

APPLICATION FOR SUBDIVISION AND CONSOLIDATION:
NIKO BRUMMER PRIMARY SCHOOL
ERVEN 994, 1029 & 1049 BEAUFORT WEST

headland

town planners

Report date: 3 June 2025
Report Version: 1

CONTENTS

1. INTRODUCTION	1
2. APPLICATIONS	1
3. LOCALITY AND CADASTRAL INFORMATION	1
3.1. UNDERLYING ZONING	2
3.2. PROPERTY DATA	2
4. SUBDIVISION AND CONSOLIDATION PROPOSAL	4
5. MOTIVATION AND DESIRABILITY	5
5.1 PROCEDURE FOLLOWED IN PROCESSING THE APPLICATION (BEAUFORT WEST MUNICIPALITY: BY-LAW ON MUNICIPAL LAND USE PLANNING (BWMBLMLUP), SECTION 65 (b))	5
5.2 THE DESIRABILITY OF THE PROPOSED UTILISATION OF LAND (BWMBLMLUP, SECTION 65 (c))	5
5.3 THE COMMENTS IN RESPONSE TO THE NOTIFICATION PROCESS AND THE COMMENTS RECEIVED FROM ORGANS OF STATE AND INTERNAL DEPARTMENTS (BWMBLMLUP, SECTION 65 (d))	5
5.4 THE RESPONSE BY THE APPLICANT TO THE COMMENTS REFERRED TO IN PARAGRAPH (d) (BWMBLMLUP, SECTION 65 (e))	5
5.5 INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS THAT ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION (BWMBLMLUP, SECTION 65 (f))	5
5.6 A REGISTERED PLANNER'S WRITTEN ASSESSMENT OF THE APPLICATION (BWMBLMLUP, SECTION 65 (g))	5
5.7 THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES (BWMBLMLUP, SECTION 65 (h))	5
5.8 THE INTEGRATED DEVELOPMENT PLAN INCLUDING THE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (BWMBLMLUP, SECTION 65 (i))	5
5.9 THE INTEGRATED DEVELOPMENT PLAN OF THE DISTRICT MUNICIPALITY INCLUDING ITS SPATIAL DEVELOPMENT FRAMEWORK (BWMBLMLUP, SECTION 65 (j))	5
5.10 THE APPLICABLE LOCAL SPATIAL DEVELOPMENT FRAMEWORK (BWMBLMLUP, SECTION 65 (k))	5
5.11 THE APPLICABLE STRUCTURE PLANS (BWMBLMLUP, SECTION 65 (l))	5
5.12 THE APPLICABLE POLICIES OF THE MUNICIPALITY THAT GUIDE DECISION-MAKING (BWMBLMLUP, SECTION 65 (m))	6
5.13 THE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (BWMBLMLUP, SECTION 65 (n))	6
5.14 WHERE APPLICABLE, THE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK (BWMBLMLUP, SECTION 65 (o))	6
5.15 THE POLICIES, PRINCIPLES, PLANNING AND DEVELOPMENT NORMS AND CRITERIA SET BY NATIONAL AND PROVINCIAL GOVERNMENT (BWMBLMLUP, SECTION 65 (p))	6
5.16 THE MATTERS REFERRED TO IN SECTION 42 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (BWMBLMLUP, SECTION 65 (q))	6
5.17 THE PRINCIPLES REFERRED TO IN CHAPTER VI OF THE LAND USE PLANNING ACT (BWMBLMLUP, SECTION 65 (r))	6
5.18 THE APPLICABLE PROVISIONS OF THE ZONING SCHEME (BWMBLMLUP, SECTION 65 (s))	6
5.19 ANY RESTRICTIVE CONDITION APPLICABLE TO THE LAND CONCERNED (BWMBLMLUP, SECTION 65 (t))	6
6. CONCLUSION	6

LIST OF FIGURES

FIGURE 1: EXTRACT OF AERIAL IMAGERY OF ERVEN MAKING UP NIKO BRUMMER PRIMARY SCHOOL (IMAGE SOURCE: PLANET GIS VIEWER)

FIGURE 2: EXTRACT OF ZONING OF ERVEN MAKING UP NIKO BRUMMER PRIMARY SCHOOL (IMAGE SOURCE: BEAUFORT WEST APPROVED LUS ZONING MAP)

FIGURE 3: EXTRACT OF GP570/1940 INDICATING CLOSURE OF ERF 1029 AND ERF 994

FIGURE 4: EXTRACT OF ENDORSEMENTS ON GP570/1940 INDICATING CLOSURE OF ERF 1029 AS PUBLIC ROAD AND ERF 994 AS PUBLIC PLACE

FIGURE 5: EXTRACT OF PROPOSED SUBDIVISION AND CONSOLIDATION PLAN

LIST OF TABLES

TABLE 1: PROPERTY INFORMATION

SUPPORTING DOCUMENTS

Appendix A – Resolution and power of attorney

Appendix B - Locality plan

Appendix C - Title deeds

Appendix D - Conveyancers certificates

Appendix E - HWC Confirmation

Appendix F - Property diagrams

Appendix G - Noting sheet

Appendix H - Proposed subdivision and consolidation plan

Appendix I – Topographic map

Appendix J – Land Use Application Form

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION:
NIKO BRUMMER PRIMARY SCHOOL
ERVEN 994, 1029 & 1049 BEAUFORT WEST**

1. INTRODUCTION

The Western Cape Government owns the three erven on which Niko Brummer Primary School exists. We have been tasked with applying to consolidate the erven that make up the school in order for the Western Cape Government to hold it under 1 title deed as opposed to multiple title deeds. One of the school erven is required to be subdivided to separate the portion of the property belonging to Niko Brummer Primary School from that which belongs to the neighbouring Sentraal High School. There will not be any physical / material changes to the sites. No new structures are being proposed and no renovations to any existing structures are being proposed as part of this application.

2. APPLICATIONS

The following application is required in terms of the Beaufort West Municipality: By-Law on Municipal Land Use Planning, 2018:

- A **subdivision application** in terms of **section 15(2)(d)** in order to subdivide erf 1049 into 2 portions.
- A **consolidation application** in terms of **section 15(2)(e)** in order to consolidate erven 994, 1029 and remainder erf 1049 Beaufort West to form a single erf.

3. LOCALITY AND CADASTRAL INFORMATION

The school is located in Beaufort West and consists of 3 properties, outlined in red on figures 1 and 2. Erf 1029 was previously subdivided into 2 portions, the northern portion, erf 1049 (which forms part of Niko Brummer School) and the southern portion, erf 5898 (which is used for Sentraal High School). Erf 5898 was never transferred and as a result, the subdivision lapsed. For this reason, a subdivision application is being included to reinstate the separation between Niko Brummer School and Sentraal High School. Further property information is detailed in section 3.2 of this report.



Figure 1: Extract of aerial imagery of erven making up Niko Brummer Primary School (Image source: Planet GIS Viewer)

3.1. Underlying Zoning

All the properties that form the school are zoned Community Zone I (see figure 2) which permits a place of instruction as of right.

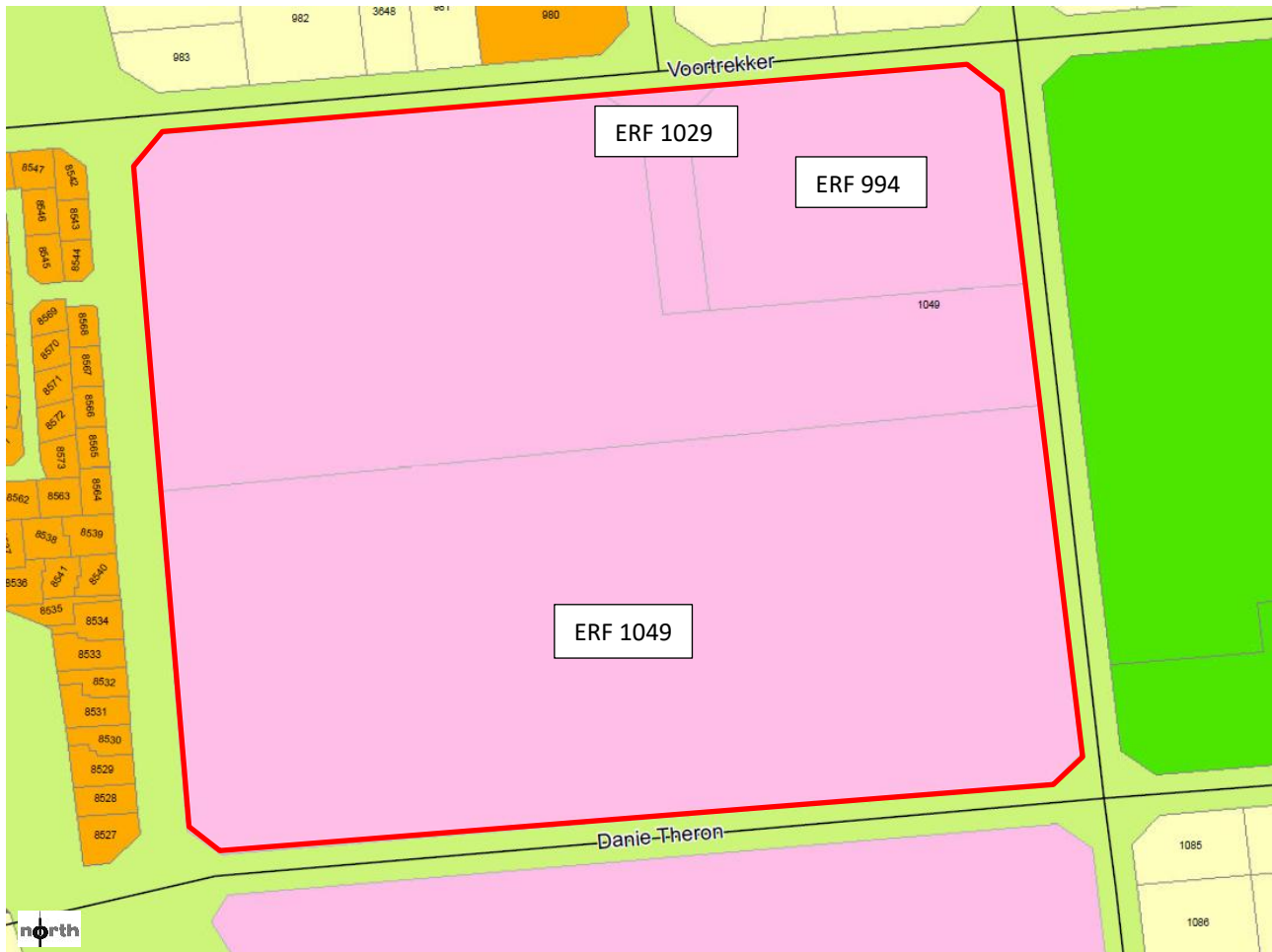


Figure 2: Extract of zoning of erven making up Niko Brummer Primary School (Image source: Beaufort West Approved LUS Zoning Map)

3.2. PROPERTY DATA

Table 1: Property Information

Property Numbers	Extents	Property Diagrams	Title Deed Numbers	Title Deed Conditions	Servitudes	Registered Owner
Erf 994 Beaufort West (closed public place vide GP570/1940 – see figures 3 and 4)	12926m ²	GP570/1940	T14503/1951	Subject to servitudes for supply of water to South African Railways and Harbours	None	Provincial Government of the Western Cape
Erf 1029 Beaufort West (closed public road vide GP570/1940 – see figures 3 and 4)	2122m ²	1506/1948 – no SG DGM found for this erf	T14503/1951		None	
Erf 1049 Beaufort West	103371m ²	1529/1948 GP1510/1948	T6605/1949	III The government has the right to resume any portion of land which may be required for Railway or Mining Purposes for utilisation	None	

4. SUBDIVISION AND CONSOLIDATION PROPOSAL

As stated earlier in this report, erf 1049 was previously subdivided into 2 portions, however, neither of the subdivided portions was transferred and the subdivision lapsed. As a result, this application begins with the subdivision of erf 1049 into Portion 1 and a remainder in order to separate the portion of erf 1049 that belongs to Niko Brummer Primary School from that which belongs to the neighbouring Sentraal High School. Remainder erf 1049, erf 1029 and erf 994 contain Niko Brummer Primary School and are to be consolidated to create one erf. Figure 5 provides an extract of the proposed subdivision and consolidation.

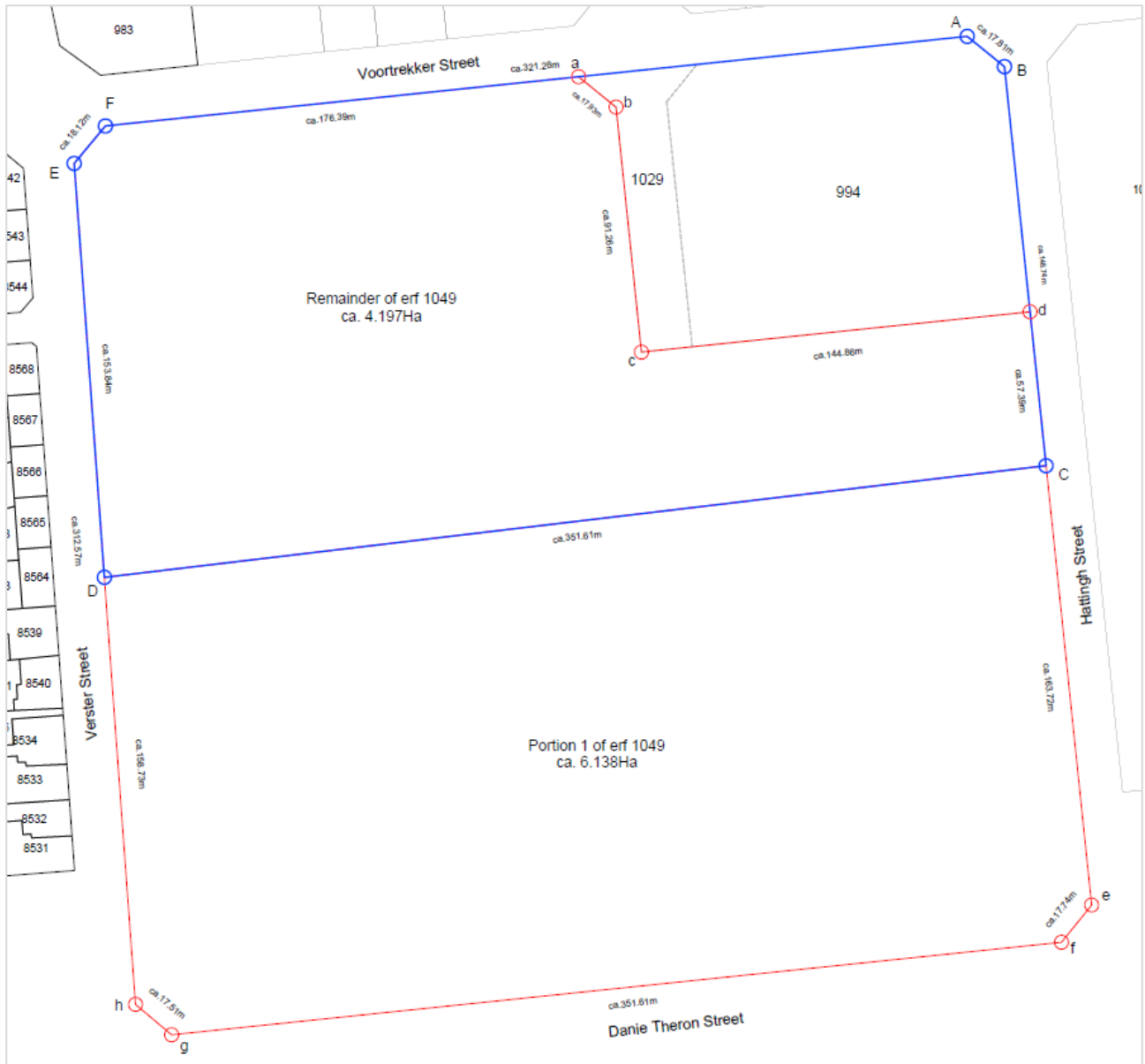


Figure 5: Extract of proposed subdivision and consolidation plan

5. MOTIVATION AND DESIRABILITY

5.1 Procedure followed in processing the application (Beaufort West Municipality: By-Law on Municipal Land Use Planning (BWMBLMLUP), section 65 (b))

The application will be submitted following the procedures and information required outlined in the BWMBLMLUP.

5.2 The desirability of the proposed utilisation of land (BWMBLMLUP, section 65 (c))

Not applicable. This land use application does not propose or result in any material change to the existing school. It is merely an administrative process to subdivide and consolidate the school erven and hold the school under a single title deed.

5.3 The comments in response to the notification process and the comments received from organs of state and internal departments (BWMBLMLUP, Section 65 (d))

This is not applicable at this stage.

5.4 The response by the applicant to the comments referred to in paragraph (d) (BWMBLMLUP, section 65 (e))

This is not applicable at this stage.

5.5 Investigations carried out in terms of other laws that are relevant to the consideration of the application (BWMBLMLUP, section 65 (f))

This land use application does not trigger any other laws.

5.6 A registered planner's written assessment of the application (BWMBLMLUP, section 65 (g))

This planning report includes an assessment and motivation for the proposed subdivision and consolidation.

5.7 The impact of the proposed land development on municipal engineering services (BWMBLMLUP, section 65 (h))

The proposal has no impact on municipal services as the subdivision and consolidation only involve administrative changes. There are no physical changes as a result of this application.

5.8 The integrated development plan including the municipal spatial development framework (BWMBLMLUP, section 65 (i))

The proposal fully aligns with the IDP and Municipal Spatial Development Framework. The intention is only to subdivide and consolidate the school erven.

5.9 The integrated development plan of the district municipality including its spatial development framework (BWMBLMLUP, section 65 (j))

The proposal fully aligns with the district IDP and the district Municipal Spatial Development Framework. The intention is only to subdivide and consolidate the school erven.

5.10 The applicable local spatial development framework (BWMBLMLUP, section 65 (k))

Compliant. The intention is only to subdivide and consolidate the school erven.

5.11 The applicable structure plans (BWMBLMLUP, section 65 (l))

Not applicable.

5.12 The applicable policies of the Municipality that guide decision-making (BWMBLMLUP, section 65 (m))

Due to the negligible impact of the proposal, no policies are applicable.

5.13 The provincial spatial development framework (BWMBLMLUP, section 65 (n))

Not applicable. This application is for the subdivision and consolidation of erven on which the school exists. It does not require consideration of the provincial development framework as it is purely an administrative process aimed at merging the school erven to form one land unit.

5.14 Where applicable, the regional spatial development framework (BWMBLMLUP, section 65 (o))

Not applicable. This application is for the subdivision and consolidation of erven on which the school exists. It does not require consideration of the provincial development framework as it is purely an administrative process aimed at merging the school erven to form one land unit.

5.15 The policies, principles, planning and development norms and criteria set by national and provincial government (BWMBLMLUP, section 65 (p))

The application is fully consistent.

5.16 The matters referred to in section 42 of the Spatial Planning and Land Use Management Act (BWMBLMLUP, section 65 (q))

Not applicable as the application merely modernises the historic school onto a consolidated property and supports efficient property management and administration in the future. No new rights are being created.

5.17 The principles referred to in Chapter VI of the Land Use Planning Act (BWMBLMLUP, section 65 (r))

Not applicable as the application merely modernises the historic school onto a consolidated property and supports efficient property management and administration in the future. No new rights are being created.

5.18 The applicable provisions of the zoning scheme (BWMBLMLUP, section 65 (s))

Compliant. The school properties are correctly zoned.

5.19 Any restrictive condition applicable to the land concerned (BWMBLMLUP, section 65 (t))

None that prohibit the subdivision and consolidation.

6. CONCLUSION

The Provincial Government of the Western Cape owns erven 994, 1029 and 1049 Beaufort West, on which Niko Brummer Primary School exists. In order to simplify their land holdings, they are intent on consolidating the school erven. The school properties are appropriately zoned. Erf 1049 is required to be subdivided first in order to separate the portion that belongs to Niko Brummer School. This application is purely administrative in nature and there are no material changes to the long-standing use of the site as a school.