



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO



Notice No. 29/2025

**APPLICATION FOR SUBDIVISION, REZONING AND PERMANENT DEPARTURE ON ERF 6263:
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 14 February 2025 **approved** the following applications:

- **Subdivision** in terms of Section 15(2)(d) of the Beaufort West Municipal Land Use Planning By-Law to create two erven;
- **Rezoning** in terms of Section 15(2)(a) of the Beaufort West Municipal Land Use Planning By-Law of the Remainder of Erf 6263 from Single Residential Zone I to Business Zone II;
- **Permanent Departure** in terms of Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law to allow the relaxation of the eastern side building line from 2m to 0m.

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:

- The applicant must submit a detailed site development and building plans for approval to the municipality prior to the commencement of any construction or business activity.
- The development must comply with all other municipal by-laws/regulations relating to the development of land.
- The sketch plan with diagram number 11508/1995 on which this subdivision approval is based must be formalized and submitted to the municipality.
- The applicant must submit a formal sub-divisional diagram to the Surveyor-General for approval and provide a copy to the municipality of all finalized subdivision documentation.
- The development parameters as shown in the Beaufort West Municipal Standard Zoning Scheme By-law applicable to Single Residential Zone I and Business Zone II for each respective erf must be adhered to.
- Any changes to the current approved development footprint may require an additional approval in terms of the relevant legislation.

Additional Information:

- a) The applicant must submit a detailed site development plan, and associated building plans, which illustrates the compliance with of the proposed development and the conditions of approval as well as the requirements of the Beaufort West Municipal Planning By-Law, 2019, for approval by the municipality, prior to the commencement of the business operation.
- b) That all costs in terms of the proposed development, including any service connections (if applicable) will be the responsibility of the applicant.

Reasons for approval:

- I. The proposal is consistent with the applicable legislation, planning policy frameworks and other applicable planning documents.
- II. The proposed development remains consistent in use and character thus ensuring continuity in the local neighborhood.
- III. The application is not in conflict with the development objectives set out in the Municipal SDF and IDP, which promotes the optimal utilization of land and resources within the municipal area.

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

Ref. No.: 12/3/2; 12/4/4/2, 12/4/5/2; Erf 6263 [Beaufort West]

D.E. Welgemoed
Municipal Manager

Date: 28 February 2025