



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 146/2025

PROPOSED REZONING AND PERMANENT BUILDING LINE DEPARTURE: ERF 6250: 43 7TH AVENUE, HILLSIDE: 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 23 September 2025 **approved** the following applications as a whole:

- a) **Rezoning** of Erf 6250, Beaufort West in terms of Section 15(2)(a) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019 from Single Residential Zone I to Community Zone I, and
- b) **Permanent Departure** in terms of Section 15(2)(b) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019 for the relaxation of the eastern- and southern building lines, to 0 meters, to allow for the alteration of existing storerooms into classrooms,

to allow for the rezoning and permanent departure on Erf 6250, Beaufort West, to enable the proposed development, subject to the following conditions imposed in terms of section 66 of the said By-Law:

Conditions of approval

- a) A parking layout plan (as contemplated within Section 45(2) of the Beaufort West Zoning Scheme By-Law, 2020), designed by a suitably qualified person to be compliant with all applicable requirements under Chapter 8 of the said Scheme By-Law, must be submitted to the Municipality for consideration and approval, if satisfied.
- b) Separate vehicle entrance and exit gates must be provided to the property, both along 7TH Avenue, to form a single entrance and exit way, in order to provide for safe ingress and egress. The design of such entrance and exit will be substantially in accordance with the requirements therefore, stipulated within Chapter 8, of the Beaufort West Zoning Scheme By-Law, 2020.
- c) A refuse room must be provided on the land, in accordance with the Beaufort West Zoning Scheme By-Law, 2020.
- d) All aforementioned condition requirements must be constructed in accordance with application layout plans / designs and to the satisfaction of the Municipality, prior to the lawful commencement and occupation of the Crèche.

Additional Information

- a) That all costs in terms of the proposed development, including any additional service connections / upgrading will be the responsibility of the applicant.

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 house shop at all times.
- iii. The proposed crèche is located within the Urban Edge of the Beaufort West Municipality and within a growing neighborhood, where such facilities often occur.

- iv. The proposed consent use for a crèche will not have a detrimental impact on the character of the surrounding area.
- v. The proposed crèche will not place additional strain on the ability of the Municipality to provide services.
- vi. The proposed crèche is already operational and providing a service to the surrounding community.
- vii. No objections were raised against the proposed rezoning application.

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.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

A.C. Makendlana
Acting Municipal Manager

Ref. No.: 12/4/4/2; 12/3/2; Erf 6250 [Beaufort West]

Date: 10 October 2025