



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 102/2024

**PROPOSED SUBDIVISION, REZONING, CONSOLIDATION, PERMANENT DEPARTURE AND
CONSENT USE: ERVEN 787 AND 3416, BEAUFORT WEST**

Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, 2019 that the Beaufort West Municipal Planning Tribunal **approved** the following application submitted in terms of Sections 15(2) (a), (b), (e) and (o) of the Beaufort West Municipal Land Use Planning By-Law, 2019: -

- **Subdivision** of erf 787 to create a separate erf to be registered as Erf 11217;
- **Rezoning** of subdivided portion of Erf 787 from Authority Zone to Single Residential Zone I;
- **Consolidation** of the subdivided portion of Erf 787 with Erf 3416;
- **Consent use** to allow for a second dwelling larger than 60 m² on the consolidated erf; and
- **Permanent departure** to allow the relaxation of the southern building line from 3 m to 1 m

as a whole.

The following reasons are provided for the above recommendation:

- 1.1 That the improvement of the property and extension to the second dwelling unit will not have a detrimental impact on the neighbouring properties or the character of the surrounding area.
- 1.2 That the application is not in conflict with the development objectives, which promotes the optimal utilization of resources and densification within the urban edge, as stipulated in the Beaufort West SDF (2013).
2. That such approval be subject to the following conditions in terms of Section 66 of the said By-Law:
 - 2.1 That this approval will lapse if it is not utilised within 5 years from the date of this approval.
 - 2.2 That the approval is only granted for the consent use as indicated in the application and the location and size of the structures as proposed on the site development plan as submitted by the applicant with the application.
 - 2.3 That a site development plan must be submitted to the Municipality for approval by the Beaufort West Municipality, indicating the following (but not limited to):
 - Erf boundaries and measurements
 - Position of all structures (drawn to scale)
 - Building lines applicable to the property
 - Internal lay-out of the buildings on site
 - 2.4 That building plans in line with the National Building Regulations (NBR) in line with the site development plan be submitted to the Municipality for consideration and approval before commencement or the construction of the extension.
 - 2.5 That all costs in terms of the subdivision and consolidation, including any service connections will be the responsibility of the applicant.
 - 2.6 That the Municipality must be provided, free of charge, with the Surveyor-General diagrams upon registration of the subdivision and consolidation.

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 8103 or e-mail: admin@beaufortwestmun.co.za.

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112 Donkin Street // Donkinstraat 112
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6970

D.E. Welgemoed
Munisipale Bestuurder //
Municipal Manager

Ref. No. : 12/4/4/2; 12/4/5/2; Erven 787 and 3416, Beaufort West
Date : 28 June 2024