



MUNISIPALITEIT / MUNICIPALITY

BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. // Kennisgewing Nr. 138/2025

APPLICATION FOR SUBDIVISION OF ERF 3613: 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 **Municipal Planning Tribunal for Beaufort West Municipality** in terms of Section 60 of the same on 9 September 2025 **approved** the following applications as a whole:-

1. **Cancellation of SG Diagram** No. 872/2014 that created the leasehold area for the Beaufort West Municipality on unregistered Erf 10250 (a portion of Erf 3613), Beaufort West in terms of Section 15(2)(k) of the Beaufort West Municipal Land Use Planning By-Law.
2. **Subdivision** of Erf 3613, Beaufort West into unregistered Erf 10250, Beaufort West (measuring approx. 3095 m² in extent) and a Remainder (measuring approx. 12 222 m² in extent) in terms of Section 15(2)(d) of the Beaufort West Municipal Land Use Planning By-Law, as shown on subdivision plan (Ref. No. DWG3613BW/2a, dated 17 April 2025).
3. **Registration of a usufruct servitude** (of approx. 75 m² in extent) over unregistered Erf 10250 (a portion of Erf 3613), Beaufort West in favour of the Beaufort West Municipality in terms of Section 24(1)(f)(iv) of the Beaufort West Municipal Land Use Planning By-Law, as shown on servitude plan (Ref. DWG3613BW/3a, dated 17 April 2025),

to allow for the formalisation of the land tenure arrangements associated with the Nieuveld Park Clinic, as applied for to Beaufort West Municipality.

1. REASONS FOR DECISION

- 1.1 The application is a re-submission of a previously approved subdivision (2014).
- 1.2 The proposal secures the long-term operation of an essential public health facility.
- 1.3 The application reinstates a previously approved subdivision that lapsed due to technical registration issues, demonstrating continuity with municipal and provincial decision-making.
- 1.4 The Nieuveld Park Clinic provides an essential public health service, and securing the land under Western Cape Government ownership will ensure effective long-term management and accountability.
- 1.5 All engineering services have been installed and are adequate, with no negative impacts on municipal bulk services anticipated.
- 1.6 The application gives effect to SPLUMA and LUPA principles, including spatial sustainability, efficiency, and good administration, as well as alignment with the Beaufort West Spatial Development Framework.
- 1.7 The proposal protects municipal operational interests by providing for a usufruct servitude for the satellite pay point, ensuring continuity of service delivery to the community.
- 1.8 No objections were received, and municipal officials confirmed compliance with all outstanding conditions of the original approval.

2. CONDITIONS OF APPROVAL

- 2.1 A diagram must be submitted to the Surveyor-General for approval reflecting the subdivision and servitude, to be registered in the Deeds Office.
- 2.2 The applicant is responsible for all costs relating to survey, subdivision, registration and servitude creation.
- 2.3 All existing municipal service connections must be retained and maintained to the satisfaction of the Beaufort West Municipality.
- 2.4 The usufruct servitude in favour of Beaufort West Municipality for the satellite pay point must be registered as per the 2024 Memorandum of Agreement.
- 2.5 Any conditions imposed by Beaufort West Municipality departments must be complied with prior to transfer.
- 2.6 That Beaufort West Municipality shall not be liable for the payment of compensation for the usufruct to the owner of unregistered erf 10250, Beaufort West.
- 2.7 That all costs in terms of the proposed development, including subdivision, transfer, registration of servitudes and/or any service connections will be the responsibility of the applicant.
- 2.8 The Municipality reserves the right to impose development contributions should any further bulk service upgrades be required.
- 2.9 That this approval will be valid for a period of five (5) years from date of confirmation of this decision coming into operation.

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.: 12/4/5/2; Erf: 3613 [Beaufort West]

Date: 19 September 2025