



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice // Kennisgewing No. 101/2017

**APPLICATION FOR REZONING, CONSOLIDATION AND
DEPARTURE REMAINDER OF ERF 832 AND REMAINDER OF ERF 833
DE VILLIERS STREET: BEAUFORT WEST // AANSOEK OM HERSONERING, KONSOLIDASIE EN
AFWYKING: RESTANT VAN ERF 832 EN RESTANT VAN ERF 833, DE VILLIERSSTRAAT:
BEAUFORT-WES**

Notice is hereby given in terms of Section 45 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, subject to the following conditions:

1. The Approval of the Application will be lapse in terms of the provisions of the Beaufort West Municipal Land Use Planning By-law 2015, if the approval is not applied within 5 years from the date of this approval.
2. That detailed 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 which accurately indicates its use.
3. The approval of the building plans will be accompanied by the contribution the developer has to make to the bulk of services set out as follows:

RE/832

• Water	–	R3200.00 x 6 Additional bathrooms
• Sewage	–	R 2415.00 x 6 Additional Points
• Total for RE/832	–	R33 690.00

RE/833

• Water	–	R3200.00 x 7 Additional bathrooms
• Sewage	–	R 2415.00 x 7 Additional Points
• Total due for RE/833	–	R39 305.00

The total amount owed for bulk services is thus R72 995.00

4. The approval will only be deemed to be implemented with the issuing of an occupation certificate with the corresponding building plans.
5. That the approval of the rezoning is limited to the use of the property for guesthouse purposes.
6. That the number of guest rooms be limited to a maximum of 17 rooms.
7. That at least 1 parking space per room, 2 parking spaces for the owner / driver and 1 parking space for visitors / employees are provided.
8. That the two existing electrical connections stay separate and limited to current size.
9. 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 costs associated with any future upgrade 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 relevant costs will be payable before the building plans approval will be granted.
10. That the service charges will be levied as per the Council's approved tariffs, including the applicable connection fees.
11. That a site development plan indicating the information below must be submitted to the municipality for approval:
 - Erf boundaries and measurements
 - Position of all structures
 - Building lines applicable to the property
 - Placement of structures
 - Supply of waste disposal
 - Clearly marked parking spaces
 - Access to the property
 - Traffic flow

Reason for the above decision are as follows:

- i. The proposed utilization of the property for guesthouse purposes is considered compatible with the surrounding land use.
- ii. The proposed guest house will not have a negative impact on the built environment or the existing rights of the surrounding landowners.
- iii. The property is conveniently located for the proposed land use and sufficient parking can be provided on site.

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, so 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 8100 or e-mail: admin@beaufortwestmun.co.za.

Kennis geskied hiermee in gevolge Artikel 45 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 **goedgekeur** het onderhewig aan die volgende voorwaardes:

1. Die goedkeuring van die aansoek sal verval ingevolge die bepalings van die Verordeninge 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 wat die gebruiksaanwending daarvan akkuraat aantoon.
3. Die goedkeuring van die bouplanne sal gepaard gaan met die bydrae wat die ontwikkelaar moet maak tot die grootmaat dienste wat soos volg uitgeengesit is:

RE/832

• Water	-	R 3200.00 x 6 Addisionele badkamers
• Riool	-	R 2415.00 x 6 Addisionele punte
• Totaal vir RE/832	-	R 33 690.00

RE/832

• Water	-	R 3200.00 x 7 Addisionele badkamers
• Riool	-	R 2415.00 x 7 Addisionele punte
• Totaal verskuldig vir RE/833	-	R 39 305.00

Die totale bedrag verskuldig vir grootmaatsdienste is dus R 72 995.00

4. Die goedkeuring slegs as geïmplementeer geag sal word met die uitreiking van 'n okkupasiesertifikaat met die ooreenstemmende bouplanne.
5. Dat die goedkeuring van die herosenering beperk is tot die aanwending van die eiendom vir gastehuis doeleindes.
6. Dat die aantal gastekamers beperk word tot 'n maksimum van 17 kamers.
7. Dat minstens 1 parkeerruimte per kamer, 2 parkeerplekke vir die eienaar/bestuurder en 1 parkeerplek vir besoekers/werknemers voorsien word.
8. Dat die twee bestaande elektriese aansluitings afsonderlik bly en beperk word tot huidige grootte
9. 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 verbonde aan enige toekomstige opgradering 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 relevant koste betaalbaar sal wees alvorens die bouplangoedkeuring verleen sal word.
10. Die dienste tariewe gehêf sal word soos per die Raad se goedgekeurde tariewelys, insluitend die toepaslike aansluitingsfooie.
11. Dat 'n terreinontwikkelingsplan wat die onderstaande inligting aandui, vir goedkeuring ingedien word by die Munisipaliteit:

- Erfgrense en afmetings
- Posisie van alle strukture
- Boulyne van toepassing op die eiendom
- Plasing van strukture
- Voorsiening van vullisverwydering
- Duidelik gemerkte parkeerruimtes
- Toegang tot die eiendom
- Verkeersvloei

Rede vir die besluitneming is soos volg:

- i Die voorgestelde aanwending van die eiendom vir gastehuis doeleindes word as versoenbaar met die omliggende grondgebruike beskou.
- ii Die voorgestelde gastehuis sal nie 'n negatiewe invloed op die beboude omgewing of die bestaande regte van die omliggende grondeienaars of die hê nie.
- iii Die eiendom is gunstig geleë vir die voorgestelde grondgebruik en voldoende parkering kan op die perseel voorsien word.

Enige persoon wie se regte geraak word deur die bogenoemde besluit en of toestande kan 'n beroep op die appèlowerheid 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 8100 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: 26 September 2017