



MUNISIPALITEIT / MUNICIPALITY  
BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOLLO



Kennisgewing Nr. // Notice No. 167/2023

**AANSOEK OM HERSONERING, VERGUNNINGSGEBRUIK EN PERMANENTE AFWYKINGS: ERF 404, PIENAARSTRAAT: MURRAYSBURG // APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURES: ERF 404, PIENAAR STREET: MURRAYSBURG**

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 has **approved** the following applications:-

- In terms of Section 15(2)(a) for the **rezoning** of the subject property to *Business Zone IV (BZIV)* to permit the use of the subject property and the buildings thereon as Offices.
- In terms of Section 15(2)(o) for the **consent use** to permit a portion of the subject property to be used for *residential* purposes (Dwelling House) on a land unit zoned Business Zone IV (BZIV).
- In terms of Section 15(2)(b) for those **permanent departures** which have been triggered by the proposed change in use of the property concerned, and includes:-
  - A departure to permit a street boundary building line of 2.9 m in lieu of the required 5.0 m.
  - A departure to permit a side/rear boundary building line of 2.57 m in lieu of the required 3.0 m.
  - A departure to permit the carport to be 2.2 m from the street boundary in lieu of the required 5.0 m.
  - A departure to permit the provision of 10 on-site parking bays in lieu of the required 18 bays.

**as a whole** in terms of Section 60 of the Beaufort West Municipality's By-Law on Municipal Land Use Planning, 2019, to allow the **rezoning, consent use** and various **permanent departures** on **erf 404 (408), Murraysburg**, to enable the proposed development, subject to the following conditions as imposed in terms of Section 66 of the said By-Law:-

**Conditions of approval**

- (a) The applicant must submit site development and building plans for approval to the Municipality prior to the commencement of construction.
- (b) That the development complies with all other Municipal By-Laws / Regulations relating to the development of land.

**Additional Information**

- (a) The applicant must submit a detailed site development plan, and associated plans, which illustrates the compliance with of the proposed development and the conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2019, for approval by the Municipality, prior to the of commencement of construction.
- (b) That all costs in terms of the proposed development, including any service connections will be the responsibility of the applicant.

**Reason for approval**

- (i) The proposal is consistent with the applicable legislation, planning policy frameworks and other applicable planning documents.
- (ii) The proposed development is considered consistent for the town of Murraysburg in that it seeks to address specific local area issues through the provision of important social facilities.

- (iii) The application is not in conflict with the development objectives set out in the Murraysburg SDF and IDP, which promotes the optimal utilization of land and resources within the Municipal area.

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 Acting 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).

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Donkinstraat 112 Donkin Street  
**Beaufort-Wes(t)**  
6970

**D.E. Welgemoed**  
**Wvrnde Munisipale Bestuurder //**  
**Acting Municipal Manager**

**Verw. / Ref. No.** 12/3/2; 12/4/4/2; Erf 404 [Murraysburg]  
**Datum / Date:** 13 Oktober // October 2023