



**MUNISIPALITEIT / MUNICIPALITY**  
**BEAUFORT-WES / BEAUFORT WEST / BHOBHOFOLLO**



**Notice No. 50/2024**

**PROPOSED PARTIAL REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS OF ERF 3059, c/o MATTHEUS AVENUE AND DISA STREET, ESSOPVILLE: BEAUFORT WEST**

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 Sections 15(2)(a) & (f) of the same and applicable to **Erf 3059, Beaufort West**;

- (a) **Spot Rezoning** of a portion (64 m<sup>2</sup>) of this property from Community Zone II to Utility Zone;
- (b) **Removal of Restrictive Title Deed Conditions** C6 and D4 in order to remove restrictions contained within the Title Deed of Erf 3059, Deed of Transfer T91562/98;

**AS A WHOLE** in terms of Sections 60 of the Beaufort West Municipal Land Use Planning By-Law, 2019 subject to the following:-

**Conditions of approval:**

- (a) This approval will lapse if it is not utilized within 5 years from the date of this approval.
- (b) The approval is only granted for the rezoning, location and size of the structures as proposed on the site development plan as submitted by the applicant (BW/13006/eb/ng dated August 2023 by CK Rumboll & Partners).
- (c) That the height of the freestanding telecommunications tower may not exceed 25 m.
- (d) A site development plan must be submitted to the Beaufort West Municipality for approval indicating the following
  - Erf boundaries and measurements
  - Position of all structures (drawn to scale)
  - Building lines applicable to the property
- (e) That building plans in line with the National Building Regulations (NBR) including a site development plan in line with the Beaufort West Municipal Standard Zoning Scheme By-Law be submitted to the Municipality for consideration and be approved before commencement or the construction of the freestanding base telecommunication station.
- (f) The owner will be responsible for all costs with regards to the provision of internal services according to the Council's conditions as well as the cost involved for any upgrading of the electricity connection.
- (g) The normal tariff will be charged as per Council's approved tariff list.
- (h) The materials and colours of the freestanding base telecommunication station and ancillary infrastructure must fit in with the surrounding character.
- (i) A 2.4 m high fence must be constructed around the freestanding base telecommunication station and ancillary infrastructure as proposed by the applicant.
- (j) This approval does not exempt the applicant and or owner from any other approval required in terms of any other legislation and or authority.

- (k) That access to the to the freestanding base telecommunication station and ancillary infrastructure must be strictly controlled with a locked gate and adequate warning signs in the official languages on the gate.
- (l) Maintenance and upkeeps of the structure should be done on a regular basis.
- (m) This approval will expire when the telecommunication infrastructure is no longer used for the intended purpose and that all telecommunication infrastructure should be removed from the property.
- (n) It should be indicated on the building plans that approval will expire when the telecommunication infrastructure is no longer used for the intended purpose.
- (o) The lightning of structures may not cause a nuisance or disturbance to adjoining properties and must therefore be directed downwards to avoid light pollution.

**Reasons for approval:**

- (i) The telecommunications tower and base station will not have a detrimental impact on the neighbouring properties or the character of the surrounding area, and such infrastructure is seen as essential service to the whole community.
- (ii) The application is not in conflict with the development objectives, which promotes the optimal utilization of resources within the urban edge, as stipulated in the Beaufort West SDF (2013).
- (iii) The removal of the restrictive title deed conditions would not have a negative impact on the surrounding properties or the integrity of the application site. The parameters as set out in the Beaufort West Zoning Scheme Bylaw (2020) will be applied.

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 Mr. P. Strümpher at Tel. No. 023-414 8100 or e-mail: [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za).

Municipal Offices  
112 Donkin Street  
**Beaufort-West**  
6970

**D.E. Welgemoed**  
**Municipal Manager**

**Ref. No.** 12/4/4/2; Erf 3059, Beaufort West

**Date:** 22 March 2024