MUNISIPALITEIT / MUNICIPALITY

BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOLO

Kennisgewing Nr. // Notice No. 88/2021

VOORGESTELDE VERGUNNINGSGEBRUIK, PERMANENTE AFWYKING en WYSIGING VAN BEPERKENDE TITELVOORWAARDE: ERF 1867, SIMPSONWEG 15, NEWTOWN: BEAUFORT-WES // PROPOSED CONSENT USE, PERMANENT DEPARTURE and AMENDMENT OF RESTRICTIVE TITLE CONDITION: ERF 1867, 15 SIMPSON WAY, NEWTOWN: 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 van die voormelde verordening ŉ aansoek vir ŉ **vergunningsgebruik, permanente afwyking** en die **opheffing van beperkende titelvoorwaardes** op **Erf 1867, Simpsonweg 15, Newtown, Beaufort-Wes, ingeheel** soos volg **goedgekeur** het:-

1. Dat die volgende aansoeke van toepassing is op **Erf 1867, Beaufort-Wes**:

   (a) **Vergunningsgebruik** in terme van Artikel 15.(2)(o) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 ten einde 'n **dakgemonteerde telekommunikdasiestasie** toe te laat;

   (b) **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes, 2019 vir die oprig van 'n 7 meter **dakgemonteerde telekommunikasiestasie**.

   (c) **Wysiging van beperkende titelvoorwaardes** in terme van Artikel 15(2)(f), Klousule E(1) soos vervat in Titleakte T3617/1962 om die terrein alleenlik aan te wend vir kerkdoeleindes en die oprigting van die voorgestelde dakgemonteerde telekommunikasiestasie.

   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 5 jaar vanaf die datum van hierdie goedkeuring uitgeoefen word nie.

   (ii) Dat die goedkeuring slegs toegestaan word vir die ligging en omvang van die voorgestel grondgebruik soos voorgestel op die terreinontwikkelingsplan.

   (iii) Dat ŉ terreinontwikkelingsplan, wat die onderstaande inligting aantoon, vir goedkeuring ingedien word by die Beaufort-Wes Munisipaliteit –

   - Erfgrense en afmetings
   - Posisie van alle strukture

   (iv) Dat volledige bouplanne ingevolge die Nasionale Bouregulasies (NBR), ingedien moet word by die Beaufort-Wes Munisipaliteit vir alle strukture op die eiendom ooreenstemmend tot die terreinontwikkelingsplan.

   (v) Dat die hoogte van die vrystaande basis-kommunikasiestasie nie ŉ hoogte van 25 meter mag oorskry nie.

   (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 kostes verbonde aan enige toekomstige opgradering van die elektriese netwerk.

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

(viii) Dat die eienaar verantwoordelik is vir die nodige stappe om die besluit rakende die Wysiging van Beperkende Titelvoorwaardes in die Provinsiale Koerant te plaas en om toe te sien dat die Beperkende Titelvoorwaarde E(1) vervat in Transportakte T3617/1962, gewysig word.

2. **Die redes vir die besluit is as volg:**

(i) Die voorgestelde telekommunikasiestruktuur sal nie ŉ negatiewe invloed op die omliggende grondgebruike of die beboude omgewing hê nie.

(ii) Die grondgebruik sal die meer effektiewe benutting van beskikbare grond bevorder, deurdat ŉ addisionele grondgebruik op die eiendom geakkommodeer kan word sonder dat dit die primêre aanwending daarvan vir kerkdoeleindes sal benadeel.

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 for Beaufort West Municipality, Notice No. 21/2019, that the Authorized Officer has in terms of Section 60 of the aforesaid by-law **in whole approved** the application for a **consent use, permanent departure** and the **removal of restrictive title conditions** on **Erf 1867, Simpsonweg 15, Newtown, Beaufort West,** as follows: -

1. That the following applications applicable to **Erf 1867, Beaufort West**:

(a) **Consent Use** in terms of Section 15.2(o) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 to allow a **rooftop base telecommunication station**;

(b) **Permanent departure** in terms of Section 15(2)(o) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 for the erection of a 7 meter **rooftop base telecommunication station**.

(c) **Amendment of restrictive title conditions** in terms of Sections 15.2(f), Clause E(1) as set out in Title Deed T3617/1962 to use the site only for church purposes and the erection of a proposed roof-mounted telecommunication station.

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 5 years from the date of this approval.

(ii) That the approval is only granted for the location and extent of the structures as proposed on the Site Development Plan.

(iii) That a site development plan showing the information below be submitted for approval to the Beaufort West Municipality -

- Boundaries and dimensions
- Position of all structures

(iv) That complete building plans must 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.

(v) The height of the freestanding base communication station shall not exceed a height of 25 meters.

(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 network.

(vii) That the normal rates will be charged as per the Council's approved rate list.

(vii) That the owner is responsible for the necessary steps to publish the decision regarding the Amendment of Restrictive Title Conditions in the Provincial Gazette and to ensure that the Restrictive Title Condition E(1) contained in Deed of Transfer T3617/1962, be amended.

2. **The reasons for the decision are as follows**:

(i) The proposed telecommunications structure will not adversely affect the surrounding land uses or the built environment.

(ii) The land use will promote the more effective utilization of available land, by allowing an additional land use on the property to be accommodated without prejudice to its primary use for church purposes.

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

M.J. Penxa
Wrnde Municipal Manager //
Wrnde Munisipale Bestuurder

Ref. No. / Verw. Nr. 12/3/2; 12/4/1
Datum / Date: 11 Junie // June 2021