



MUNISIPALITEIT / MUNICIPALITY

BEAUFORT-WES / BEAUFORT WEST / BHOBHOFULO

Kennisgewing Nr. // Notice No. 66/2020



**APPLICATION FOR REZONING: ERF 3401, 15 MEYER**

**STREET, RUSTDENE: BEAUFORT-WES**

**// AANSOEK OM HERSONERING: ERF 3401, MEYERSTRAAT 15, RUSTDENE: BEAUFORT-WES**

Kennis geskied hiermee ingevolge Artikel 61 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 21/2019, dat die Munisipale Beplanningstribunaal vir Beaufort-Wes ingevolge Artikel 60 die aansoek vir die **herosnering van Erf 3401, Meyerstraat 15, Beaufort-Wes**, soos volg **ingeheel goedgekeur** het:-

- (a) Dat die **herosnering** in terme van Artikel 15.2(a) van die Beaufort-Wes Verordening op Munisipale Grondgebruikbeplanning, 2019, van **Erf 3401**, Beaufort-Wes, vanaf Owerheidsone na Sakesone II, ten einde 'n winkel op die aansoekeiendom toe te laat,

**GOEDGEKEUR** word in terme van Artikel 60 van die Beaufort-Wes Verordening op Munisipale Grondgebruikbeplanning, 2019, onderhewig aan die onderstaande voorwaardes:

- (i) 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 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 verbode aan enige toekomstige opgradering van die elektriese aansluiting en bydrae tot die Kapitale Netwerk Fonds, soos bereken volgens die elektriese tariewe van die betrokke finansiële jaar waarin aansluiting 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 tariewe lys, 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 die strukture
  - Voorsiening van vullisverwydering
  - Duidelik gemerkte parkeerruimtes
  - Toegang tot die eiendom

**Die redes vir die bostaande aanbevelings is as volg:**

1. Die voorgestelde aanwending van die eiendom vir die doeleindes van 'n winkel, word as versoenbaar beskou met die ontwikkelingskonteks waar dit voorkom, aangesien dit deel vorm van 'n bestaande sakenodus.
2. Die voorgestelde grondgebruik sal nie 'n negatiewe invloed op die beboude omgewing of die bestaande regte van die omliggende grondeienaars hê nie.
3. Daar kan voldoende parkering op die perseel voorsien word.
4. Die voorgestelde hersonering fasiliteer ruimtelike volhoubaarheid deur die optimale benutting van bestaande hulpbronne.

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](mailto:admin@beaufortwestmun.co.za).

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 the Municipal Planning Tribunal for Beaufort West has **in whole approved** the application for the **rezoning** of **Erf 3401, 15 Meyer Street, Beaufort West**, in terms of Section 60 as follows: -

- (a) That the **rezoning** in terms of Section 15.2 (a) of the Beaufort West Municipal Land Use Planning Ordinance, 2019, of **Erf 3401**, Beaufort West, from Authority Zone to Business Zone II, in order to close a shop on the application property late,

**APPROVED** in terms of Section 60 of the Beaufort West Municipal Land Use Planning By-law, 2019, subject to the following conditions:

- (i) 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 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 issue of an occupation certificate with the corresponding building plans.
- (iv) That the owner will 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, as calculated according to the electrical tariffs of the relevant financial year in which connection is made, which relevant costs will be payable before the building plan is approved.
- (v) That the services rates will be charged as per the council's approved rates list, including the applicable joining 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 the structures
- Provision of refuse removal
- Clearly marked parking spaces
- Access to the property

**The reasons for the above recommendations are as follows:**

1. The proposed use of the property for the purposes of a shop is considered compatible with the development context in which it occurs, as it forms part of an existing business node.
2. The proposed land use will not adversely affect the built environment or the existing rights of the surrounding landowners.
3. Sufficient parking can be provided on site.
4. The proposed rezoning facilitates spatial sustainability through optimal utilization of existing resources.

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](mailto:admin@beaufortwestmun.co.za).

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

**A.C. Makendlana**  
**Wrnde Municipal Manager //**  
**ActingMunisipale Bestuurder**

**Ref. No. / Verw. Nr.** 12/4/4/2; Erf: 3401 [Beaufort-Wes(t)]  
**Datum / Date:** 20 Maart // March 2020