



**MUNISIPALITEIT / MUNICIPALITY**  
**BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO**  
Department Korporatiewe Dienste / Department Corporative Services

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

**Verwysing**  
**Reference**  
**Isalathiso**

12/3/2; 12/4/4/2; 12/4/5/2  
Farm 185 [Beaufort West]

**Privaatsak/Private Bag 582**  
**Faks/Fax 023-4151373**  
**Tel 023-4148103**

**Navrae**  
**Enquiries**  
**Imibuzo**

P. Strümpher

**E-pos / E-mail [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za)**  
**Donkinstraat 112 Donkin Street**  
**BEAUFORT-WES**  
**BEAUFORT WEST**  
**BOBHOFLO**

**Datum**  
**Date**  
**Uhmla**

16 October 2020

**Aurecon South Africa**  
Suite 201, 2<sup>nd</sup> Floor  
Bloemhof Building  
65 York Street  
**George**  
6529

**E-mail: [rudolf.schroder@aurecongroup.com](mailto:rudolf.schroder@aurecongroup.com)**

**[manager.techservice@beaufortwestmun.co.za](mailto:manager.techservice@beaufortwestmun.co.za)**

Sir

**LAND USE AND LAND DEVELOPMENT APPLICATION: ZONING, CONSENT USE AND SUBDIVISION OF THE REMAINDER OF THE FARM 185: BEAUFORT WEST**

Your application dated 5 June 2020, refers.

The Planning Tribunal for Beaufort West Municipality resolved on 1 October 2020 as follows:-

- " 1.1 That the following land use and land development applications applicable to the Remainder of Farm 185, Beaufort West:
- i. **Rezoning** in terms of Section 15(2) (a) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019, of the Remainder of the Farm 185, Beaufort West from "Agricultural Zone I" to a "sub divisional area" to make provision for:
    - 1 Open Space Zone II erf (±25,407ha)
    - 1 Utility Zone erf (±20,9823ha); and
    - 1 Remainder Agricultural Zone I erf.
  - ii. **Consent Use** in terms of Section 15(2) (o) to permit a cemetery on the Open Space Zone II erf.
  - iii. **Subdivision** in terms of Section 15(2) (d) of the Remainder of Farm 185 in accordance with the attached subdivision plan (**Annexure D**) in order to give effect to the above approved sub divisional zoning.

**BE APPROVED, IN TERMS OF SECTION 60 OF THE BEAUFORT WEST MUNICIPAL LAND USE PLANNING BYLAW, 2019, SUBJECT TO THE FOLLOWING CONDITIONS IN TERMS OF SECTION 66:**

- 1.2 That the approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-law for the Beaufort West Municipality, 2019 if not implemented within a period of five (5) years from the date thereof.
- 1.3 That an approved Surveyor General diagram be submitted to the Directorate: Corporate Services for record purposes.
- 1.4 That the land use approval does not exempt the applicant from obtaining any required authorisation in terms of other legislation.
- 1.5 That the layout plan of the cemetery extension be informed by the environmental studies.

**2. THE REASONS FOR THE DECISION ARE AS FOLLOWS:**

- 2.1 The proposed land uses are desirable within the existing development context and are considered to be compatible with the surrounding land uses.
- 2.2 The proposed land uses will not have a negative impact on the existing character of the area or the built environment.

You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019.

The **attached** appeal form must be completed and should be directed to the Appeal Authority and received by the Municipality within **21 days** of notification of this decision together with proof of payment of the appeal fee to the amount of R8,000.00.

Beaufort West Municipality's banking details are as follows:-

**Bank** : Nedbank  
**Branch** : Beaufort West  
**Account** : 1074280318  
**Branch code** : 198765  
**Account type** : Cheque  
**Reference No.** : 10/1000/100/020110

You are requested to simultaneously serve notice of the appeal to the surrounding landowners stipulated on the **attached** list. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

The notice must be served in accordance with Section 35 of the same by-law and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, 32 of 2000.

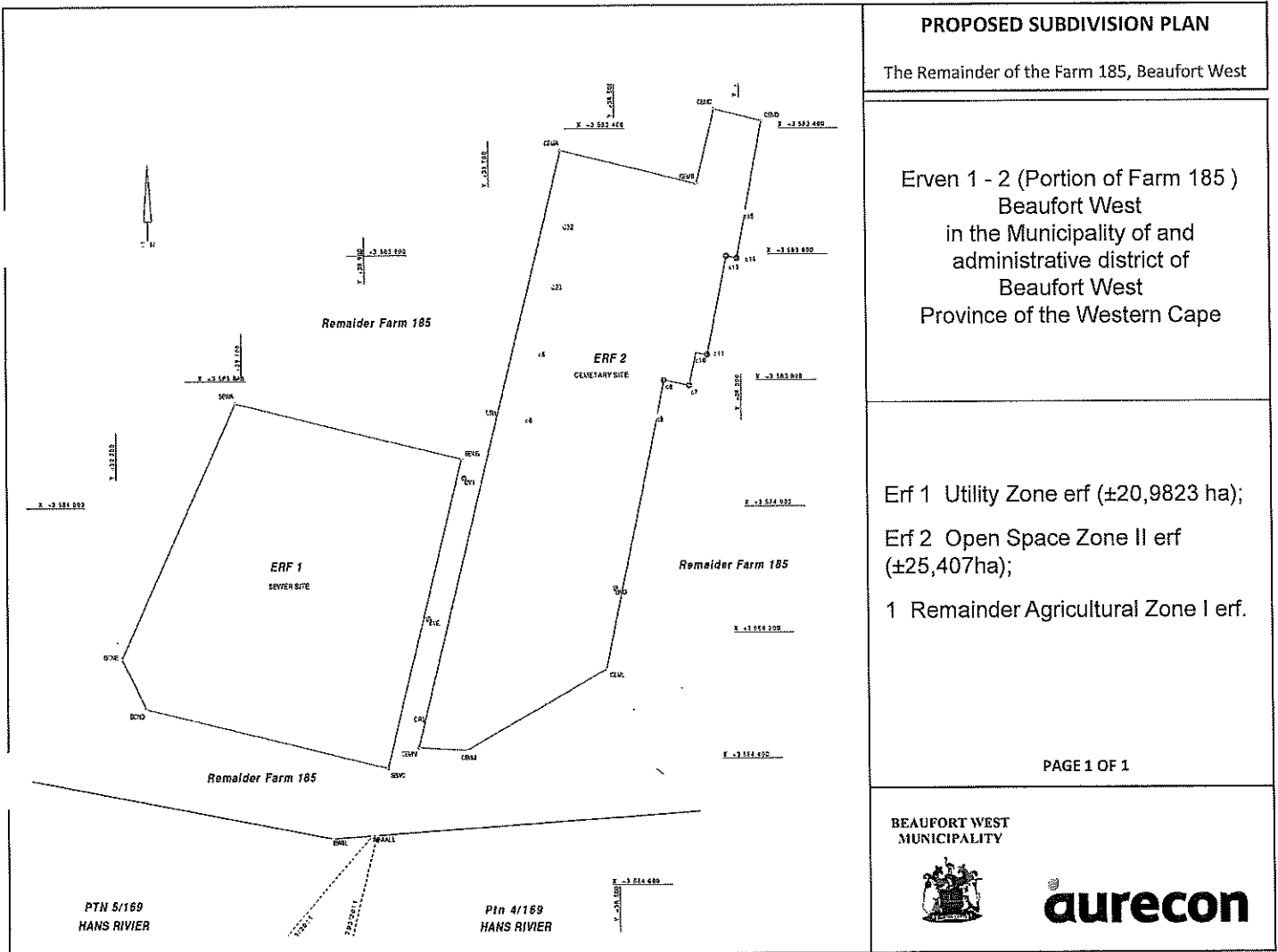
Yours faithfully

  
**K.J. Haarhoff**  
**Municipal Manager**

Subdivision approved in whole in terms of Section 60(a) of the By-Law on Municipal Land Use Planning for Beaufort West Notice No. 21/2019.

Chairperson: Municipal Planning Tribunal

2/10/2020  
Date



**PROPOSED SUBDIVISION PLAN**  
The Remainder of the Farm 185, Beaufort West

Erven 1 - 2 (Portion of Farm 185 )  
Beaufort West  
in the Municipality of and  
administrative district of  
Beaufort West  
Province of the Western Cape

Erf 1 Utility Zone erf (±20,9823 ha);  
Erf 2 Open Space Zone II erf  
(±25,407ha);  
1 Remainder Agricultural Zone I erf.

PAGE 1 OF 1

BEAUFORT WEST  
MUNICIPALITY



**BEAUFORT-WES(T)  
MUNISIPALITEIT // MUNICIPALITY**

**APPEAL FORM**

(Section 79 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. Append this form to your letter of appeal which must comply with section 80 of the By-law on Municipal Land Use Planning for Beaufort West Municipality.

**PART A: APPEAL**

Are you appealing against the decision made by the authorised employee or Tribunal?	Y	N	If Yes, indicate in Part E if the appeal is lodged against the whole decision or part thereof. If the latter applies provide a description of the part.	
Are you appealing in respect of the failure of the authorised employee or Tribunal to make a decision within the period contemplated in section 57(1) or (2)?	Y	N	If Yes, provide facts that prove the failure in Part E.	
Are you appealing against the condition(s) of approval imposed by the authorised employee or Tribunal?	Y	N	If Yes, list relevant condition(s) and provide a description in Part E.	
Is your appeal based on and primarily concerned with the process followed prior to the authorised employee or Tribunal decision?	Y	N	If Yes, specify in Part E.	
Is your appeal based on and primarily concerned with the merits of the land development or land use application on which it is believed that the authorised employee or Tribunal erred in coming to the conclusion?	Y	N	If Yes, specify in Part E.	
Date of decision	DD/MM/YYYY	Date receiving notice of decision	DD/MM/YYYY	
Who took the original decision?	√	Authorised employee	√	Tribunal

**PART B: APPELLANT'S DETAILS**

First name(s)	
Surname	

Company or legal person's name (if applicable)			
Postal address			
		Postal Code	
Email			
Tel		Fax	
		Cell	

**PART C: APPELLANT'S PROPERTY DESCRIPTION** (Property that is affected by proposed development)

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.			
Physical Address			
GPS Coordinates		Town/City	

**PART D: PROPERTY DESCRIPTION OF PROPOSED LAND DEVELOPMENT**

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.			
Physical Address			
GPS Coordinates		Town/City	

**PART E: APPEAL MOTIVATION AND REASONS\***

\* Appeal motivation, information and reasons may be attached.

**PART F: APPEAL FEE** (for completion and use by official)

	Appeal	R
<b>TOTAL APPEAL FEES*</b>		R

\* Appeal fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

**BANKING DETAILS**

Name:

Bank:

Branch no.:

Account no.:

Payment reference: .....

(If applicable)

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION**

Complete the following checklist and attach all the information and documentation relevant to the appeal.

Y	N	Proof of payment of appeal fees (applicant)	Y	N	Proof of serving notice of appeal (applicant)
Y	N	Copy of decision and proof of notification	Y	N	Copy of conditions of approval
Y	N	Motivation and reasons for appeal	Y	N	Other (specify)

**SECTION H: DECLARATION**

I hereby wish to confirm the following :

1. That the information contained in this appeal form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 85(1)(e) of the said legislation 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.

Appellant's signature: \_\_\_\_\_

Date: \_\_\_\_\_

Full name: \_\_\_\_\_

FOR OFFICE USE ONLY

Date received:

\_\_\_\_\_

Received by:

\_\_\_\_\_

Municipalities:

\_\_\_\_\_



MUNISIPALITEIT / MUNICIPALITY  
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFULO



Kennisgewing Nr. 133/2020

VOORGESTELDE HERSONERING, ONDERVERDELING en VERGUNNINGSGEBRUIK VAN  
PLAAS 185, DISTRIKPAD: DR 2307, BEAUFORT-WES

Erfnommer	Eienaar / Okkupeerder	Fisiese Adres	E-pos Adres
1966	Beaufort-Wes Landbou Vereniging	Posbus 267 <b>Beaufort-Wes</b> 6970	estere@telkomsa.net
1966	Staatsveearts	Blythstraat <b>Beaufort-Wes</b> 6970	
1966	SAPD – Honde Eenheid	Blythtstraat <b>Beaufort-Wes</b> 6970	
1917	Republiek van Suid-Afrika	Privaatsak X9027 <b>Kaapstad</b> 8000	
8463	Makwena Familie Trust	Ernestlaan 12 <b>Beaufort-Wes</b> 6970	
Plaas 169/5	Hansrivier Trust H.W. Nigrini	Posbus 191 <b>Beaufort-Wes</b> 6970	seviliano@vodamail.co.za