



MUNICIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 73/2024

APPLICATION FOR CONSENT USE FOR A GUEST HOUSE AND FUNCTION VENUE ON PORTION 16 OF FARM 162 SOUTH LEMOENFONTEIN: 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 in terms of Section 60 of the same **approved** the following applications:

1. Resolution:

In terms of the delegation granted to me as the Authorized Official of Beaufort West Municipality to make decisions regarding Land Use Planning applications, in terms of Section 60 of the Land Use Planning By-Law for Beaufort West Municipality, 2019 (Notice 21/2019), the following applications:

Consent use in terms of section 15(2)(o) of the Beaufort West Municipal Land Use Planning Bylaw in order to convert an existing shed into a function venue accommodating up to 80 guests and to allow for a guest house on the property, and

in addition to the above, develop the following facilities:

- Camping Site (including ablution facilities)
- Guest House
- Farm house
- Resort shop

is hereby **approved as a whole** in terms Section 60 of the Beaufort West By-Law on Municipal Land Use Planning, 2019, to enable the proposed development as indicated on the Site Plan submitted with this application, subject to the following conditions imposed in terms of Section 66 of the said by-law:

2. Conditions of approval:

- The applicant must submit a detailed site development and building plans for approval to the Municipality prior to the commencement of any construction activity.
- The development must comply with all other municipal by-laws/regulations relating to the development of land.
- All consent uses, as applied for in this application, are to remain subservient to the primary use of the property, which is agricultural.
- The primary use of the property must remain agriculture and must always be in operation for the additional/consent uses to be exercised. Should the agricultural activity cease to operate, then all other uses must cease too.
- The consent use for the function venue is limited to the current existing extent of the existing shed, kitchen and toilet facilities as shown on the Site Plan submitted with the application.
- The consent use for the function venue is limited to a maximum number of 80 guests as applied for. Operating hours must be submitted to the municipality prior to the venue coming into operation. All development parameters applicable to this function venue as shown in the Beaufort West Municipal Standard Zoning Scheme By-Law must be adhered to at all times.

- The camping site is limited to the current proposal of four camping stands only and the associated ablution facility as indicated in the Site Plan submitted as part of the application.
- The development parameters as shown in the Beaufort West Municipal Standard Zoning Scheme By-law applicable to a farmhouse must be adhered to. Furthermore, the submission and approval of a detailed Site Development Plan and Building Plans are considered necessary prior to the commencement of any building works for the farmhouse.
- The additional dwelling unit applied for to operate the guest house is limited to the size and development parameters applicable to an additional dwelling unit and guesthouse as shown in the Beaufort West Municipal Standard Zoning Scheme By-Law.
- The operation of the guesthouse may only occur if the primary use of the property remains agriculture and is operated as such.
- The guesthouse use may only occur from the additional dwelling unit as applied for and identified as number 2 on the Site Plan. It may only be operational once all of the requirements of the Beaufort West Municipal Standard Zoning Scheme By-Law have been fulfilled.
- The 'farm shop' as applied for, is considered to mean a shop that provides for the daily needs of transient guests of a holiday resort or camping site. All development parameters applicable to a 'resort shop' in the Beaufort West Municipal Standard Zoning Scheme By-Law as applicable to this shop.
- Should the applicant wish to amend the location or extent of any of the activities on the farm, further approval from the municipality must be sought.
- The one-bedroom caretaker dwelling along with the storage shed indicated on the Site plan by numbers 9 and 4 respectively, are considered to be part of the farming operations and shall solely be used for these purposes.
- Any changes to the current approved development footprint may require an additional approval in terms of the relevant legislation.

3. Additional Information:

- a) The applicant must submit a detailed site development plan, and associated building 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 commencement of construction.
- b) That all costs in terms of the proposed development, including any service connections (if applicable) will be the responsibility of the applicant.

4. Reasons for approval:

- 4.1 The proposal is relatively consistent with the applicable legislation, planning policy frameworks and other applicable planning documents.
- 4.2 The proposed development is considered consistent for the size and scale of the farm and within the context of the town of Beaufort West in that it seeks to rationally develop agricultural land that will assist in making it more economically viable.
- 4.3 The application is not in conflict with the development objectives set out in the Municipal 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 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.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

D.E. Welgemoed
Municipal Manager

Ref. No. 12/3/2, Farm 162/16 [Beaufort West]

Date: 26 April 2024