



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOL



Kennisgewing Nr. // Notice No. 19/2020

PERMANENTE AFWYKING VAN SUIDELIKE KANTBOULYN EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDE ERF 2751, THWAITSTRAAT 10: BEAUFORT-WES // PERMANENT DEPARTURE OF THE SOUTHERN SIDE BUILDING LINE AND REMOVAL OF RESTRICTIVE TITLE CONDITION: ERF 2751, 10 THWAIT STREET: BEAUFORT WEST

Kennis geskied hiermee ingevolge Artikel 61 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 21/2019, dat die Gemagtigde Beampte ingevolge Artikel 60 die aansoek vir die **opheffing van beperkende titelvoorwaarde en permanente afwyking van die suidelike kantboulyn op Erf 2751, Thwaitstraat 10, Beaufort-Wes, ingeheel goedgekeur** het, onderworpe aan die onderstaande voorwaardes opgelê ingevolge Artikel 66 van die genoemde verordening:

Dat die volgende aansoeke van toepassing is op **Erf 2751, Beaufort-Wes**:

1. **Opheffing van beperkende titelvoorwaarde** E.7.(i) & (ii) soos voorkom in Transportakte T22535/2019, in terme van Artikel 15.(2)(f) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 ten einde 'n buitegebou bestaande uit 'n motorhuis en stoorkamer met 'n totale lengte van 16.52 meter op die 0 meter suidelike kantboulyn op te rig; en
2. **Permanente afwyking** van die suidelike kantboulyn in terme van Artikel 15.(2) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 ten einde 'n die voorgestelde buitegebou bestaande uit 'n motorhuis en stoorkamer, 0 meter in plaas van 2 meter vanaf die suidelike kantboulyn op te rig.

GOEDGEKEUR word in terme van Artikel 60 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019, onderworpe aan die onderstaande voorwaardes soos opgelê ingevolge Artikel 66 van die genoemde Verordening:-

- (i) Dat die goedkeuring van die aansoek sal verval, ingevolge die bepaling van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019, indien die goedkeuring nie binne vyf (5) jaar vanaf die datum van hierdie goedkeuring uitgeoefen word nie.
- (ii) Dat die voorgestelde buitegebou nie in 'n aktiewe leefarea omskep mag word, of vir enige ander gebruik, buiten 'n motorhuis en stoor, aangewend mag word nie.
- (iii) Dat die eienaar verantwoordelik is vir die nodige stappe om die besluit rakende die Opheffing van Beperkende Titelvoorwaardes in die Provinsiale Koerant te plaas en om toe te sien dat die Beperkende Titelvoorwaarde E.7.(i) en (ii) verwyder word uit Transportakte T22535/2019.
- (iv) Dat volledige bouplanne ingevolge die Nasionale Bouregulasies (NBR), ingedien moet word by Beaufort-Wes Munisipaliteit vir alle strukture op die eiendom ooreenstemmend tot die terreinontwikkelingsplan.
- (v) Dat die eienaar 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.
- (vii) Dat die normale tariewe gehes sal word soos per die Raad se goedgekeurde tariewelys.

Die redes vir die besluit is as volg:

1. Dat die voorgestelde boulyn oorskryding in marginaal en sal nie enige negatiewe impakte op die beboude omgewing of die straataansig hê nie.

2. Die voorgestelde grondgebruik sal nie 'n negatiewe impak op die aanliggende grondeienaars hê nie.

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.

Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-law Planning for Beaufort West Municipality, Notice No. 21/2019 that the Authorized Official has in terms of Section 60 **in whole approved** the application for the **removal of restrictive title condition and permanent relaxation of the southern side building line on erf 2751, 10 Thwait Street, Beaufort West** as follows, subject to the following conditions imposed in terms of Section 66 of the said By-law:

That the following applications applicable to **Erf 2751, Beaufort West**:

1. **Removal of restrictive title condition** E.7(i) & (ii) contained in Deed of Transfer T22535/2019, in terms of Section 15.(2)(f) of the Beaufort West Municipal Land Use Planning By-law, 2019 in order to erect an outbuilding consisting of a garage and storeroom with a total length of 16.52 meters on the 0 meter southern side building line; and
2. **Permanent departure** from the southern side building line in terms of Section 15. (2) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 in order to build a proposed outbuilding consisting of a garage and storeroom, 0 meters instead of 2 meters from the southern side building line, be:-

APPROVED in terms of Section 60 of the Municipal Land Use Planning By-Law for Beaufort West, 2019, subject to the following conditions as imposed under Section 66 of the said By-law: -

- (i) That the approval of the application will lapse, in accordance with the provisions of the Municipal Land Use Planning By-Law for Beaufort West, 2019, if the approval is not exercised within five (5) years from the date of this approval.
- (ii) That the proposed outbuilding may not be converted into an active living area, or used for any other use other than a garage and storage room.
- (iii) That the owner is responsible for the necessary steps to place the decision regarding the Removal of Restrictive Title Conditions in the Provincial Gazette and to ensure that the Restrictive Title Condition E.7(i) and (ii) is removed from Deed of Transfer T22535/2019.
- (iv) That complete building plans must be submitted to the Beaufort West Municipality in accordance with the National Building Regulations (NBR) for all structures on the property in accordance with the site development plan.
- (v) That the owner shall be responsible for all costs relating to the provision of internal services in accordance with the Council's standard conditions, as well as for the costs associated with any future upgrading of the electrical connection.
- (vii) That the normal rates will be charged as per the Council's approved rate list.

The reasons for the decision are as follows:-

1. That the proposed building line exceeds marginal and will not have any negative impacts on the built environment or the street view.
2. The proposed land use will not have a negative impact on the adjacent landowners.

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 8117 or e-mail: admin@beaufortwestmun.co.za.

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

K.J. Haarhoff
Municipal Manager //
Munisipale Bestuurder

Ref. No. / Verw. Nr. 12/4/6/3/2; 12/4/1; Erf: 2751 [Beaufort-Wes(t)]
Datum / Date: 31 Januarie // January 2020