



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOL



Kennisgewing Nr. // Notice No. 47/2020

**PROPOSED REZONING OF ERF 19, 111 HUGENOOT STREET: MERWEVILLE //
VOORGESTELDE HERSONERING VAN ERF 19, HUGENOOTSTRAAT 111: MERWEVILLE**

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 **hersonering** van **erf 19, Merweville**, soos volg **ingeheel goedgekeur** het:-

Dat die volgende aansoeke van toepassing op **Erf 19, Merweville**:-

- (a) Dat die **hersonering** in terme van Artikel 15.2(a) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 van Erf 19, Merweville vanaf Residensiële Sone I na Sakesone II, ten einde 'n restaurant, koffiewinkel, curiowinkel en tuisnywerheid op die eiendom toe te laat.

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 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.
- (iii) Die goedkeuring sal slegs as geïmplementeer geag word met die uitreiking van 'n okkupasiesertifikaat met die ooreenstemmende bouplanne.
- (iv) 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 en die bydrae tot die Kapitale Netwerk Fonds, soos bereken volgens elektriese tariewe van die betrokke finansiële jaar waarin aansoek gedoen word, welke relevante koste betaalbaar sal wees alvorens die bouplan goedkeuring verleen sal word.
- (v) Dat die dienste tariewe gehef sal word soos per die Raad se goedgekeurde tariewelys, insluitend die toepaslike aansluitingsfooie.
- (vi) 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 die eiendom
 - Plasing van strukture
 - Voorsiening van vullisverwydering
 - Duidelike gemerkte parkeerruimtes
 - Toegang tot die eiendom

Die redes vir die besluit is as volg:

- (i) Die voorgestelde aanwending van die eiendom vir 'n restaurant, koffiewinkel, curiowinkel en tuisnywerheid wat lae intensiteit sakegebruik is, word as versoenbaar met die omliggende grondgebruike en bestaande karakter van die area beskou.
- (ii) Die ligging van die aansoek eiendom is baie toeganklik en word as gunstig beskou vir 'n toerisme georiënteerde grondgebruik.
- (iii) Die voorgestelde grondgebruik sal nie 'n negatiewe invloed op die beboude omgewing of die bestaande regte van die omliggende grondeienaars hê nie.
- (iv) Daar kan voldoende parkering op die perseel voorsien 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.

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 **rezoning** of **erf 19, 111 Hugenoet Street, Merweville** 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 19, Merweville**:-

- (a) That the **rezoning** in terms of Section 15.2(a) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 of Erf 19, Merweville from Residential Zone I to Business Zone II, in order to allow the establishing of a restaurant, coffee shop, curio shop and home industry on the property be -

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

- (i) That the approval of the application will lapse in terms of 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 complete building plans in accordance with the National Building Regulations (NBR) must be submitted to Beaufort West Municipality for all buildings and structures on the property that accurately indicate its use.
- (iii) The approval will only be deemed to have been implemented with the issuing of an occupancy certificate with the corresponding building plans.
- (iv) That the owner be responsible for all costs of providing internal services in accordance with Council's standard conditions, as well as the costs associated with any future upgrading of the electrical connection and contribution to the Capital Network Fund, calculated according to electrical tariffs of the relevant financial year in which the relevant costs will be payable before the building plan will be approved.
- (v) That the services will be charged as per the Council's approved tariffs, including the applicable connection fees.
- (vi) That a site development plan showing the information below be submitted to the Municipality for approval: -
 - Boundaries and dimensions
 - Position of all structures

- Building lines applicable to the property
- Placement of structures
- Provision of refuse removal
- Clearly marked parking spaces
- Access to the property

The reasons for the decision are as follows:

- (i) The proposed use of the property for a low intensity business restaurant, coffee shop, curio shop and home industry is considered compatible with the surrounding land uses and existing character of the area.
- (ii) The location of the application property is easy accessible and is considered favorable for a tourism oriented land use.
- (iii) The proposed land use will not adversely affect the built environment or the existing rights of the surrounding landowners.
- (iv) Sufficient on-site parking can be provided.

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. 12/4/4/2; Erf: 19 [Merville]
Datum / Date: 28 Februarie // February 2020