



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 122/2026

APPLICATION FOR SUBDIVISION OF ERVEN 1049 AND CONSOLIDATION OF ERVEN 994 & 1029, NIKO BRUMMER PRIMARY SCHOOL: 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 10 July 2026 **approved** the following applications:

- **Subdivision**, in terms of Section 15.2.(d) of the Municipal Land Use Planning By-Law for Beaufort West, 2019, of Erf 1049 Beaufort West into two portions, creating a Remainder (of approximately 41 970 m²) and Portion 1 (of approximately 61 385 m²).
- **Consolidation**, in terms of Section 15.2.(e) of the Municipal Land Use Planning By-Law for Beaufort West, 2019, of the Remainder of Erf 1049 (41 970m²), Erf 994 (12 926 m²) and Erf 1029 (2 122 m²), all of Beaufort West, into a single erf, measuring approximately 57 018 m² in extent, and as illustrated on Subdivision and Consolidation Plan Ref. NBP.CONSOL.03, dated 14 Oct 2025.

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:

1. DESIGNATION AND LAYOUT

- 1.1 The subdivision of Erf 1049 Beaufort West must be undertaken, and surveyed, in accordance with the Subdivision & Consolidation Plan referenced No. NBP.CONSOL.03, dated 14 Oct 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 Bylaw, 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 applicable sub divisional and consolidation diagrams (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 diagrams, 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. ENGINEERING SERVICES

- 4.1 Prior to the approval to subdivision and consolidation diagrams, the owner of the properties must ensure that both resulting properties have separate municipal services connections, and internal reticulation, serving both as it relates to the provision of water, sewage disposal, storm water drainage and electricity supply, or make suitable arrangements with the Municipality, for any service connections / reticulation networks which are to be shared between the two resultant properties.
- 4.2 Where service connections / reticulation networks will be shared, the subdivision and consolidation diagrams must include appropriate servitudes to accommodate and protect such shared linear infrastructure, to the satisfaction of 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) The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

Reasons for approval:

- a) The proposed subdivision & consolidation will promote orderly urban development.
- b) The current school have functionally, been operating according to the cadastral amendments which are being proposed.
- c) The proposed amendments to the cadastral boundaries will support the optimization of land records within Beaufort West.
- d) The proposed subdivision and consolidation (and the retention of the current Community Zone I, zoning) complies with the requirement of the Beaufort West Land Use Scheme By-Law, 2020.
- e) The proposed subdivision and consolidation will not negatively impact on the access, parking, and/or operation flow of the current schools, and or any other surrounding land use.
- f) The proposed development will retain the education character of the subject properties, as no change in land use is proposed.
- g) Existing municipal services are sufficient for the separation of the property, and the proposed subdivision will therefore not pose any undue pressure on municipal infrastructure / services.
- h) 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