



**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)	Sibongile			Rode		} on behalf of	
Surname	Mduli			Berchtwald		Zijanda Energy (Pty) Ltd	
South African Council for Planners (SACPLAN) registration number (if applicable)				A 1177 / 2020			
Company name (if applicable)	Rode Plan						
Postal Address	2 Brandwacht Street			Stellenbosch		Postal Code	7600
Email	berchtwald@rodeplan.co.za						
Tel	—		Fax	—		Cell	0826587545

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

Registered owner(s)	Montana 123 (P4) (Re P3)			P1 Fam Schwedene			
Physical address	RA Koster Family Trust			GJ Vivier benby Trust			
	—			Postal code	—		
E-mail							
Tel	—		Fax	—		Cell	—

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

Property description	(1) Montana 123, Portion 4	(3) Schwedene Portion 1
	(2) Montana 123, Remainder Portion 3	



[Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]			
Physical Address		Nelspruit area	
GPS Coordinates		(1) 32°10'19.68" S 22°58'40.69" E (2) 32°08'37.95" S 23°04'46.19" E (3) 32°05'39.16" S 23°07'36.62" E	
Current Zoning	Extent	Are there existing buildings?	(1) 611 (2) 6047 (3) 4099
Applicable Zoning Scheme	Agriculture Zone 1		
Current Land Use	Zoning Scheme Bylaw (16) 245, 22 June 2020		
Title Deed number and date	T (1) T 55361 / 2003 (2) T 55361 / 2003 (3) T 23110 / 1999		
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
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		Y	N
If yes, is this application to legalize the building / land use?		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	Reference Number	Date of consultation	

#### PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING FOR BEAUFORT WEST MUNICIPALITY AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
✓	2(a)	a rezoning of land;	R
✓	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

✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

**TOTAL A:** R 11,685,00

**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> <b>PUBLICATION OF NOTICES</b>	Delivering by hand; registered post; data messages	R
✓		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
✓	<b>INTEGRATED PROCEDURES</b>	T.B.C	R

**TOTAL B:** R

**TOTAL APPLICATION FEES\***

(TOTAL A + B)

R

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

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

**BANKING DETAILS**

Name:

Bank:

Branch no.:

Account no.:

**Payment reference:**

(if applicable)

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**PART F: DETAILS OF PROPOSAL**

Brief description of proposed development / intent of application:

To establish the Poortje cluster of star RV facilities on three properties in the Nelsport area in B/Vest Municipal area.

**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

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

Supporting information and documentation:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consolidation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land use plan / Zoning plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street name and numbering plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 : 50 / 1:100 Flood line determination (plan / report)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaping / Tree plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Home Owners' Association consent
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abutting owner's consent	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Services Report or indication of all municipal services / registered servitudes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) /	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



			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)				Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A		National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
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 :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.

5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature: \_\_\_\_\_

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

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

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

SACPLAN registration  
number: \_\_\_\_\_**FOR OFFICE USE ONLY**

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

Received by: \_\_\_\_\_

Municipal Stamp

**ANNEXURES**

The following Annexures are attached for your information, only if applicable:

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

**Please do not submit these Annexures with the application form.**