



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 31/2025

APPLICATION FOR CONSENT USE FOR A HOUSE SHOP ON ERF 6955: 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 on 19 February 2025 **approved** the following application:

- **Consent Use:** in terms of Section 15(2)(o) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019 in order to permit a House Shop, on Erf 6955, Beaufort West.

as a whole 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:

Conditions of Approval

- a) The total floor area of the house shop will not exceed 25 sqm.

Additional Information

1. The consent land use approval for a house shop does not authorize the full floor area of the proposed House Shop and therefore the floor extent of the current house shop remains unauthorized.
2. Should the applicant wish to obtain authorization for the full extent / floor area of the house shop a separate land use application would need to be submitted (rezoning / permanent departure) for consideration by the municipality, within a maximum of three months after the approval of the consent use.
3. The consent land use approval for a house shop does not negate / replace the need for any other business licensing and authorizations, required in terms of other legislation, for the legal operation of the house shop.
4. That all costs in terms of the proposed development, including any additional service connections / upgrade will be the responsibility of the applicant.

Reasons for Approval

- Although one objection was received during the public consultation period, the concerns raised have been duly considered and comprehensively responded to by the applicant. It is also noted that such concerns are regulated and managed under other, existing municipal by-laws and legislation.
- The development proposal is consistent with National, Provincial, Regional and Municipal planning and policy frameworks.
- There appears to be no direct impact on the surrounding environment, or communities and the applicant will need to ensure the safe and fully authorized operation of the proposed house shop at all times.
- That the proposed consent use for a house shop will not have a detrimental impact on the character of the surrounding area.
- The proposed house shop will not place additional strain on the ability of the municipality to provide services.

- The proposed house shop is already operational and providing a service to customers.

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.

Munisipale kantore // Municipal Offices
Donkinstraat 112 Donkin Street
Beaufort-Wes(t)
6970

D.E. Welgemoed
Munisipale Bestuurder
Municipal Manager

Ref. No. . 12/3/2; Erf 6955: Beaufort-Wes(t)
Date: 28 February 2025