



MUNISIPALITEIT / MUNICIPALITY

BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO

Notice / Kennisgewing No. 20/2021



**APPLICATION FOR SUBDIVISION AND RELAXATION OF
BUILDING LINE ON ERF 717 AND CONSOLIDATION WITH ERF 716, HERMAN STREET:
BEAUFORT WEST // AANSOEK OM ONDERVERDELING, VERSLAPPING VAN BOULYN OP
ERF 717 EN KONSOLIDASIE MET ERF 716, HERMANSTRAAT: 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 Beampte ingevolge Artikel 60 op 10 Februarie 2021 die aansoek vir die **onderverdeling, verslapping van boulyn van Erf 717 en konsolidasie met Erf 716, Hermanstraat, Beaufort-Wes, ingeheel** soos volg **goedgekeur** het.

1. Dat die volgende aansoeke van toepassing op **Erwe 716 en 717, Beaufort-Wes** -
 - (a) **Onderverdeling** van **Erf 717** in twee gedeeltes, naamlik Gedeelte A (767 m²) en Restant (735 m²) in terme van Artikel 15(2)(a) van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019.
 - (b) **Konsolidasie** van die nuutgeskep **Gedeelte A** en **Erf 716** in in terme van Artikel 15(2)(d) van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019; en
 - (c) **Permanente Afwyking** in terme van Artikel 15(2)(b) vir die verslapping van die suidelike kantboulyn van die Restant van Erf 717 van 2,00 meter na 0,72 meter en die noordelike kantboulyn van Gedeelte A van 3,00 meter na 0,00 meter.
2. **GOEDGEKEUR WORD** ingevolge Artikel 60 van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019, onderhewig aan die onderstaande voorwaardes soos opgelê ingevolge Artikel 66 van die genoemde verordening:-
 - 2.1 Dat die goedkeuring van die aansoek sal verval, ingevolge die bepalings van die Verordening op Grondgebruikbeplanning vir die Beaufort-Wes Munisipaliteit, 2019, indien dit nie binne 'n tydperk van vyf (5) jaar van die datum van hierdie goedkeuring uitgeoefen word nie.
 - 2.2 Dat 'n goedgekeurde Landmeter-Generaal diagram by die Direkoraat: Korporatiewe Dienste ingedien word vir rekorddoeleindes.
 - 2.3 Dat die grondgebruik goedkeuring nie die aansoeker daarvan vrystel om enige nodige magtiging in terme van ander wetgewing te bekom nie.
 - 2.4 Dat die onderverdeling en konsolidasie geïmplementeer word ooreenkomstig die voorgestelde onderverdelingsplan (Plan 2: November 2020), aangeheg as **Aanhangsel C**.
 - 2.5 Dat goedkeuring slegs as geïmplementeer beskou sal word by die indiening van 'n goedgekeurde Landmeter-Generaal diagram, asook die uitreiking van 'n konsolidasie sertifikaat vir die gekonsolideerde eiendom.
 - 2.6 Die ontwikkelaar sal verantwoordelik wees vir enige kostes verbonde aan die voorsiening of van interne dienste, wat uit die ontwikkeling mag voorspruit.
3. **Die redes vir die besluit is soos volg:**
 - 3.1 Die voorgestelde erfgrouttes is versoenbaar met soortgelyke erfgrouttes wat reeds in die omliggende omgewing voorskem.

- 3.2 Die voorgestelde ontwikkelaar sal nie 'n negatiewe invloed op die straatbeeld, karakter van die area of die 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 bereik 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 for Beaufort West Municipality, Notice No. 21/2019, that the Authorized Official in terms of Section 60 on 10 February 2021 **in whole approved** the application for the **subdivision, relaxation of building line** of Erf 717 and **consolidation** with **Erf 716, Herman Street, Beaufort West**, as follows.

1. That the following applications applicable to **Erven 716 and 717, Beaufort West** -
 - (a) **Subdivision** of **Erf 717** into two portions, namely Portion A (767 m²) and Remainder (735 m²) in terms of Section 15(2)(a) of the Beaufort West Municipal Land Use Planning By-law, 2019.
 - (b) **Consolidation** of the newly created **Portion A** and **Erf 716** in terms of Section 15(2)(d) of the Beaufort West Municipal Land Use Planning By-law, 2019; and
 - (c) **Permanent Departure** in terms of Section 15(2)(b) for the relaxation of the southern side building line of the Remainder of Erf 717 from 2,00 meters to 0,72 meters and the northern side building line of Portion A of 3,00 meters to 0.00 meters.
2. **BE APPROVED** in terms of Section 60 of the Beaufort West Land Use Planning By-law, 2019, subject to the following conditions as imposed in terms of Section 66 of the said by-law: -
 - 2.1 That the approval of the application will lapse, in terms of the provisions of the Land Use Planning By-law for the Beaufort West Municipality, 2019, if it is not implemented within a period of five (5) years from the date of this approval.
 - 2.2 That an approved Surveyor-General diagram be submitted to the Directorate: Corporate Services for record purposes.
 - 2.3 That the land use approval does not exempt the applicant from obtaining any necessary authorization in terms of other legislation.
 - 2.4 That the subdivision and consolidation be implemented in accordance with the proposed subdivision plan (Plan 2: November 2020), attached as **Annexure C**.
 - 2.5 That approval will only be regarded as implemented when submitting an approved Surveyor-General diagram, as well as the issuance of a consolidation certificate for the consolidated property.
 - 2.6 The developer will be responsible for any costs associated with the provision or of internal services, which may arise from the development.
3. **The reasons for the decision are as follows:**
 - 3.1 The proposed erf sizes are compatible with similar erf sizes that already exist in the surrounding area.
 - 3.2 The proposed developer will not have a negative impact on the street scene, character of the area or 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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6970

J. Penxa
Wrnde Munisipale Bestuurder //
Acting Municipal Manager

Verw. / Ref. No. 12/3/2; Erwe // Erven: 716 / 717 [Beaufort-Wes(t)]
Datum / Date: 26 Februarie // February 2021