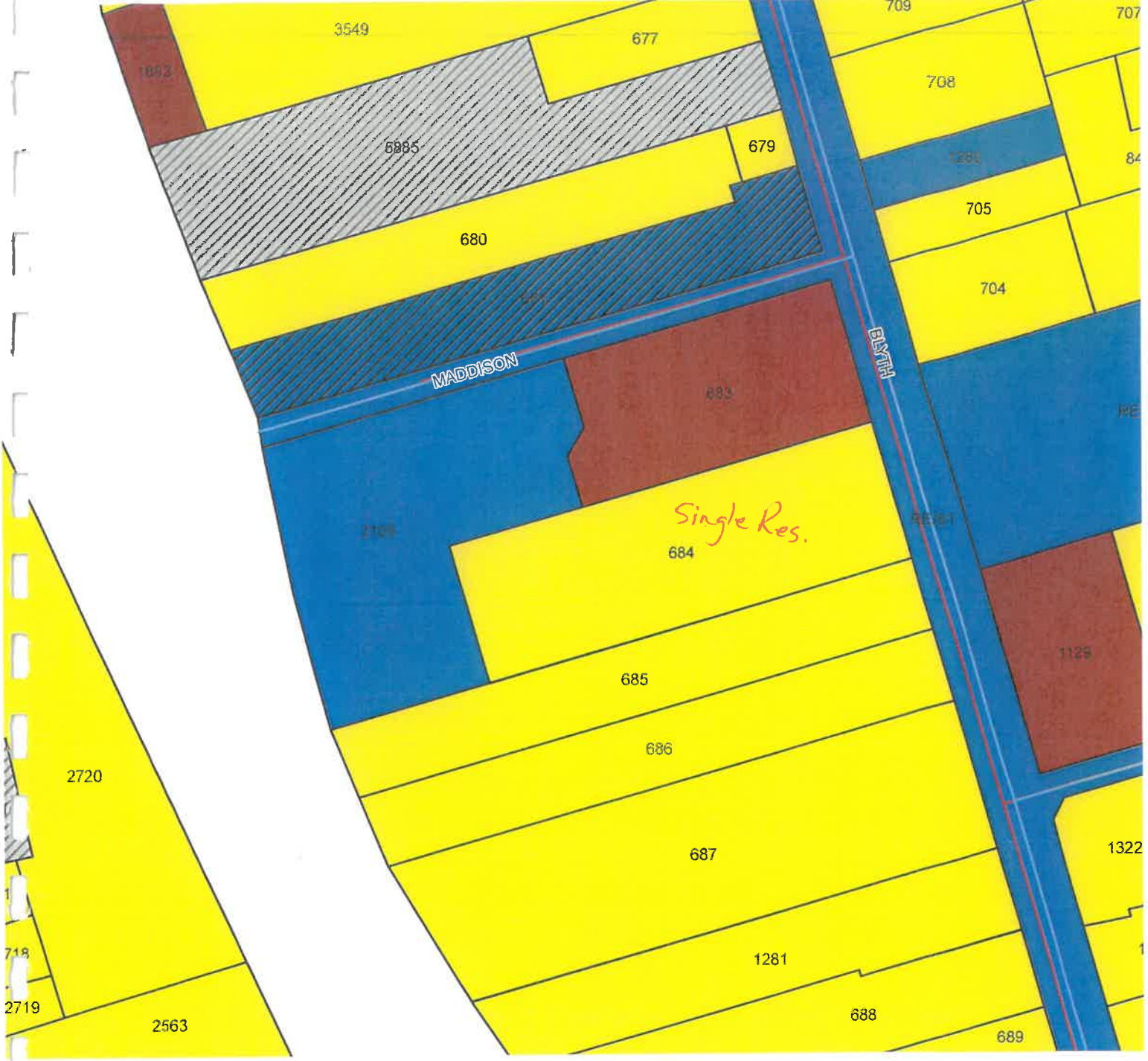
  
Name: Gerrit van Loggerenberg  
Capacity: **Relationship Manager**  
Who warrants authority

  
Name: Adele van der Merwe  
Capacity: **Credit Manager**  
Who warrants authority





Lidzinska KARTE.

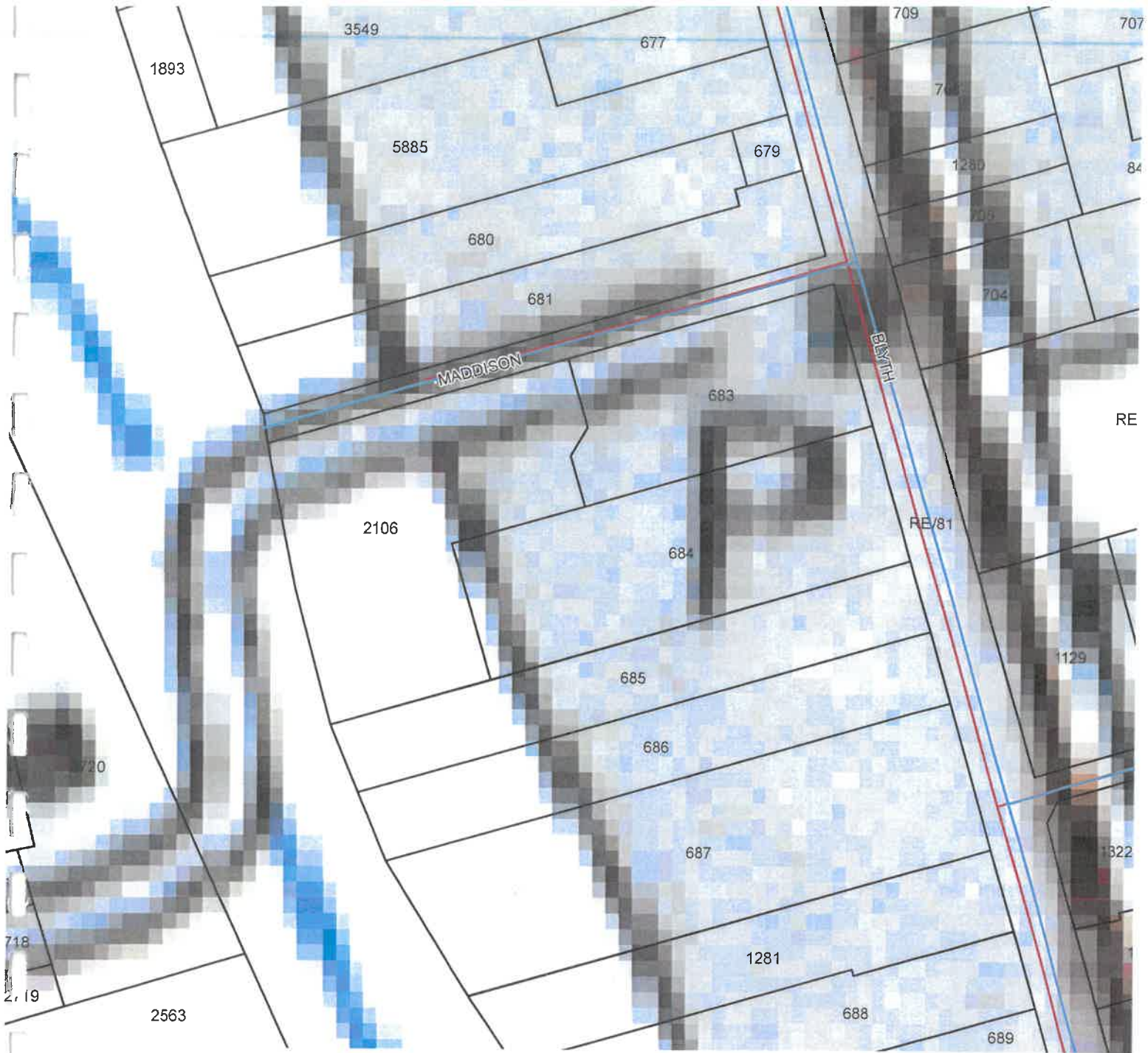


Soveringskane 7.



Luerfoto.



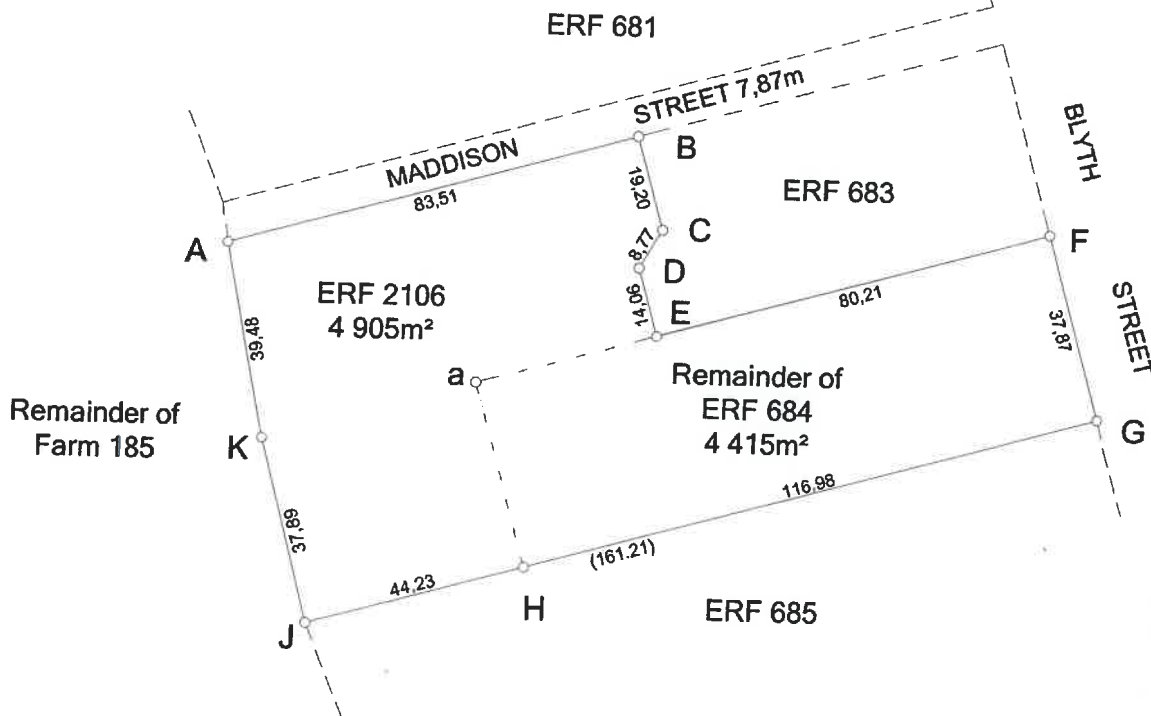


TOPOGRAPHIES.

**PROPOSED CONSOLIDATION**  
of the  
**Remaining Extent of Erf 684 and Erf 2106**  
**BEAUFORT WEST**

Municipality: Beaufort West  
Administrative District : Beaufort West  
Province : Western Cape

SCALE 1 : 1500



**DRAWING No. ME337**

**NOTES:**

1. The figure A, B, C, D, E, a, H, J, K, A represents Erf 2106 in extent 4 905m².
2. The figure a, F, G, H, a represents the Remaining Extent of Erf 684 in extent 4 415m².
3. The figure A, B, C, D, E, F, G, J, K, A represents the Consolidation of No. 1 & No. 2 in extent 9 320m².
4. Measurements are given in metres.



CLIENT - Karoo Konsult

**LOCALITY PLAN**



**TMK**

Professional Land Surveyors  
Professionele Landmeters

P.O.Box 1869  
Mossel Bay  
6500

Tel: (053) 927 0292  
Cell / Set: (082) 578 3167  
/ (082) 780 1080  
Email: info@tmkland.co.za  
web: www.tmkland.co.za

Date: 25 February 2025

H. Kaderli (PLS 1035)  
Professional Land Surveyor



CONSOLIDATION DIAGRAM

Components:

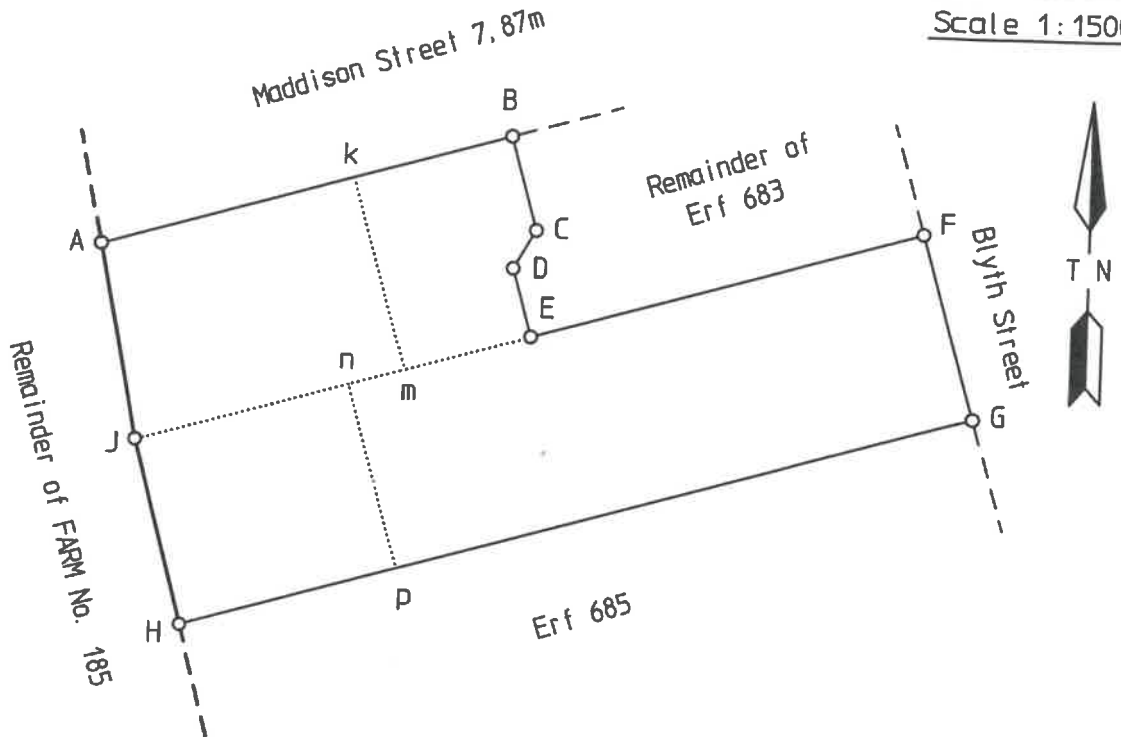
1. The figure ABCDEnPHJ represents Erf 2106 Beaufort West.  
Vide Diagram S.G. No. 4174/1982  
Deed of Transfer No. T39792/1982
2. The figure nFGp represents  
the Remainder of Erf 684 Beaufort West.  
Vide Diagram S.G. No. 3709/1905  
Deed of Transfer No. 1905. 141. 10687

S. G. No.

Approved

for  
SURVEYOR-  
GENERAL

Scale 1:1500



The figure  
represents

ABCDEFGHIJ  
9320 square metres of land being

Erf 11225  
**BEAUFORT WEST**

(and comprises components 1 and 2 as listed above)

Municipality and Administrative District of Beaufort West  
Province : Western Cape  
Compiled in February 2025 by me

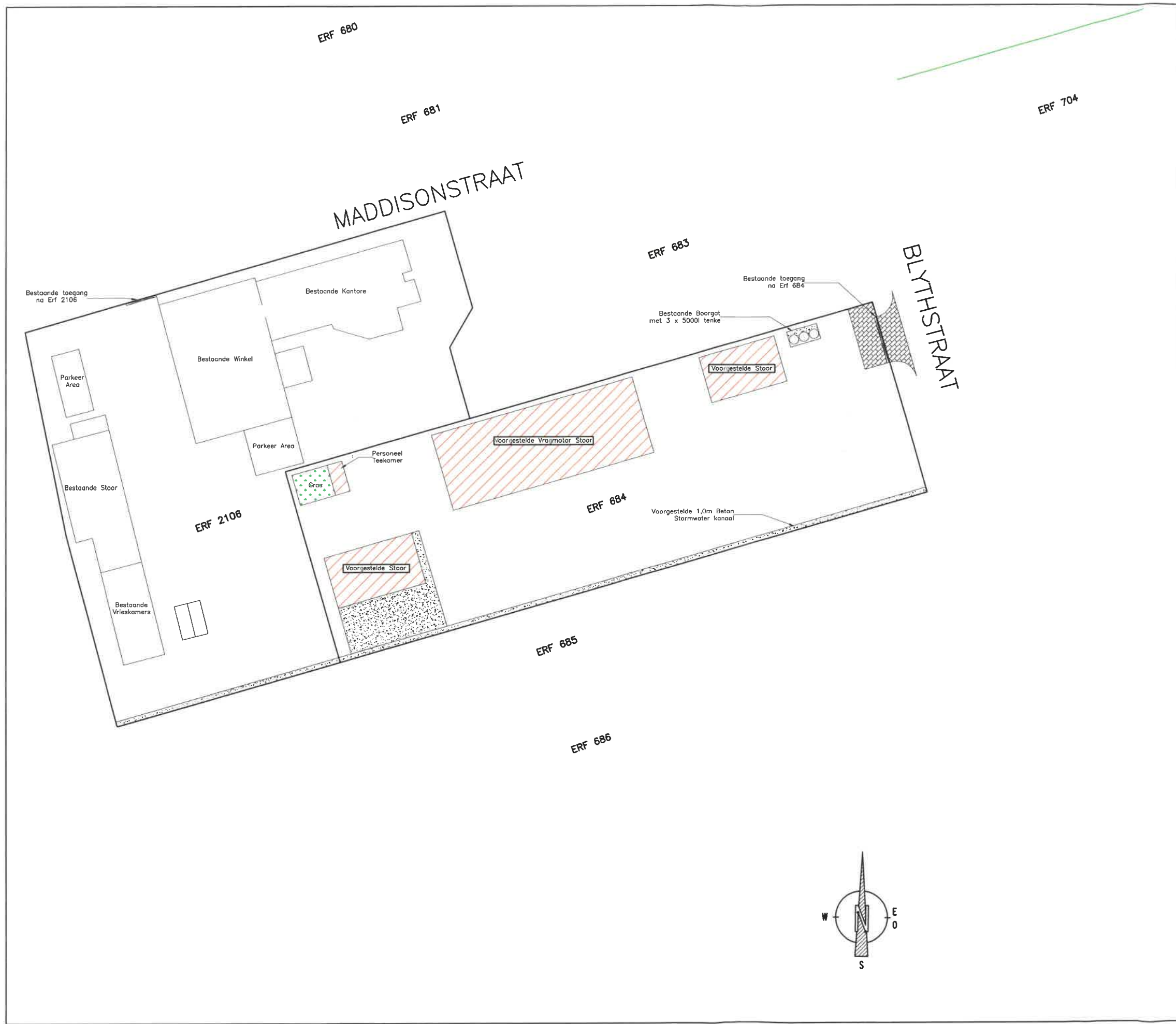
H. Kaderli PLS-1035  
Professional Land Surveyor

This diagram is  
annexed to  
No.  
d. d.  
i. f. o.  
Registrar of Deeds  
Cape Town

The original diagrams  
are as listed above

File  
S. R. Compiled  
Gen. Plan B34 (2422)  
Comp. CL-4AC/Z41 (2358)  
CL-4AC/Z42 (2359)  
LPI C009001

Erf 11225 BEAUFORT WEST



Notas:

Rev No.	Datum	Beskrywing	Goedgekeur


 17 ALPHEN BLUN ROAD, OEWERZICHT, OUDTSHOORN, 6626  
 072 395 1043 | 086 297 7700  
[info@krooconsult.com](mailto:info@krooconsult.com)  
 CR No: 2008/107949/23

**Projek** Project  
 Terrein Ontwikkelingsplan vir die Voorgestelde konsolidasie van Erf 2106 en Erf 684, Beaufort–Wes  
**Kliënt** Client  
 Mnr. H.J. de Jager  
 Maddisonstraat 6  
 Beaufort–Wes

**Beskrywing** Description  
 Terrein Ontwikkelingsplan  
**Skaal:** 1: 750 **Geteken:** M Botha  
**Nagegaan:** M Botha **Datum:** Feb 2025

**Tekening Nr.** Drawing No.  
 KK-E-006/001

Hierdie tekening, dokumentasie asook inligting bly die intellektuele eiendom van Karoo Konsult cc. en mag nie versprei, gekopieër of produseer word in enige vorm hoegenaamd sonder vooraf geskrewe toestemming.

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 5

53

SEALREG DUTY R.....
FOOI FEE R. <u>340.00</u>

*[Signature]* Opgestel deur my,

**TRANSPORTBESORGER**  
**L R LE ROUX**

<b>BC</b> 00009779 2006	
GEKANSELLEER CANCELLED	
VERBIND	<b>MORTGAGED</b>
VIR FOR R	<u>500 000.00</u>
<b>B</b>	071721/2001
2001-12-18	<i>[Signature]</i>
	REGISTRATEUR/REGISTRAR

10 FEB 2006

**T** 101828/2001

# AKTE VAN TRANSPORT

CRAWFORDS INC  
DONKINSTRAT 36  
BEAUFORT WES  
6970  
POSBUS 25, BEAUFORT WES, 6790  
023 414 2161

**HIERMEE WORD BEKEND GEMAAK**

**DAT MARGARET ANNE BOAG**

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

Die Trustees van tyd tot tyd van die **MADDISON TRUST**  
Registrasie Nr : IT2775/1999

gedateer die 17de Oktober 2001  
en geteken te BEAUFORT WES;

REKENING BETALINGS INSKRYWINGS DATA CAPTURE		
OPROEPEM, REF. NO.	DATA INLEES	OPERASIE
<u>2301</u>	<u>[Signature]</u>	<u>[Signature]</u>
ESOTAN/VERIF. NO.		

EN die genoemde Komparant het verklaar dat Die Trustees van tyd tot tyd van die MADDISON TRUST Nr : IT2775/1999 die ondergemelde eiendom op 28 Augustus 2001 waarlik en wettiglik per PRIVAAT OOREENKOMS verkoop het en dat hy/sy in sy/haar voormelde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**Die Trustees van tyd tot tyd van HJM DE JAGER TRUST  
Nr : IT4341/1997**

Hul ampsopvolgers of regsverkrygendes, in volkome en vrye eiendom,

**Erf 2106 BEAUFORT WES  
In die Munisipaliteit en  
Afdeling van BEAUFORT WES  
PROVINSIE WES-KAAP**

**GROOT 4 905 (VIERDUISEND NEGEHONDERD EN VYF) vierkante meter**

**AANVANKLIK** geregistreer kragtens Sertifikaat van Verenigde Titel Nr. T39792/1982 met Kaart L.G. Nr. 4174/1982 wat daarop betrekking het en gehou kragtens Transportakte Nr T23113/2000.

- I. **WAT BETREF** die figuur A a b j op gemelde Kaart L.G. Nr. 4174/1982:-  
**ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T8920/1907.
- II. **WAT BETREF** die figuur a B C D E b op gemelde Kaart L.G. Nr. 4174/1982:-
  - A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T8920/1907.
  - B. **ONDERHEWIG VERDER** aan die volgende voorwaardes genoem in Transportakte Nr T39791/1982 opgelê deur die Administrateur kragtens Artikel 9 van Ordonnansie 33 van 1934, 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 verkil 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.

**III WAT BETREF die figuur J F G H op gemelde Kaart Nr. 4174/1982-**

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T9294/1912.
- B. **ONDERHEWIG VERDER** aan die voorwaardes genoem in Transportakte Nr. T39791/1982 opgelê deur die Administrateur kragtens Artikel 9 van Ordonnansie 33 van 1934 en welke voorwaardes lees soos uiteengesit in paragraaf II.B. hierbo.



WESHALWE die Komparant afstand doen van al die reg en titel wat die gesegde

Trustees van tyd tot tyd van MADDISON TRUST Nr : IT2775/1999

voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat dit geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde

Die Trustees van tyd tot tyd van HJM DE JAGER TRUST Nr :  
IT4341/1997

die se opvolgers in titel of regverkrygendes tans en voortaan daartoe gerégtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat en erken dit ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van R500 000,00 (VYF HONDERD DUISEND RAND) is.

IN GETUIENIS WAARVAN EK, die genoemde REGISTRATEUR VAN AKTES tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op *18 Desember 2001*

In my teenwoordigheid

  
**REGISTRATEUR VAN AKTES**

  
q.q.

*f*

CRAWFORDS  
Donkinstraat 36  
BEAUFORT-WES  
6970  
Docex 1, BEAUFORT-WES

Opgestel deur my

TRANSPORTBESORGER  
JANINE FOUCHÉ

Fee endorsement		
	Amount	Wife fee
Purchase price/Value	R 165 000,00	R 81,00
Reason for exemption		Exempt if a



T 000041800 / 2019

## AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK

DAT

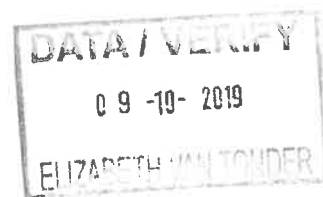
JANINE FOUCHÉ

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

**LUNDU WILLEM MAYEKISO**  
Identiteitsnommer 400210 5370 08 6  
Ongetroud

gedateer 23 Augustus 2019

en geteken te BEAUFORT-WES



CRAWFORDS

EN genoemde Komparant het verklaar dat die gesegde **LUNDU WILLEM MAYEKISO** die ondergemelde eiendom op **23 AUGUSTUS 2019** waarlik en wettiglik verkoop het en dat hy/sy in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

**DIE TRUSTEES VAN TYD TOT TYD VAN HJM DE JAGER TRUST**  
**Registrasie Nommer IT4341/97**

haar erfgename, eksekuteurs, administrateurs of regsverkrygendes in volkome en vrye iendom:

**REstant ERF 684, BEAUFORT-WES**  
**In die Munisipaliteit en Afdeling van BEAUFORT-WES**  
**PROVINSIE WES-KAAP**

**GROOT: 4 415 (VIER DUISEND VIER HONDERD EN VYFTIEN) Vierkante Meter**

**AANVANKLIK OORGEDRA** kragtens Transportakte Nr. T10687/1905 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nr. T985/2019.

- A. ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T9264/1912.
- B. ONDERHEWIG VERDER** aan die bepalings van die Endossement gedateer 25 Oktober 1982 op Transportakte Nr. T35240/1973, naamlik:-
1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat die 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 bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, en 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 genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

WESHALWE die Komparant afstand doen van al die regte, titel en belang wat die gesegde

**LUNDU WILLEM MAYEKISO**

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

**DIE TRUSTEES VAN TYD TOT TYD VAN HJM DE JAGER TRUST**  
**Registrasie Nommer IT4341/97**

hul opvolgers in amp of regsverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en erken hy ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van

**R165 000.00 (EEN HONDERD VYF EN SESTIG 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 op die kantoor van die REGISTRATEUR VAN AKTES te  
**KAAPSTAD** op **07 OCT 2019**

In my teenwoordigheid



\_\_\_\_\_  
Registrateur van Aktes

\_\_\_\_\_  
q.q. Handtekening van komparant





List documents provided for discussion at meeting:

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

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

(If yes, request a copy of the minutes)

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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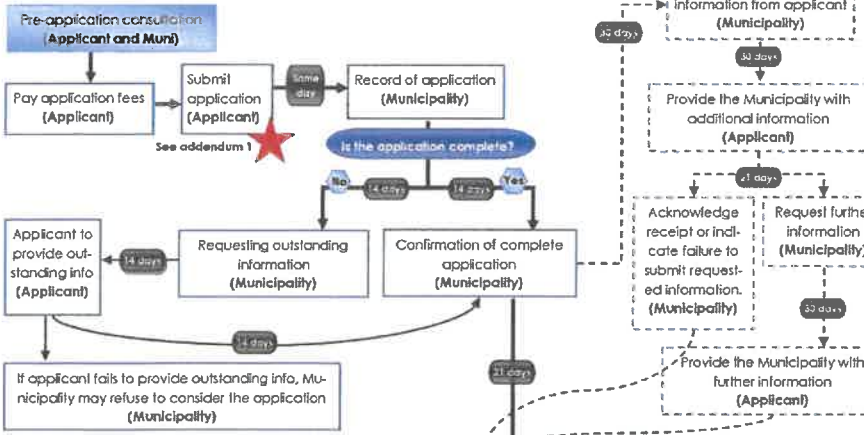
Comprehensive overview of proposal:

Aansoek vir die heraanmerking van erf 684 Beaufort-Weg vanaf  
Enkel Residensiële 1 na Besigheidsone 1 vir die doel van veilige  
Stoor fasiliteit vir 'n bestaande besigkeid bedryf vanaf Erf 2106  
Beaufort-Weg.

# PART B: APPLICATION PROCESS

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

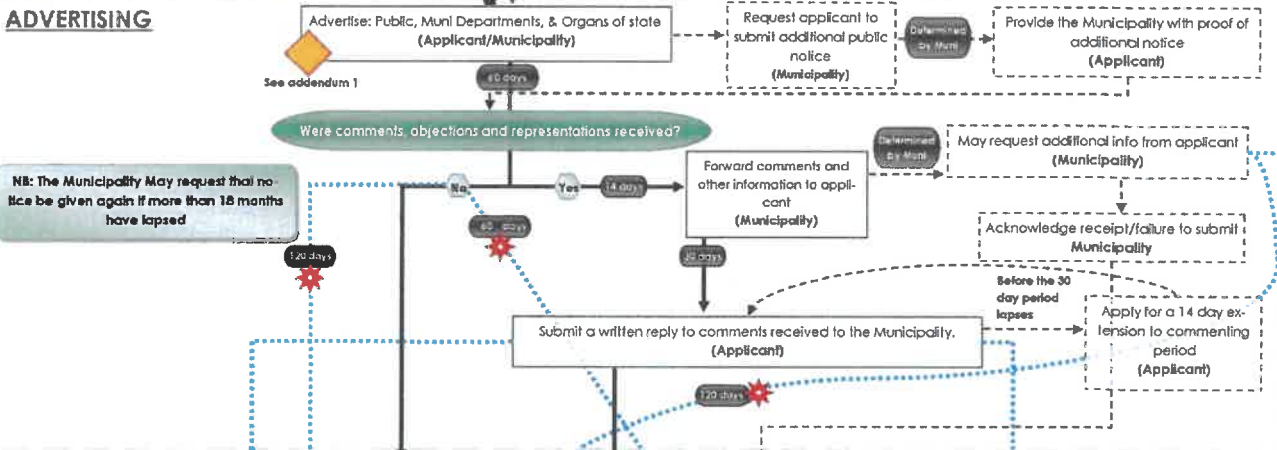
### SUBMISSION



- Types of applications that can be submitted in terms of Section 16 (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 any approved subdivision plan or part thereof, including a general plan or diagram
  - (l) Permission required in terms of condition of approval
  - (m) Determination of zoning
  - (n) Closure of public place or part thereof
  - (o) Consent use
  - (p) Occasional use
  - (q) To disestablishment of a home owner's association
  - (r) To rectify a failure of a home owner's association
  - (s) Permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part thereof.

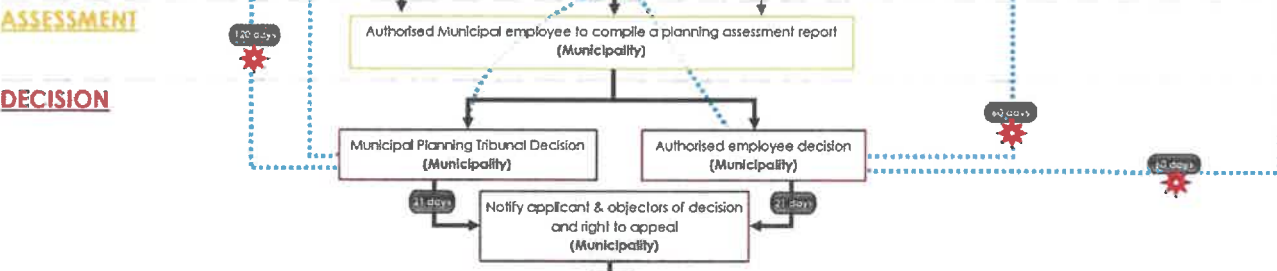
Key	
Out of time appeal may be lodged within this time	★
Direction	→
Timeframe	14 days
Additional	---
Questions	?
Answers to questions	!

### ADVERTISING



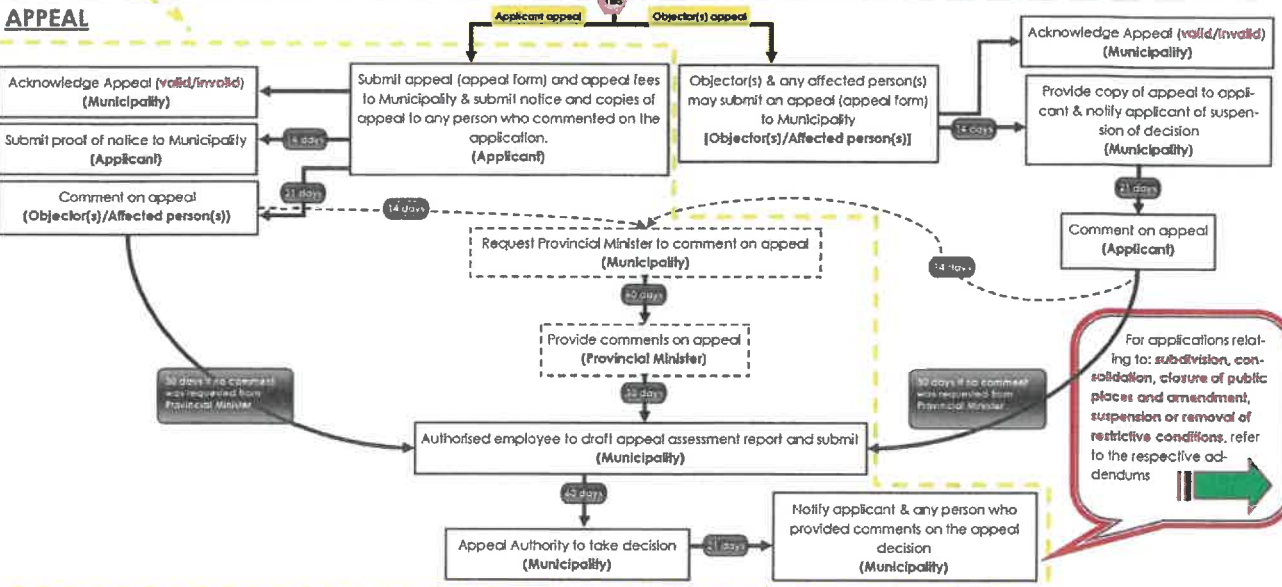
### ASSESSMENT

### 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 By-Law on Municipal Land Use Planning for Beaufort West Municipality	Application fees payable
<input checked="" type="checkbox"/>	2(a) a rezoning of land;	R 612.15
<input 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
<input type="checkbox"/>	2(g) a permission required in terms of the zoning scheme;	R
<input type="checkbox"/>	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input type="checkbox"/>	2(i) an extension of the validity period of an approval;	R
<input type="checkbox"/>	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
<input type="checkbox"/>	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
<input type="checkbox"/>	2(l) a permission required in terms of a condition of approval;	R
<input type="checkbox"/>	2(m) a determination of a zoning;	R
<input type="checkbox"/>	2(n) a closure of a public place or part thereof;	R
<input type="checkbox"/>	2(o) a consent use contemplated in the zoning scheme;	R
<input type="checkbox"/>	2(p) an occasional use of land;	R
<input type="checkbox"/>	2(q) to disestablish a home owner's association;	R
<input 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 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 checked="" type="checkbox"/>	Serving of notices (i.e Delivering by hand; registered post; data messages) Publication of notices (i.e Local Newspaper(s); Provincial Gazette; site notice; Municipality's website)	R 2 454.50
<input type="checkbox"/>	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
<input checked="" type="checkbox"/>	Notice of decision (i.e Provincial Gazette)	R 1 228.00
<input type="checkbox"/>	Integrated procedures	R
<b>TOTAL APPLICATION FEE*:</b>		<b>R</b>

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

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

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

### SECTION B:

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

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

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?		✓		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?	✓			
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	✓			
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?		✓		

**SECTION C:**

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

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

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



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



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

**SECTION D:**  
**SERVICE REQUIREMENTS.**

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

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

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

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

**Supporting information and documentation:**

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

## PART E: DISCUSSION


- Die aansoeker verduidelik dat hy <sup>of</sup> sy bestaande Erf 2106 kan nie geneig stoor ruimte A vir voertuie sowel as ander produkte het nie.
- Die bestaande Servering van Erf 684 is die van Enkel Besidingsdel 1 maar bedek die erf nie oor in waarheid of enige ander struktuur nie. Die hersiening van die erf na Besidingsdel 1 word beskou as die korrekte servering vir die doel waarvoor die erf gebruik gaan word. Die eienaar word wel daarop gewys dat om die erf erwe (684 en 2106) te konsolideer in beter opsig sou wees om seker te verseker dat die erf gebruik gaan word vir die doel van die uitbreiding van erf 2106. Die eienaar aansoeker teen ook aan dat die hersiening geen addisionele impak op vervoer of munisipale dienste sal het nie. Daar gaan geen addisionele voertuie gestoor word nie slegs die wet tans op erf 684 is. Die aansoeker moet ook die motiverings brief oopmaak om die impak op die omgewing sowel as die verkeer te bespreek.

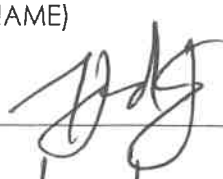
## PART F: SUMMARY / WAY FORWARD

- Die aansoeker moet dit oorweeg om erf 684 en erf 2106 te konsolideer.
- Die aansoeker moet ook sy aansoek vorm indien hy dit aanvaar wel wil konsolideer.
- Die finale aansoek vorms moet ingedien word by die Korporatiewe Afdeling vir die aandag van Mnr. P. Strumpher.
- Die aansoek vorms moet ook die bewys van betaling versend.
- Die aansoeker het die reg tot appel.

OFFICIAL: C.B. Wright.  
(FULL NAME)

PRE-APPLICANT: H J de Jager  
(FULL NAME)

SIGNED: 

SIGNED: 

DATE: 21 February 2025.

DATE: 21/02/2025



# BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO

Directorate: Infrastructure Services / Direktooraat: 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  
Isalathiso

Navrae  
Enquiries C.B.Wright  
Imibuzo

Datum  
Date 21 Februarie 2025  
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

## VOOR-AANSOEK KONSULTASIE: AANSOEK OM HERSONERING TEN OPSIGTE VAN ERF 684: BEAUFORT-WES MUNISIPALE AREA

### 1. DOEL

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

### 2. AANSOEK

- 2.1 Die aansoeker se bestaande besigheid is op Erf 2106 geleë en is as Sakesone I gesoneer. Die aansoeker beoog om die bestaande besigheid op Erf 2106 uit te brei na Erf 684.
- 3 Die uitdagings rakende die voorgestelde hersonering is as volg en moet in die motiveringsverslag aangespreek word:
- 3.1 Die versoenbaarheid van die voorgestelde ontwikkeling (visuele impak en aktiwiteite wat gaan plaasvind) met die bestaande grondgebruike en bestaande karakter van die area, spesifiek die woonstelontwikkeling op Erf 683 wat dan deur besighede omring sal word.
- 3.2 Mitigering van negatiewe impakte soos stof en geraas.
- 3.3 Impak van die addisionele vragmotorverkeer op die straatnetwerk.
- 3.4 Die impak wat die uitbreiding van die bestaande besigheid op die area sal hê, in die lig daarvan dat die bestaande gebruik reeds beskou word as 'n grondgebruik wat nie versoenbaar met residensiële grondgebruike nie.
- 3.5 Kumulatiewe impak van soortgelyke grondgebruike op die omliggende eiendomme en die straatnetwerk.
- 3.6 Unieke eienskappe wat die eiendom gunstig maak vir die voorgestelde ontwikkeling.
- 3.7 Toegang tot die perseel en voertuigsirkulasie op die perseel (skakeling met Erf 2106).

### Die proses om 'n finale aansoek in te dien is:

- '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: Mnr. P.Strumpher.

- **Adres:**

E-pos: petrus@beaufortwestmun.co.za  
Donkinstraat 112  
Middeldorp  
BEAUFORT-WES  
6970

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

### Die koste vir die aansoek is soos volg:

• Hersoneringsfooi	-	R 819,10
• Advertensiekoste vir publieke deelname	-	R 3 285,41
• Advertensiekoste in die Provinsiale Koerant	-	<u>R 1 643,83</u>
Die totale koste vir die aansoek	-	<u>R 5 748.34</u>

### Beaufort - Wesbank Besonderhede:

Bank: Nedbank  
Rekeninghouer: Beaufort-Wes Munisipaliteit  
Rekeningnommer: 10742 80318  
Rekeningtipe: Huidige rekening  
Takkode: 198765  
Verwysing: Erf 684

Vir u verdere aandag.



  
**CHRISTOPHER WRIGHT**  
**GEMAGTIGDE BEAMPTTE**  
/mg





**ATTENDANCE REGISTER  
ERF 684: BEAUFORT WEST**

**21 FEBRUARY 2025**

NAME AND SURNAME	OFFICIAL / APPLICANT	SIGNATURE
Mr C.B.Wright	Authorized Official	
Ms M.Govender	Personal Assistant	
Mr H.De Jager	Applicant / On behalf of applicant	