



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. // Kennisgewing Nr. 70/2020

VOORGESTELDE HERSONERING, VERSLAPPING VAN KANTBOULYNE EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDES: ERF 1604, PORTERSTRAAT 3: BEAUFORT-WES // PROPOSED REZONING, RELAXATION OF BUILDING LINES AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS OF ERF 1604, 3 PORTER 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 **hersonering, verslapping van kantboulyne en opheffing van beperkende titelvoorwaardes van Erf 1604, Porterstraat 11, Beaufort-Wes, ingeheel afgekeur** het.

1. Dat die volgende aansoeke van toepassing is op **Erf 1604, Porterstraat, Beaufort-Wes:-**
 - (a) **Hersonering** van **Erf 1604** vanaf Residensiële Sone I na Residensiële Sone IV, in terme van Artikel 15.2(a) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 ten ende woonstelle toe te laat.
 - (b) **Permanente Afwyking** in terme van Artikel 15.(b) vir die verslapping van die onderstaande boulyne:
 - Oostelike en Suidelike kantboulyne: 0 meter in plaas van 4 meter;
 - Westelike kantboulyn: 1,5 meter in plaas van 4 meter; en
 - Staatboulyn: 4,5 metr in plaas van 8 meter.
 - (c) **Opheffing van Beperkende Titelvoorwaardes** E.5(b) en E.5(d) Titelakte T26448 van 2018, in terme van Artikel 15.(2)(f) van die Verordening.

AFGEKEUR word in terme van Artikel 60 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 21/2019.

2. **Die redes vir die besluitneming is soos volg:**

- (1) Die voorgestelde ontwikkeling is nie versoenbaar met die bestaande karakter van die omgewing nie.
- (2) Daar is nie enige liggingsfaktore wat verdigting op die aansoek eiendom ondersteun nie.
- (3) Die opheffing van die beperkende titelvoorwaardes word nie beskou om in belang van die publiek of in belang van die ontwikkeling van die omgewing te wees nie, aangesien die aansoek eiendom se ligging en grootte dit nie verleen tot 'n woonstelontwikkeling nie.
- (4) Die talle boulynafwykings sal 'n negatiewe invloed op die omliggende grondeienaars hê.

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 21/2019, that in terms of Section 60, the Authorized Officer has **in whole rejected** the application for

the **rezoning, departure of side building lines and the removal of restrictive title Conditions of Erf 1604, 10 Porter Street, Beaufort West.**

1. That the following applications applicable to **Erf 1604, 10 Porter Street, Beaufort West:** -
 - (a) **Rezoning of Erf 1604** from Residential Zone I to Residential Zone IV, in terms of Section 15.2 (a) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 to permit flats.
 - (b) **Permanent Departure** in terms of Section 15. (b) for the relaxation of the following building lines:
 - Eastern and Southern side building lines: 0 meters instead of 4 meters;
 - Western side building line: 1.5 meters instead of 4 meters; and
 - State building line: 4.5 meters instead of 8 meters.
 - (c) Removal of Restrictive Title Conditions E.5 (b) and E.5 (d) Title Deed T26448 of 2018, in terms of Section 15. (2) (f) of the By-law.

REJECTED in terms of Section 60 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, Notice No. 21/2019.

2. The reasons for the decision are as follows:

- (1) The proposed development is not compatible with the existing character of the environment.
- (2) There are no location factors that support compaction on the application property.
- (3) The removal of the restrictive title conditions is not considered to be in the public interest or in the interest of the development of the environment, as the location and size of the application property do not make it an apartment development.
- (4) The numerous building line defects will have a negative impact on the 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.

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Donkinstraat 112 Donkin Street
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6970

A.C. Makendlana
Wrnde Munisipale Bestuurder //
Acting Municipal Manager

Verw. / Ref. No. 12/4/4/2; 12/4/6/3/2; 12/4/1
Datum / Date: 26 Maart // March 2020