



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOL

Notice No. // Kennisgewing Nr. 130/2026



PROPOSED REZONING, CONSENT USE AND PERMANENT DEPARTURE: ERF 3663: 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 on 28 July 2026 **approved** the following applications:-

- a) **Rezoning** of Erf 3663 Beaufort West, in terms of Section 15(2)(a) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019, from General Residential Zone II to Single Residential Zone I,
- b) **Consent Use**, in terms of Section 15(2)(o) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019, to allow a house shop on Erf 3663 Beaufort West;
- c) **Permanent Departure**, in term of Section 15(2)(b) of the Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019, to allow the relaxation of the northern building line, of Erf 3663 Beaufort West, from 3m to 1m, and
- d) **Permanent Departure**, in terms of Section 15.2.(b) of the Municipal Land Use Planning By-law for Beaufort West, 2019, by exceeding the maximum area allowable for a house shop, being 25 m², to an area of 53 m².

AS A WHOLE in terms Section 60 of Beaufort West Municipality's By-Law on Municipal Land Use Planning, 2019, subject to the following conditions imposed in terms of Section 66 of the said By-Law:

1. CONDITIONS OF APPROVAL

- 1.1 The floor area used for purposed of the house shop, must be less than the floor area to be used for residential purposes, on the property, at all times.
- 1.2 Prior to approval of any building plans, the applicant must provide a Site Development Plan, in accordance with the prescriptions of the Beaufort West Land Use Scheme By-Law, 2020, and to the satisfaction of the Municipality.
- 1.3 The Site Development Plan must clearly and accurately illustrate:
 - 1.3.1 all current and planned buildings, floor areas, land uses,
 - 1.3.2 all applicable building lines,
 - 1.3.3 on-site vehicle access, circulation and parking bays,
 - 1.3.4 any other elements which the Municipality may require.
- 1.4 The property, and all of the proposed land use will extensively be developed in line with the approved Site Development Plan, and may not deviate from such plan, without the prior written approval of the Municipality.

2. ADDITIONAL INFORMATION

- a) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- b) The applicant / developer is required to comply with all development control requirements, as stipulated within the Beaufort West Land Use Scheme By-law, 2020 as it relates to, inter alia, parking requirements.

3. REASONS FOR DECISION

The following reasons are provided for the approval of the application for the **Rezoning, Consent use** as well as **Permanent Departures**:

- a) The current zoning of the property does not allow for a house shop as a consent use.
- b) The house shop will be developed at a small scale and is not anticipated to change the character of the surrounding area.
- c) The additional retail options of goods, in closer proximity to poorer communities will assist as part of the survival strategies available to such communities.
- d) The proposed development is aligned with the intention for sustainable communities and integrated land uses mentioned within the Municipal Spatial Development Frameworks.
- e) The proposed development is anticipated to enable the improved access to localised retails item within poor / disadvantaged communities.
- f) The proposed development will contribute towards more efficient neighbourhoods within disadvantaged area and providing for more efficient circulation of people.
- g) No objection was received against the proposed 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

G. Esau
Acting Municipal Manager

Ref. No.: 12/3/2; 12/4/4/2; Erf: 3663 [Beaufort West]

Date: 7 August 2026