



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 82/2025

PROPOSED REZONING, CONSENT USE AND PERMANENT DEPARTURE: REMAINDER OF ERF 468, 14 BIRD STREET: 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:

- **Rezoning** from Business Zone II to Single Residential Zone 1 in terms of Section 15(2)(a) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Consent use** for a second dwelling house (>60m²) in terms of Section 15(2)(o) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Consent use** for a self-catering facility in terms of Section 15(2)(o) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Permanent Departure** from the northern side building line from 1,5m to 0m to allow the existing main dwelling house in terms of Section 15(2)(b) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Permanent Departure** from the rear building line from 1,5m to 0m to allow the existing second dwelling house in terms of Section 15(2)(b) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Permanent Departure** from the southern side building line from 1,5m to 0,81m to allow the existing second dwelling house in terms of Section 15(2)(b) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Permanent Departure** from the street building line from 3m to 0m to allow the existing patio in terms of Section 15(2)(b) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.
- **Permanent Departure** from allowable coverage from 65% to 67,1% in terms of Section 15(2)(b) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality 2019.

as a whole in terms Section 60 of Beaufort West Municipality's By-Law on Municipal Land Use Planning, 2019, to allow for the rezoning, consent use and permanent departure all on Erf 468, Beaufort West, to enable the proposed development, subject to the following conditions imposed in terms of section 66 of the said By-Law:

Additional Information

- a) That all costs in terms of the proposed development, including any additional service connections / upgrader will be the responsibility of the developer.
- b) The requirement to comply with the development parameters applicable to a "self-catering facility," as contained within Schedule 2 of the Beaufort West Standard Zoning Scheme By-Law (2020), at all times.
- c) The requirement to provide parking and safe access to the proposed development, as defined within Chapter 8 of the Beaufort West Standard Zoning Scheme By-Law (2020).

Reasons for approval:

- i) The development proposal is consistent with National, Provincial, Regional and Municipal planning and policy frameworks.
- ii) 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 self-catering units at all times.
- iii) That the proposed consent use for a larger second dwelling and the operation of self-catering units will not have a detrimental impact on the character of the surrounding area.
- iv) The proposed development will not place additional strain on the ability of the Municipality to provide services.
- v) The proposed residential land use is anticipated to have a lesser impact than what would have been permitted under the current business zoning.
- vi) A consent use will provide the Municipality with the opportunity to withdraw the consent, should the proposed self-catering units not keep to the associated development controls and /or cause unwanted nuisance to the surrounding areas.
- vii) No objections were received against the proposed development.
- viii) Heritage Western Cape had already approved the proposed building renovations, planned as part of the proposed development.

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 // Munisipale Kantore
112 Donkin Street // Donkinstraat 112
Beaufort-Wes(t)
6970

D.E. Welgemoed
Municipal Manager //
Munisipale Bestuurder

Ref. No. // Verw. No. 12/3/2; 12/4/4/2; Erf: 468: Beaufort-Wes(t)]
Date // Datum: 23 Mei // May 2025