



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 121/2026

APPLICATION FOR SUBDIVISION: ERF 681, BLYTH STREET 34: BEAUFORT WEST: BEAUFORT WEST PRECISION MOTOR ENGINEERING WORKS (PTY) LTD

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 10 July 2026 **approved** the following application:-

Subdivision, in terms of Section 15.2.(d) of the Municipal Land Use Planning By-Law for Beaufort West, 2019, of Erf 681 Beaufort West into to portions, creating a Remainder (of approximately 2 032 m²) and Portion A (of approximately 1 088 m²).

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 approval is subject to the following conditions imposed in terms of Section 66 of the said By-Law:

1. DESIGNATION AND LAYOUT

- 1.1 The subdivision of Erf 681 Beaufort West must be undertaken, and surveyed, in accordance with the Subdivision Plan Referenced No. ME382, dated 11 October 2025.
- 1.2 Any other specific servitude required for any purpose by the Municipality or relevant service authority, may be surveyed in terms of the Land Survey Act and depicted on a diagram with the specified width or dimensions, for the purpose of defining such servitude.
- 1.3 The subdivision in terms of Section 22(1) of the Beaufort Municipal Land Use Planning By-Law, 2019, will lapse if the right is not exercised within five (5) years from the date of approval.

2. LODGING AND APPROVAL OF DIAGRAMS

- 2.1 As contemplated in terms of Section 46(1) of the Spatial Planning and Land Use Management Act No. 16 of 2013, the sub divisional diagram of the applicable Portion A, (also illustrating any servitudes) must be lodged for approval in the Office of the Surveyor General.
- 2.2 The Municipality must be provided, free of charge, with the Surveyor General diagram upon registration of the subdivision.

3. REGISTRATION PROCEDURES

- 3.1 Copies of the approved diagram, together with a copy of these conditions and the Title Deed under which the land is held, shall be lodged with the Registrar of Deeds, as contemplated in terms of Section 46(1) of the Spatial Planning and Land Use Management Act No. 16 of 2013.
- 3.2 In respect of the subdivision to be registered, the Section 28 municipal certificate of compliance shall be obtained from the Beaufort West Municipality (if so satisfied) and shall be lodged with the Registrar of Deeds, by the applicant.

4. ACCESS AND PARKING

- 4.1 Road access to the proposed Portion A of Erf 681 Beaufort West must be taken from Maddison Street.
- 4.2 Any driveway/access costs will be imposed to the owner(s) of the subject property.
- 4.3 No parking bays are to be designated / provided on the sidewalk and all parking bays are to be accommodated within the boundaries of the properties.

5. ENGINEERING SERVICES

5.1 DEVELOPMENT CHARGES

- a) Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director: Technical Services, and in accordance with Section 83 of the Beaufort West Municipal Land Use Planning By-Law, 2019.

5.2 WATER SUPPLY

- a) Prior to the transfer of Portion A of Erf 681 Beaufort West, the developer must ensure that a supply of potable water is provided within the normal connection distance of the boundary of the subdivision and/or arrangements have been made, to the satisfaction of the Municipality, for the supply thereof.
- b) The cost of the connection for water will be to the developer.
- c) The Beaufort West Municipality must supervise the connection during the installation on the connection point identified by the municipality.

5.3 SEWAGE DISPOSAL

- a) Prior to the transfer of Portion A of Erf 681 Beaufort West, the developer must ensure that an efficient and sanitary system for the disposal of sewage and wastewater is provided within the normal connection distance of the boundary of the subdivision and/or arrangements have been made, to the satisfaction of the Municipality, for the supply thereof.
- b) The cost of the connection for sewer will be to the developer.
- c) The Beaufort West Municipality must supervise the connection during the installation on the connection point identified by the municipality.

5.4 STORMWATER DRAINAGE

- a) Prior to the transfer of Portion A of Erf 681 Beaufort West, the developer must ensure Such facilities as are necessary for the control and disposal of storm water, towards Maddison Street, shall be constructed or satisfactory arrangements have been made for the control and disposal thereof, to the satisfaction of the Municipality.
- b) The cost of the connection for storm water drainage will be to the developer.
- c) The Beaufort West Municipality must supervise the connection during the installation on the connection point identified by the municipality.

5.5 ELECTRICITY

- a) Prior to the transfer of Portion A of Erf 681 Beaufort West, the developer must ensure that a suitable supply of electricity is provided to within the normal connection distance of the boundary of the subdivision and/or arrangements have been made for the supply thereof, to the satisfaction of the Municipality.

- b) The cost of the electricity connection will be to the developer.
- c) The Beaufort West Municipality must supervise the connection during the installation on the connection point identified by the municipality.

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) All engineering services and infrastructure as required in terms of the conditions and services agreement must be complied with to the satisfaction of the municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.
- c) The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.
- d) Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

Reasons for approval:

- a) The proposed subdivision will promote compact and orderly urban development;
- b) The potential redevelopment of the property will support the optimization of land within the CBD of Beaufort West;
- c) The availability of the land will address a demand for smaller business properties;
- d) The proposed subdivision (and the retention of the current Business Zone II, zoning) complies with the requirement of the Beaufort West Land Use Scheme By-law, 2020;
- e) The proposed subdivision will not negatively impact on the access, parking and/or operation flow of the current business;
- f) The proposed subdivision will not impede the movement / operation of any surrounding business operation;
- g) The proposed development is aligned with and will retain the surrounding character of business and industrial land uses.
- h) The proposed Portion A is separately accessible from Maddison Street, which had sufficient capacity and visibility for additional traffic volumes. Therefore, the application does not present any traffic risks;
- i) Existing municipal services are sufficient for the separate development of the property, and the proposed subdivision will therefore not pose any undue pressure on municipal infrastructure / services.
- j) No objections were received against the proposed subdivision.

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.: 12/4/5/2; Erf 681 [Beaufort West]

Date: 24 July 2026