



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 20/2020

PROPOSED SUBDIVISION and REZONING OF ERF 8463, BEAUFORT WEST AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS: FALATSA AVENUE, SIDESAVIWA: BEAUFORT WEST VOORGESTELDE ONDERVERDELING en HERSONERING VAN ERF 8463, BEAUFORT-WES EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES: FALATSAWEG, SIDESAVIWA: BEAUFORT-WES

Kennis geskied hiermee ingevolge Artikel 61 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 21/2019, dat die Gemagtigde Beamppte ingevolge Artikel 60 die aansoek vir die **onderverdeling, hersonering en opheffing van beperkende titelvoorwaardes** van Erf 8463, Falatsaweg, Sidesaviwa: Beaufort-Wes, ingeheel soos volg goedgekeur het.

Dat die volgende aansoeke van toepassing is op **Erf 8463, Falatsaweg, Sidesaviwa, Beaufort-Wes:-**

1. **Onderverdeling** in terme van Artikel 15.(2)(d) in twee (2) gedeeltes naamlik Gedeelte 1 (1 747 m²) en Restant (2,7629 ha);
2. **Hersonering** in terme van Artikel 15.(2)(a) van Gedeelte 1 vanaf Oopruimte Sone II na Institusionele Sone III; en
3. **Opheffing van Beperkende Titelvoorwaarde** A.(e)(1) & (2) soos voorkom in Transportakte T3403/2009, ten opsigte van die gedeelte van onderverdeel en hersoneer word.

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 bepalings 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 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 A.(e)(1) en (2) verwyder word uit Transportakte T3403/2009 of enige opvolgende Titelakte.
- (iii) Dat 'n goedgekeurde Landmeter-Generaal diagram by die Direkoraat: Korporatiewe Dienste ingedien word vir rekorddoeleindes.
- (iv) Dat 'n terreinontwikkelingsplan, wat die onderstaande inligting aantoon, vir goedkeuring ingedien word by die Munisipaliteit.
 - Erfgrense en afmetings
 - Posisie van alle strukture
 - Boulyne van toepassing op eiendom
- (v) Dat volledige bouplanne ingevolge die Nasionale Bouregulasies (NBR), ingedien word by Beaufort-Wes Munisipaliteit vir alle strukture op die eiendom ooreenstemmend tot die terreinontwikkelingsplan.
- (vi) 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 verbode aan enige toekomstige opgradering van die elektriese aansluiting.

(vii) Dat die normale tariewe gehef sal word soos per Raad se goedgekeurde tariewelys.

Die redes vir die besluitneming is soos volg:

1. Die voorgestelde Dierebeskermingsvereniging fasiliteit word as versoenbaar met die omliggende grondgebruike en bestaande karakter van die area beskou.
2. Die Opheffing van Beperkende Titelvoorwaarde word as in belang van die breër gemeenskap beskou.
3. Die voorgestelde grondgebruik sal nie enige negatiewe impak op die omliggende area of omliggende 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 Sections 61 of the By-law on Municipal Land Use Planning for Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, Notice No. 21/2019, that in terms of Section 60, the Authorized Officer has **in whole approved** the application for the **subdivision, rezoning and removal of restrictive title conditions of Erf 8463, Falatsa Road, Sidesaviwa: Beaufort West** as follows:-

That the following applications applicable to **Erf 8463, Falatsa Road, Sidesaviwa, Beaufort West**:-

1. **Subdivision** in terms of Section 15.(2)(d) into two (2) portions namely Portion 1 (1 747 m²) and Remainder (2,7629 ha);
2. **Rezoning** in terms of Section 15.(2)(a) of Portion 1 from Open Space Zone II to Institutional Zone III; and
3. **Removal of Restrictive Title Condition** A.(e)(1) & (2) contained in Deed of Transfer T3403/2009, in respect of the portion of subdivision and rezoning.

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 in terms of 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 owner is responsible for taking 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 A.(e (1) and (2) is removed from Deed of Transfer T3403/2009 or any subsequent Title Deed.
- (iii) That an approved Surveyor-General diagram be submitted to the Directorate: Corporate Services for record purposes.
- (iv) That a site development plan, showing the information below, be submitted to the Municipality for approval.
 - Erf boundaries and dimensions
 - Position of all structures
 - Building lines applicable to property

- (v) That complete building plans 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.
- (vi) 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 normal rates will be charged as per Council's approved rate list.

The reasons for the decision are as follows:

1. The proposed Animal Protection Society facility is considered compatible with the surrounding land uses and existing character of the area.
2. The Removal of Restrictive Title Condition is considered to be in the interest of the wider community.
3. The proposed land use will not have any negative impact on the surrounding area or surrounding 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.

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

K.J. Haarhoff
Munisipale Bestuurder //
Municipal Manager

Verw. / Ref. No. 12/4/5/2; 12/4/4/2; 12/4/1; Erf: 8463 [Beaufort-Wes(t)]
Datum / Date: 31 Januarie // January 2020