



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice // Kennisgewing No. 85/2017

APPLICATION FOR REZONING and CONSOLIDATION OF ERVEN 646, 653 and 654, DONKIN STREET: BEAUFORT WEST // AANSOEK VIR HERSONERING en KONSOLIDASIE VAN ERWE 646, 653 en 654, DONKINSTRAAT: BEAUFORT-WES

Notice is hereby given in terms of Section 61 of the By-law on Municipal Land Use Planning for Beaufort West Municipality, Notice No. 72/2015, that the Authorized Official has in terms of Section 60 **approved** the above application in whole as follows:-

“ The application for rezoning in terms of Section 15 (2) (a) of the Beaufort West Municipality: Land Use Planning By-law, 2015, from " Undetermined "to" Business Zone I "and the application for consolidation in terms of Section 15 (2) (e) of the Beaufort West Municipality: Land Use Planning By-law,

APPROVED in terms of Section 60 of the Municipal Land Use Planning By-law for Beaufort West, 2015, subject to the following conditions imposed under Section 66 of the said By-law, namely: -

1. The approval of the application will expire in accordance with the Municipal Land Use Planning By-law for Beaufort West, 2015, if the approval is not implemented within 5 years from the date of this approval.
2. That complete building plans in terms of the National Building Regulations (NBR) must be submitted to Beaufort West Municipality for all buildings and structures on the property.
3. The approval will only be deemed to be implemented upon issuing of an occupation certificate in accordance with the building plans.
4. Compliance with all requirements of the Section 8 Scheme Regulations, applicable to Business Zone I, including the provision of parking.
5. That the developer will be responsible for all costs relating to the provision of internal services according to the Council's standard conditions as well as the cost of the electrical connection and the contribution to the Capital Network Fund, as calculated according to the electricity tariffs of the relevant financial year in which connection is made, which costs will be payable before the building plan will be approved.
6. That the services tariffs will be charged as per Council's approved tariffs list. Including the applicable connection fees.
7. That a site development plan indicating the following information must be submitted to the municipality for approval before any construction work commences: -
 - Margins and dimensions
 - Position of all structures
 - Building lines applicable to property
 - Placement of structures
 - Supply of waste disposal
 - Views, sectional diagrams and perspective sketches of buildings
 - Clearly marked parking spaces and drive through facility
 - Approaches
 - Traffic flow”

Reasons for the above decision are as follows:

- i) The proposed land use is considered to be compatible with the surrounding business-related land uses and will therefore not have a negative impact on the existing rights of the surrounding landowners or the built-up environment.
- ii) The proposed development supports the developmental principles of spatial sustainability and effectiveness through the more effective utilization of existing resources, such as land and infrastructure, within the urban boundary.

Any person whose rights are affected by the above decision and or conditions may appeal to the Appeal Authority by submitting a written appeal to the Municipal Manager, Beaufort West Municipality, Private Bag 582, 112 Donkin Street, Beaufort West, 6970, to reach the undersigned within **21 days** from the date of publication of this notice. Official appeal forms are available on request from Mrs. E. du Plessis at Tel. No. 023-414 8117 or e-mail: admin@beaufortwestmun.co.za.

“ Kennis geskied hiermee in gevolge Artikel 61 van die Verordening op Munisipale Grondgebruik Beplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 72/2015, dat die Gemagtigde Beampte in terme van Artikel 60 bogenoemde aansoek in geheel soos volg **goedgekeur** het:-

Die aansoek vir **hersonering** ingevolge Artikel 15(2)(a) van die Beaufort-Wes Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015, vanaf “Onbepaald” na “Sakesone I”, en die aansoek vir **konsolidasie** ingevolge Artikel 15(2)(e) van die Beaufort-Wes Munisipaliteit: Verordeninge op Grondgebruikbeplanning,

GOEDGEKEUR word in terme van Artikel 60 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2015, onderworpe aan die volgende voorwaardes opgelê kragtens Artikel 66 van die genoemde Verordening, naamlik:-

1. Die goedkeuring van die aansoek sal verval ingevolge die bepalings van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2015, indien die goedkeuring nie binne 5 jaar vanaf die datum van hierdie goedkeuring uitgeoefen word nie.
2. Dat volledige bouplanne ingevolge die Nasionale Bouregulasies (NBR), ingedien moet word by Beaufort-Wes Munisipaliteit vir alle geboue en strukture op die eiendom.
3. Die goedkeuring slegs as geïmplementeer geag sal word met die uitreiking van 'n okkupasiesertifikaat met die ooreenstemmende bouplanne.
4. Dat aan alle vereistes van die Artikel 8 Skemaregulasies, van toepassing op Sakesone I voldoen word, insluitend die voorsiening van parkering.
5. Dat die ontwikkelaar verantwoordelik sal wees vir alle kostes ten opsigte van die voorsiening van interne dienste volgens die Raad se standaard voorwaardes, asook vir die koste van die elektriese aansluiting en die bydrae tot die Kapitale Netwerk Fonds, soos bereken volgens die elektriese tariewe van die betrokke finansiële jaar waarin aansluiting gedoen word, welke koste betaalbaar sal wees alvorens die bouplan goedkeuring verleen sal word.
6. Dat die dienste tariewe gehef sal word soos per die Raad se goedgekeurde tariewe lys. Insluitend die toepaslike aansluitingsfoeie.
7. Dat 'n terreinontwikkelingsplan wat die onderstaande inligting aandui, vir goedkeuring ingedien word by die Munisipaliteit, alvorens enige konstruksiewerk 'n aanvang neem:-
 - Erfgrense en afmetings
 - Posisie van alle strukture
 - Boulyne van toepassing op eiendom
 - Plasing van strukture
 - Voorsiening van vullisverwydering

- Aansigte, snit diagramme en perspektief sketse van geboue
- Duidelik gemerkte parkeerruimtes en deurry “drive through” fasiliteit
- Toegange
- Verkeersvloei”

Die redes vir die besluit is as volg:-

- i) Die voorgestelde grondgebruik as versoenbaar met die omliggende sakeverwante grondgebruike beskou en sal dus nie 'n negatiewe invloed om die bestaande regte van die omliggende grondeienaars of die beboude omgewing hê nie.
- ii) Die voorgestelde ontwikkeling ondersteun die ontwikkelingsbeginsels van die ruimtelike volhoubaarheid en doelmagtigheid deurdat die meer effektiewe benutting van bestaande hulpbronne, soos grond en infrastruktuur, binne die stedelike rand, bewerkstellig word.

Enige persoon wie se regte geraak word deur die bogenoemde besluit en of toestande kan 'n beroep op die appèl-owerheid deur 'n skriftelike appèl aan die Munisipale Bestuurder, Beaufort-Wes Munisipaliteit, Privaatsak 582, Donkinstraat 112, Beaufort-Wes, 6970, te rig om die ondergetekende te bereid binne **21 dae** vanaf datum van publikasie van hierdie kennisgewing. Amptelike appèlvorm is beskikbaar op aanvraag by mev. E. du Plessis by Tel. No 023-414 8117 of e-pos: admin@beaufortwestmun.co.za.

Munisipale Kantore // Municipal Offices
Donkinstraat 112 Donkin Street
Beaufort-Wes(t)
6970

K. Haarhoff
Waarnemende Munisipale Bestuurder //
Acting Municipal Manager

Verw. / Ref. No. 12/4/4/2
Datum / Date: 11 Augustus // August 2017