

PROVINCE OF WESTERN CAPE

PROVINSIE WES-KAAP

# Provincial Gazette

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**TENDERS**

**N.B.** Tenders for commodities/services, the estimated value of which exceeds R20 000, are published in the Government Tender Bulletin, which is obtainable from the Government Printer, Private Bag X85, Pretoria, on payment of a subscription.

**NOTICES BY LOCAL AUTHORITIES**

## SWARTLAND MUNICIPALITY

**CORRECTION: NOTICE 13/2020/2021****REMOVAL OF RESTRICTIVE TITLE CONDITION  
ON ERF 88, YZERFONTEIN**

Notice is hereby given that the Authorized Official, Alwyn Malherbe Zaayman in terms of section 79(1) of Swartland Municipality By-law on Municipal Land Use Planning (PG 7741 of 3 March 2017) remove condition C3(1) from Deed of Transfer T1026 of 2019, applicable on Erf 88, Yzerfontein.

**J J SCHOLTZ, MUNICIPAL MANAGER**  
MUNICIPAL OFFICES  
PRIVATE BAG X52  
MALMESBURY

25 September 2020

20484

## CITY OF CAPE TOWN

**CITY OF CAPE TOWN MUNICIPAL PLANNING  
BY-LAW, 2015**

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by the owner of Erf 1803 Hout Bay, deleted conditions as contained in Deed of Transfer No. T67188/2014 in respect of Erf 1803 Hout Bay in the following manner:

Deletion Conditions B4(a), B4(b), B4(c) and B4(d).

25 September 2020

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## DRAKENSTEIN MUNICIPALITY

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE  
DEED CONDITIONS: ERF 39351 PAARL**

Notice is hereby given in terms of Section 33(6) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, that the Authorised Official removed conditions 1C(a) and 1C(c) as contained in Title Deed T42713/2017.

**DR J H LEIBBRANDT, CITY MANAGER**

25 September 2020

20487

## DRAKENSTEIN MUNICIPALITY

**APPLICATION FOR CONSENT USE AND REMOVAL OF  
RESTRICTIVE TITLE DEED CONDITION:  
REMAINDER FARM 520 PAARL DIVISION (MIDDELPLAAS)**

Notice is hereby given in terms of Section 33(6) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, that the Authorised Official removed condition D.(a) applicable to Farm 520 Paarl Division as contained in Title Deed T000001706/2017.

**DR J H LEIBBRANDT, CITY MANAGER**

25 September 2020

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**TENDERS**

**L.W.** Tenders vir kommoditeite/dienste waarvan die beraamde waarde meer as R20 000 beloop, word in die Staatstenderbulletin gepubliseer wat by die Staatsdrukker, Privaatsak X85, Pretoria, teen betaling van 'n intekengeld verkrygbaar is.

**KENNISGEWINGS DEUR PLAASLIKE OWERHEDE**

## SWARTLAND MUNISIPALITEIT

**REGSTELLING: KENNISGEWING 13/2020/2021****OPHEFFING VAN BEPERKENDE TITELVOORWAARDES  
OP ERF 88, YZERFONTEIN**

Kennis geskied hiermee dat die Gemagtigde Beampte, Alwyn Malherbe Zaayman in terme van artikel 79(1) van die Swartland Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning (PG 7741 van 3 Maart 2017) hef die voorwaarde C1(3) van toepassing op Erf 88, Yzerfontein soos vervat in Transportakte T1026 van 2019 op.

**J J SCHOLTZ, MUNISIPALE BESTUURDER**  
MUNISIPALE KANTOOR  
PRIVAATSAK X52  
MALMESBURY

25 September 2020

20484

## STAD KAAPSTAD

**STAD KAAPSTAD VERORDENING OP MUNISIPALE  
BEPLANNING, 2015**

Kennis geskied hiermee ingevolge die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015 dat die Stad na aanleiding van 'n aansoek deur die eienaar van Erf 1803 Houtbaai, die volgende voorwaardes soos vervat in titelakte no. T67188/2014 ten opsigte van Erf 1803 Houtbaai geskrap het:

Voorwaardes geskrap: B4(a), B4(b), B4(c) en B4(d).

25 September 2020

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## DRAKENSTEIN MUNISIPALITEIT

**AANSOEK OM OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES: ERF 39351 PAARL**

Kennis geskied hiermee ingevolge Artikel 33(6) van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat die Gemagtigde Beampte voorwaardes 1C(a) en 1C(c) soos vervat in Titelakte T42713/2017 opgehef het.

**DR J H LEIBBRANDT, STADSBESTUURDER**

25 September 2020

20487

## DRAKENSTEIN MUNISIPALITEIT

**AANSOEK OM VERGUNNINGSGEBRUIK EN OPHEFFING  
VAN BEPERKENDE TITELVOORWAARDE:  
REMAINDER PLAAS 520 PAARL AFDELING (MIDDELPLAAS)**

Kennis geskied hiermee ingevolge Artikel 33(6) van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat die Gemagtigde Beampte voorwaarde D.(a) van toepassing op Plaas 520 Paarl Afdeling soos vervat in Titelakte T000001706/2017 opgehef het.

**DR J H LEIBBRANDT, STADSBESTUURDER**

25 September 2020

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CITY OF CAPE TOWN  
CITY OF CAPE TOWN MUNICIPAL PLANNING  
BY-LAW, 2015

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by Tommy Brümmer Town Planners to remove a condition as contained in Title Deed No. T35171/1986 and referred to in T18865/1948, in respect of Erf 3089, ORANJEZICHT, in the following manner:

- II. C. 1 — “Not more than one dwelling house shall be built on each lot, such house to be of the value of not less than Three Thousand Rand (R3000.00), exclusive of the value of the land. Each house shall likewise be built on land having at least 15.75m frontage abutting on the street.”

25 September 2020

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STAD KAAPSTAD

STAD KAAPSTAD VERORDENING OP MUNISIPALE  
BEPLANNING, 2015

Kennisgewing geskied hiermee kragtens die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, dat die Stad na aanleiding van 'n aansoek deur Tommy Brümmer Town Planners, 'n voorwaarde soos vervat in titelakte no. T35171/1986 en na verwys in T18865/1948, ten opsigte van Erf 3089, ORANJEZICHT, op die volgende wyse verwyder het:

- II. C.1 — “Nie meer as een woonhuis op elke erf gebou word nie, met sodanige huis se waarde van nie minder nie as drie-duisend rand (R3 000), waarde van die grond uitgesluit. Elke huis insgelyks op grond gebou word met 'n voorkant van ten minste 15,75m wat aan die straat grens.”

25 September 2020

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SWARTLAND MUNICIPALITY

NOTICE 31/2020/2021

**PROPOSED CONSENT USE ON REMAINDER OF FARM BOTMAS KLOOF NR. 661, DIVISION MALMESBURY**

*Aansoeker:* CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel. nr. 022 482 1845

*Eienaar:* Kloovenburg Trust, PO Box 52, Riebeek Kasteel, 7307. Tel nr. 0825534329. E-mail: info@kloovenburg.co.za

*Verwysingsnommer:* 15/3/10-15/Farm\_661

*Eiendomsbeskrywing:* Remainder farm Botmas Kloof nr. 661, division Malmesbury

*Fisiese Adres:* Situated directly south west from Riebeek Kasteel

The application for a consent use for tourist facility on remainder farm Botmas Kloof nr 661, division Malmesbury, in terms of section 25(2)(o) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that the tourist facility (consisting of a restaurant and gift shop/market) will be operated on a portion ( $\pm 0,5$ ha) of the farm.

Notice is hereby given in terms of section 55(1) of the By-Law that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45-17:00 and Friday between 08:00-13:00 and 13:45-15:45 at the Department: Development Services, office of the Senior Manager: Built Environment, Municipal Office, Church Street, Malmesbury.

**Any written comments, whether an objection or support, may, in terms of section 60 of the By-Law, be addressed to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440 /e-mail – swartlandmun@swartland.org.za on or before 26 October 2020 at 17:00, quoting your name, address or contact details, as well as the preferred method of communication, interest in the application and reasons for comments.** Telephonic enquiries can be made to the town planning division (Alwyn Burger, Herman Olivier or Annelie de Jager) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official in transcribing their comments.

**MUNICIPAL MANAGER, MUNICIPAL OFFICE**  
CHURCH STREET  
MALMESBURY  
7300

25 September 2020

20485

SWARTLAND MUNICIPALITY

NOTICE 32/2020/2021

**MUNICIPAL PLANNING TRIBUNAL: CHANGE IN MEMBERSHIP**

Notice is hereby given in accordance with paragraph 82(11)(c) of the Swartland Municipal Land Use Planning By-law, PN 8226 dated 25 March 2020 that the following members were appointed by the Council on the Swartland Municipal Planning Tribunal:

*Employees*

The Municipal Manager, Mr J J Scholtz

The Director: Corporate Services, Ms M S Terblanche

The Director: Protections Services, Mr P A C Humphreys

*External members*

Mr C K Rabie

Ms C Havenga

The term of office of members will be from 1 October 2020 to 30 September 2025.

**J J SCHOLTZ, MUNICIPAL MANAGER**  
MUNICIPAL OFFICE  
PRIVATE BAG X52  
MALMESBURY

25 September 2020

20492

CITY OF CAPE TOWN  
CITY OF CAPE TOWN MUNICIPAL PLANNING  
BY-LAW, 2015

Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application by Elco Property Developments, to remove conditions as contained in Title Deed No. T31841 of 2017, in respect of Erven 8666, 901 and 902 MILNERTON, in the following manner:

**Erf 8666, Milnerton**

**Condition 1A)5** – This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator, from time to time after reference to the Townships Board and local authority, approved provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme

**Condition 1A)8** – No building or structure or any other portion thereof except boundary walls and fences shall except with the consent of the Administrator, be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 4.72 metres of the boundaries common thereto and Public Place No 916 or 1.57 metres of the lateral common boundary common to any adjoining erf, provided that with the consent of the local authority:

- (i) An outbuilding not exceeding 3.05 metres in height measured from the floor to the wall-plate may be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 11.02 metres measured from the rear boundary of the site.
- (ii) An outbuilding in terms of subparagraph (1) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.

**Condition 1A)10** – Over and above powers conferred on it by its building regulations, the local authority shall have the right to require that the dwelling and outbuildings erected on the erf shall be designed as to present a satisfactory aspect to both Marine Drive and the road on which it abuts and may require the kitchen yard to be enclosed on all sides with a wall not less than 1.83 metres high.

**Erf 901 Milnerton**

**Condition 2C)1.7** – No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the Administrator, be erected nearer than 15 feet to the street line which forms a boundary of this erf, nor within 15 feet of the boundary common thereto and public place No 916 or 5 feet of the lateral common boundary common to any adjoining erf, provided that with the consent of the local authority:

- (i) An outbuilding not exceeding 10 feet metres in height measured from the floor to the wall-plate may be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 35 feet measured from the rear boundary of the site:
- (ii) An outbuilding in terms of subparagraph (1) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.

**Condition 2C)1.9** – Over and above powers conferred on it by its building regulations, the local authority shall have the right to require that the dwelling and outbuildings erected on the erf shall be designed as to present a satisfactory aspect to both marine Drive and the road on which it abuts and may require the kitchen yard to be enclosed on all sides with a wall not less than 6 feet high.

**Erf 902 Milnerton**

**Condition 3.3.A)5** – This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator, from time to time after reference to the Townships Board and local authority, approved provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.

**Condition 3.3.A)8** – No building or structure or any portion thereof except boundary walls and fences shall except with the consent of the Administrator, be erected nearer than 15 feet to the street line which forms a boundary of this erf, nor within 15 feet of the boundary common thereto and public place no 916 or 5 feet of the lateral common boundary common to any adjoining erf, provided that with the consent of the local authority:

- (i) An outbuilding not exceeding 10 feet in height measured from the floor to the wall-plate may be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 35 feet measured from the rear boundary of the site.
- (ii) An outbuilding in terms of subparagraph (1) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are interested in any wall facing such boundary.

**Condition 3.3.A)9** – Over and above powers conferred on it by its building regulations, the local authority shall have the right to require that the dwelling and outbuildings erected on the erf shall be designed as to present a satisfactory aspect to both Marine Drive and the road on which it abuts and may require the kitchen yard to be enclosed on all sides with a wall not less than 6 feet high.

## STAD KAAPSTAD

## STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015

Kennis geskied hiermee ingevolge die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015 dat die Stad na aanleiding van 'n aansoek deur Elco Property Developments voorwaardes soos vervat in titelakteno. T30359 van 1993 en T36544 van 2009, ten opsigte van Erf 8666, 901 and 902 MILNERTON, opgehef het:

**Erf 8666, Milnerton**

**Voorwaarde: 1A)5** – Hierdie erf mag slegs gebruik word vir die oprigting van een woning of ander geboue vir sodanige doeleindes wat die administrateur van tyd tot tyd met verwysing na die raad op dorpsgebiede en plaaslike owerheid goedkeur, op voorwaarde dat indien die erf binne die gebied van 'n dorpsbeplanningskema geleë is, die plaaslike owerheid sodanige ander geboue wat deur die skema toegelaat word mag toelaat onderworpe aan die voorwaardes en beperkings wat deur die skema opgelê word;

**Voorwaarde 1A)8** – Geen gebou of struktuur, of enige gedeelte daarvan, buiten grensmure en heinings, mag sonder die toestemming van die administrateur nader as 4,72 meter aan die straatlyn wat 'n grens van hierdie erf vorm, of binne 4,72 meter vanaf die gemeenskaplike grens met openbare plek no. 916, of nader as 1,57 meter vanaf die laterale grens gemeenskaplik aan enige aangrensende erf opgerig word nie, op voorwaarde dat met die vergunning van die plaaslike owerheid:

- (i) 'n Buitegebou van nie hoër as 3,05 meter nie, gemeet vanaf die vloer tot by die muurplaat, binne bogenoemde voorgeskrewe agterste ruimte en binne bogenoemde voorgeskrewe laterale ruimte vir 'n afstand van 11,02 meter vanaf die agterste.
- (ii) 'n Buitegebou ingevolge subparagraaf (1) mag slegs nader as die bogenoemde voorgeskrewe ruimtes aan 'n laterale grens of agtergrens van 'n perseel opgerig word indien daar geen vensters of deure is in enige muur wat aan sodanige grens front nie.

**Voorwaarde 1A)10** – Buiten die magte wat deur die boueregulasies daaraan opgelê is, het die plaaslike owerheid die reg om voor te skryf dat die woning en buitegeboue wat op die erf opgerig word so ontwerp moet word dat dit 'n bevredigende straatfrontvoorkoms aan Marine-rylaan en die pad waarop dit uitkyk het en kan voorskryf dat die kombuisagterplaas aan alle kante deur 'n muur van nie minder nie as 1,83 meter hoog omhein word.

**Erf 901, Milnerton**

**Voorwaarde 2C)1.7** – Geen gebou of struktuur, of enige gedeelte daarvan, buiten grensmure en heinings, mag sonder die toestemming van die administrateur nader as 15 voet aan die straatlyn wat 'n grens van hierdie erf vorm, of binne 15 voet vanaf die gemeenskaplike grense, en openbare plek no. 916, of nader as 5 voet vanaf die laterale grens gemeenskaplik aan enige aangrensende erf opgerig word nie, op voorwaarde dat met die vergunning van die plaaslike owerheid:

- (i) 'n Buitegebou van nie hoër as 10 voet nie, gemeet vanaf die vloer tot by die muurplaat, binne bogenoemde voorgeskrewe agterste ruimte en binne bogenoemde voorgeskrewe laterale ruimte vir 'n afstand van 35 voet vanaf die agterste grens opgerig mag word;
- (ii) 'n Buitegebou ingevolge subparagraaf (1) mag slegs nader as die bogenoemde voorgeskrewe ruimtes aan 'n laterale grens of agtergrens van 'n perseel opgerig word indien daar geen vensters of deure is in enige muur wat aan sodanige grens front nie.

**Voorwaarde 2C)1.9** – Buiten die magte wat deur die boueregulasies daaraan opgelê is, het die plaaslike owerheid die reg om voor te skryf dat die woning en buitegeboue wat op die erf opgerig word so ontwerp moet word dat dit 'n bevredigende straatfrontvoorkoms aan Marine-rylaan en die pad waarop dit uitkyk het en kan voorskryf dat die kombuisagterplaas aan alle kante deur 'n muur van nie minder nie as 6 voet hoog omhein word.

**Erf 902, Milnerton**

**Voorwaarde 3.3.A)5** – Hierdie erf mag slegs gebruik word vir die oprigting van een woning of ander geboue vir sodanige doeleindes wat die administrateur van tyd tot tyd met verwysing na die raad op dorpsgebiede en plaaslike owerheid goedkeur, op voorwaarde dat indien die erf binne die gebied van 'n dorpsbeplanningskema geleë is, die plaaslike owerheid sodanige ander geboue wat deur die skema toegelaat word, mag toelaat onderworpe aan die voorwaardes en beperkings wat deur die skema opgelê word;

**Voorwaarde 3.3.A)8** – Geen gebou of struktuur, of enige gedeelte daarvan, buiten grensmure en heinings, mag sonder die toestemming van die administrateur nader as 15 voet aan die straatlyn wat 'n grens van hierdie erf vorm, of binne 15 voet vanaf die gemeenskaplike grens met openbare plek no. 916, of nader as 5 voet vanaf die laterale grens gemeenskaplik aan enige aangrensende erf opgerig word nie, op voorwaarde dat met die vergunning van die plaaslike owerheid:

- (i) 'n Buitegebou van nie hoër as 10 voet nie, gemeet vanaf die vloer tot by die muurplaat, binne bogenoemde voorgeskrewe agterste ruimte en binne bogenoemde voorgeskrewe laterale ruimte vir 'n afstand van 35 voet vanaf die agterste grens opgerig mag word.
- (ii) 'n Buitegebou ingevolge subparagraaf (1) mag slegs nader as die bogenoemde voorgeskrewe ruimtes aan 'n laterale grens of agtergrens van 'n perseel opgerig word indien daar geen vensters of deure is in enige muur wat aan sodanige grens front nie.

**Voorwaarde 3.3.A)9** – Buiten die magte wat deur die boueregulasies daaraan opgelê is, het die plaaslike owerheid die reg om voor te skryf dat die woning en buitegeboue wat op die erf opgerig word so ontwerp moet word dat dit 'n bevredigende straatfrontvoorkoms aan Marine-rylaan en die pad waarop dit uitkyk het en kan voorskryf dat die kombuisagterplaas aan alle kante deur 'n muur van nie minder nie as 6 voet hoog omhein word.

## BEAUFORT WEST MUNICIPALITY

## Notice No. 122/2020

**PROPOSED REZONING AND SUBDIVISION OF ERF 303, c/o LEEB- AND PASTORIE STREET: MURRAYSBURG**

Notice is hereby given in terms of Sections 61 of the By-law on Municipal Land Use Planning for Beaufort West Municipality, Notice No. 21/2019, that in terms of Section 60, the Authorized Officer has **in whole approved** the application for the **rezoning and subdivision of Erf 303, c/o Leeb- and Pastorie Street, Murraysburg** as follows:—

1. That the following land use and land development applications applicable to **Erf 303, c/o Leeb- and Pastorie Street, Murraysburg**:—
  - (a) **Rezoning** in terms of Section 15(2)(a) of the Beaufort West Municipality Land Use Planning By-Law, 2019, from Business Zone I to sub divisional area, to make provision for the following:—
    - 1 Business Zone II Erf (+ 550m<sup>2</sup>) (Portion B); and
    - 1 Erf (+ 2265m<sup>2</sup>) (Portion A) with a split zoning consisting of Business Zone VI (+ 945m<sup>2</sup>) and Industrial Zone II (+ 1321m<sup>2</sup>)
  - (b) **Subdivision** of Erf 303, Murraysburg in terms of Section 15(2)(d) of the Beaufort West Municipality Land Use Planning By-Law, 2019, in order to give effect to the sub divisional area zoning in accordance with the subdivision plan as **Annexure C**.
2. **BE APPROVED** in terms of Section 60 of the Beaufort West Municipality Land Use Planning By-Law, 2019, subject to the following conditions:—
  - 2.1 That the approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-Law for the Beaufort West Municipality, 2019, if not implemented within a period of five (5) years from the date thereof.
  - 2.2 That the applicant resubmits the approved subdivision plan to the Municipality that reflects the accurate zoning categories as per the Beaufort West Standard Zoning Scheme By-Law, 2020.
  - 2.3 That the applicable capital contributions are payable by the developer as per prevailing approved standard tariffs for Beaufort West Municipality at the time of payment, and is payable at the transfer of the property/ies, the submission of building plans, or the implementation of the approval, whichever action occurs first.
  - 2.4 That the owner shall be responsible for all costs related to the provision of internal services and the costs related to any further upgrading of the electricity connection.
  - 2.5 That the portion of Portion A, zoned as Industrial Zone II, may only be utilised for industrial purposes which are not hazardous or offensive and where the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reasons of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - 2.6 That an approved Surveyor General diagram be submitted to the Directorate: Corporate Services for record purposes.
  - 2.7 That the approval will only be regarded as implemented on the transfer of at least one of the portions.
  - 2.8 That building plans be submitted for approval in accordance with the National Building Regulations (NBR).
  - 2.9 That the land use approval does not exempt the applicant from obtaining any required authorisation in terms of other legislation.
  - 2.10 That a site development plan, which indicates at least the following information, be submitted to the Municipality for approval—
    - Erf boundaries and measurements;
    - Applicable building lines;
    - Position of all structures;
    - Parking and access; and
    - For the split zoning, the area applicable to the respective zonings (Business Zone VI and Industrial Zone II) must be indicated on the plan.
3. **The reasons for the decision are as follows:**
  - 3.1 The proposed land uses are compatible with the existing development context.
  - 3.2 It is not foreseen that the proposed land uses will have a negative impact on the character of the area or the built environment.

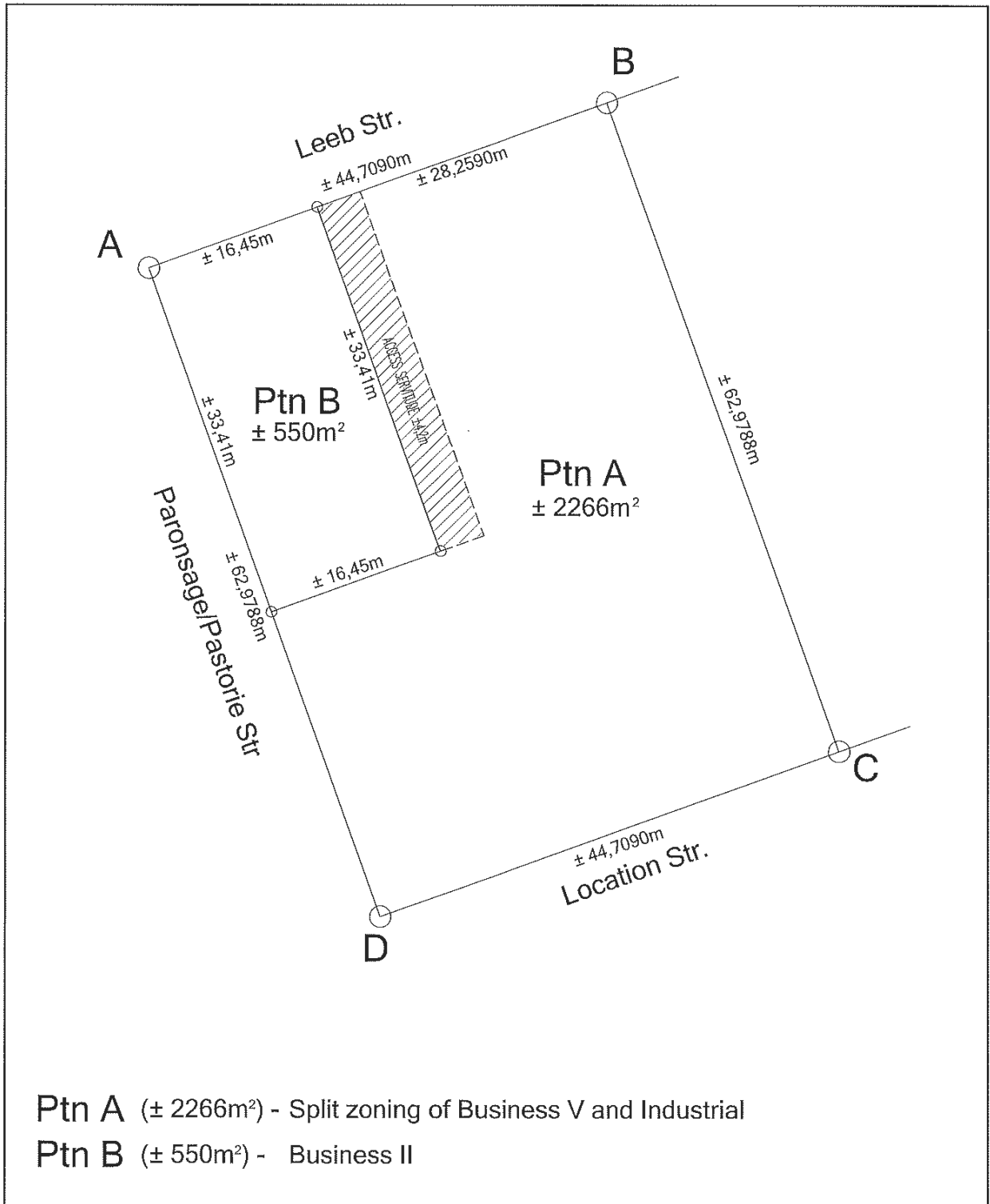
Any person whose rights are affected by the above decision and or conditions may appeal to the Appeal Authority by submitting a written appeal to the Municipal Manager, Beaufort West Municipality, Private Bag 582, 112 Donkin Street, Beaufort West, 6970, so to reach the undersigned within **21 days** from the date of publication of this notice. Official appeal forms are available on request from Mrs. E. du Plessis at Tel. No. 023-414 8117 or e-mail: admin@beaufortwestmun.co.za

**K.J. Haarhoff**

**Municipal Manager**

Municipal Offices, 112 Donkin Street, Beaufort West 6970

**Ref. No.** 12/4/4/2; 12/4/5/2; Erf: 303 [Murraysburg]



# 9 Proposed Subdivision



Not to Scale

**rtj consulting**  
 technical planner (B/B162/2011)  
 prof. architectural technologist (T1134)  
 rob twentyman jones  
 P.O.Box 12143, NI City, 7463  
 tel/fax : +27215598189  
 cell : +27731021104  
 email : rtjconsult@telkomsa.net

## BEAUFORT-WES MUNISIPALITEIT

## Kennisgewing Nr. 122/2020

**VOORGESTELDE HERSONERING EN ONDERVERDELING VAN ERF 303, h/v LEEB- EN PASTORIESTRAAT: MURRAYSBURG**

Kennis geskied hiermee ingevolge Artikel 61 van die Verordening op Munisipale Grondgebruikbeplanning vir Beaufort-Wes Munisipaliteit, Kennisgewing No. 21/2019, dat die Gemagtigde Beampte ingevolge Artikel 60 die aansoek vir die **herosnering en onderverdeling van Erf 303, h/v Leeb- en Pastoriestraat, Murraysburg, ingeheel** soos volg **goedgekeur** het.

1. Dat die volgende aansoeke vir grondgebruik en grondontwikkeling van toepassing is op **Erf 303, h/v Leeb- en Pastoriestraat, Murraysburg**:
  - (a) **Herosnering** in terme van Artikel 15(2)(a) van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019, vanaf Sakesone I na onderverdelingsarea, om voorsiening te maak vir die volgende:—
    - 1 Sakesone II Erf (+ 550m<sup>2</sup>) (Gedeelte B); en
    - 1 Erf (+ 2265m<sup>2</sup>) (Gedeelte A) met 'n gesplete sonering bestaande uit Sakesone VI (+ 945m<sup>2</sup>) en Industriële Sone II (+ 1321m<sup>2</sup>)
  - (b) **Onderverdeling** van Erf 303, Murraysburg in terme van Artikel 15(2)(d) van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019, ten einde uitvoering te gee aan die onderverdelings sonering in ooreenstemming met die onderverdelings plan as **Bylae C**.
2. **GOEDGEKEUR WORD** ingevolge Artikel 60 van die Beaufort-Wes Munisipale Verordening op Grondgebruikbeplanning, 2019, onderhewig aan die volgende voorwaardes:—
  - 2.1 Dat die goedkeuring van bogenoemde aansoek sal verval in ooreenstemming met die bepalings van die Verordening op Grondgebruikbeplanning vir die Beaufort-Wes Munisipaliteit, 2019, indien dit nie binne 'n tydperk van vyf (5) jaar van die datum daarvan geïmplementeer word nie.
  - 2.2 Dat die aansoeker die goedgekeurde onderverdelingsplan weer aan die Munisipaliteit voorlê wat die akkurate soneringskategorieë weerspieël volgens die Beaufort-Wes Munisipale Standaard Soneringskema Verordening, 2020.
  - 2.3 Dat die toepaslike kapitaalbydraes betaalbaar is volgens die geldende standaardtariewe van die Munisipaliteit van Beaufort-Wes ten tye van die betaling, en betaalbaar is by die oordrag van die eiendom, die indiening van bouplanne of die implementering van die goedkeuring, water aksie ook al eerste planvind.
  - 2.4 Dat die eenaar verantwoordelik is vir alle kostes verbonde aan die lewering van interne dienste en die koste verbonde aan enige verdere opradering van die elektrisiteitsverbinding.
  - 2.5 Dat die gedeelte van Gedeelte A, gesoneer as Industriële Sone II, slegs gebruik mag word vir industriële doeleindes wat nie gevaarlik of aanstootlik is nie en waar die prosesse wat uitgevoer word, die betrokke vervoer of die gebruikte masjinerie of materiaal nie die gerief van die omgewing benadeel as gevolg van geraas, trillings, reuk, dampe, rook, damp, stoom, roet, as, stof, afvalwater, afvalprodukte, gruis of olie nie.
  - 2.6 Dat 'n goedgekeurde landmetersdiagram vir rekorddoeleindes by die Direkoraat: Korporatiewe Dienste ingedien word.
  - 2.7 Dat die goedkeuring slegs beskou sal word as geïmplementeer by die oordrag van ten minste een van die gedeeltes.
  - 2.8 Dat bouplanne ingedien word vir goedkeuring in ooreenstemming met die Nasionale Bouregulasies (NBR).
  - 2.9 Dat die grondgebruiksgoedkeuring nie die aansoeker vrystel van die verkryging van vereiste magtiging ingevolge ander wetgewing nie.
  - 2.10 Dat 'n terreinontwikkelingsplan, wat ten minste die volgende inligting bevat, aan die Munisipaliteit voorgelê word vir goedkeuring—
    - Erfgrense en -metings;
    - Toepaslike boulyne;
    - Posisie van alle strukture;
    - Parkeerplek en toegang; en
    - Vir die gesplete sonering moet die area wat van toepassing is op die onderskeie sonerings (Besigheidsone VI en Industriële Sone II) op die plan aangedui word.
3. **Die redes vir die besluit is soos volg:**
  - 3.1 Die voorgestelde grondgebruik is versoenbaar met die bestaande ontwikkelingskonteks.
  - 3.2 Daar word nie voorsien dat die voorgestelde grondgebruik 'n negatiewe impak sal hê op die karakter van die gebied of die beboude omgewing nie.

Enige persoon wie se regte geraak word deur die bogenoemde besluit en of toestande kan 'n beroep op die appèl-owerheid deur 'n skriftelike appèl aan die Munisipale Bestuurder, Beaufort-Wes Munisipaliteit, Privaatsak 582, Donkinstraat 112, Beaufort-Wes, 6970, te rig om die ondergetekende te bereik binne **21 dae** vanaf datum van publikasie van hierdie kennisgewing. Amptelike appèlvorm is beskikbaar op aanvraag by mev. E. du Plessis by Tel. No 023-414 8117 of e-pos: admin@beaufortwestmun.co.za

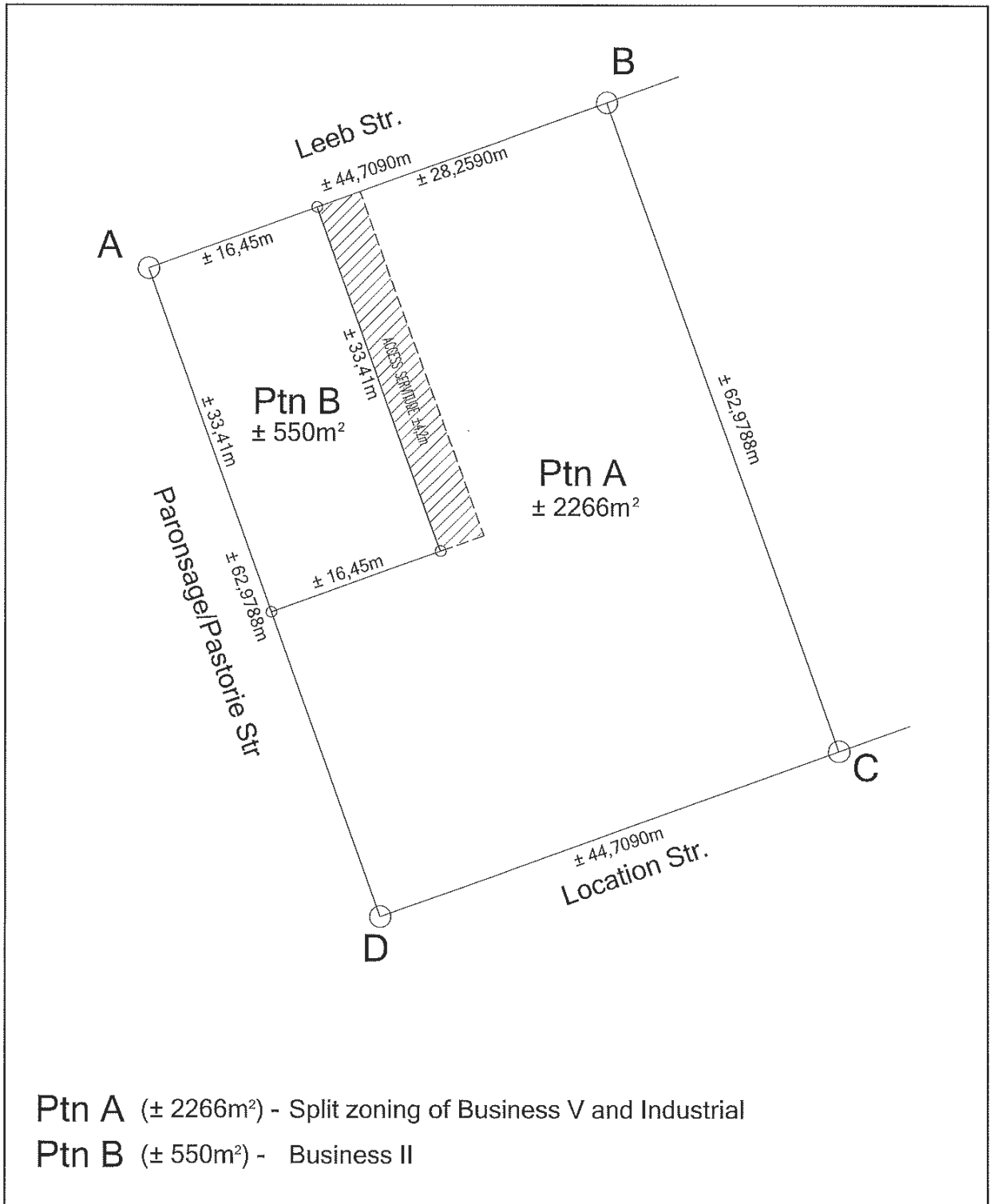
**K.J. Haarhoff**

**Munisipale Bestuurder**

Munisipale Kantore, Beaufort-Wes 6970 Donkinstraat 112, 6970

**Verw. No.** 12/4/4/2; 12/4/5/2; Erf: 303 [Murraysburg]





# 9 Proposed Subdivision



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## WESTERN CAPE GAMBLING AND RACING BOARD

## OFFICIAL NOTICE

**IN TERMS OF THE PROVISIONS OF SECTION 32(2) OF THE WESTERN CAPE GAMBLING AND RACING ACT, 1996 (ACT 4 OF 1996) (“THE ACT”), AS AMENDED, THE WESTERN CAPE GAMBLING AND RACING BOARD HEREBY GIVES NOTICE THAT THE FOLLOWING APPLICATION FOR A BOOKMAKER LICENCE, AS PROVIDED FOR IN SECTIONS 27(k) AND 55 OF THE ACT, A BOOKMAKER PREMISES LICENCE, AS PROVIDED FOR IN SECTIONS 27(kA) AND 55(A) OF THE ACT, AND AN APPLICATION FOR A NATIONAL MANUFACTURER LICENCE AS PROVIDED IN CHAPTER 3, PART B, SECTION 38 OF NATIONAL GAMBLING ACT, 2004, AS AMENDED, AND CERTIFICATE/S OF SUITABILITY IN TERMS OF WESTERN CAPE GAMBLING AND RACING REGULATIONS, AS PROVIDED FOR IN REGULATION 18, HAS BEEN RECEIVED.**

**Applicant for a new bookmaker licence:** Jackpotstar 777 (Pty) Ltd – *A South African registered company*

**Registration number:** 2019/582022/07

**Persons holding a 5% or more direct and indirect financial interest in the applicant:**

- Lakeridge (Pty) Ltd – 100% direct financial interest
- Kovacs Investments 344 (Pty) Ltd – 100% indirect financial interest
- The Copper Trust – 13% indirect financial interest
- The Big Family Trust – 13% indirect financial interest
- The Chico Trust – 37% indirect financial interest
- The Happy Family Trust – 37% indirect financial interest

**Business address of proposed bookmaker:** Ground Floor, 17 Queens Park Avenue, Salt River, 7925

**Erf number:** ERF 14904

Section 33 of the Western Cape Gambling and Racing Act, 1996 (hereinafter “the Act”) requires the Western Cape Gambling and Racing Board (hereinafter “the Board”) to ask the public to submit comments and/or objections to gambling licence applications that are filed with the Board. The conduct of gambling operations is regulated in terms of both the Act and the National Gambling Act, 2004. This notice serves to notify members of the public that they may lodge objections and/ or comments to the above application on or before the closing date at the below-mentioned address and contacts. Since licensed gambling constitutes a legitimate business operation, moral objections for or against gambling will not be considered by the Board. An objection that merely states that one is opposed to gambling without much substantiation will not be viewed with much favour. You are hereby encouraged to read the Act and learn more about the Board’s powers and the matters pursuant to which objections may be lodged. These are outlined in Sections 28, 30, 31 and 35 of the Act. Members of the public can obtain a copy of the objection guidelines, which are an explanatory guide through the legal framework governing the lodgement of objections and the Board’s adjudication procedures. The objection guidelines are accessible from the Board’s website at [www.wcgrb.co.za](http://www.wcgrb.co.za) and copies can also be made available on request. The Board will consider all comments and objections lodged on or before the closing date during the adjudication of the application.

In the case of written objections to an application, the grounds on which such objections are founded must be furnished. Where comment in respect of an application is furnished, full particulars and facts to substantiate such comment must be provided. The name, address and telephone number of the person submitting the objection or offering the comment must also be provided. Comments or objections must reach the Board by no later than **16:00 on Tuesday, 20 October 2020.**

**Objections or comments must be forwarded to the Chief Executive Officer, Western Cape Gambling and Racing Board, P.O. Box 8175, Roggebaai 8012 or handed to the Chief Executive Officer, Western Cape Gambling and Racing Board, 100 Fairway Close, Parow 7500 or faxed to the Chief Executive Officer on 021 422 2603, or emailed to [Objections.Licensing@wcgrb.co.za](mailto:Objections.Licensing@wcgrb.co.za)**

## WES-KAAPSE RAAD OP DOBBELARY EN WEDRENNE

## AMPTELIKE KENNISGEWING

**KRAGTENS DIE BEPALINGS VAN ARTIKEL 32(2) VAN DIE WES-KAAPSE WET OP DOBBELARY EN WEDRENNE, 1996 (WET 4 VAN 1996) (“DIE WET”), SOOS GEWYSIG, GEE DIE WES-KAAPSE RAAD OP DOBBELARY EN WEDRENNE HIERMEE KENNIS DAT DIE VOLGENDE AANSOEK OM ’N BOEKMAKERLISENSIE, SOOS BEOOG IN ARTIKELS 27(k) EN 55 VAN DIE WET, OM ’N BOEKMAKERPERSEELLISENSIE, SOOS BEOOG IN ARTIKELS 27(kA) EN 55(A) VAN DIE WET, EN ’N AANSOEK OM ’N NASIONALE VERVAARDIGERLISENSIE, SOOS BEOOG IN HOOFSTUK 3, DEEL B, ARTIKEL 38 VAN DIE NASIONALE WET OP DOBBELARY, 2004, SOOS GEWYSIG, EN GESKIKTHEID SERTIFIKAAT(E) IN TERME VAN DIE WESKAAPSE DOBBELARY EN WEDRENNE REGULASIES, SOOS BEOOG IN REGULASIE 18, ONTVANG IS.**

<b>Aansoeker vir ’n nuwe boekmakerlisensie:</b>	Jackpotstar 777 (Edms) Bpk – ’n Suid-Afrikaans geregistreerde maatskappy
<b>Registrasienommer:</b>	2019/582022/07
<b>Persone wat ’n direkte en indirekte geldelike belang van 5% of meer in die aansoeker het:</b>	Lakeridge (Edms) Bpk – 100% direkte geldelike belang Kovacs Investments 344 (Edms) Bpk – 100% indirekte geldelike belang The Copper Trust – 13% indirekte geldelike belang The Big Family Trust – 13% indirekte geldelike belang The Chico Trust – 37% indirekte geldelike belang The Happy Family Trust – 37% indirekte geldelike belang
<b>Besigheidsadres van voorgename boekmaker:</b>	Grondvloer, Queens Parklaan 17, Soutrivier 7925
<b>Erfnommer:</b>	ERF 14904

Artikel 33 van die Wes-Kaapse Wet op Dobbeldary en Wedrenne, 1996 (hierna “die Wet” genoem) bepaal dat die Wes-Kaapse Raad op Dobbeldary en Wedrenne (hierna “die Raad” genoem) die publiek moet vra om kommentaar te lewer op en/of besware aan te teken teen dobbellisensie-aansoeke wat by die Raad ingedien word. Dobbeldary word kragtens die Wet sowel as die Nasionale Wet op Dobbeldary, 2004 gereuleer. Hierdie kennisgewing dien om lede van die publiek in kennis te stel dat hulle voor die sluitingsdatum by ondergemelde adres en kontakte beswaar kan aanteken teen en/of kommentaar kan lewer op bogenoemde aansoek. Aangesien gelisensieerde dobbeldary ’n wettige besigheidsbedryf uitmaak, word morele besware ten gunste van of teen dobbeldary nie deur die Raad oorweeg nie. ’n Beswaar wat bloot meld dat iemand teen dobbeldary gekant is sonder veel staving sal nie gunstig oorweeg word nie. U word hiermee aangemoedig om die Wet te lees en meer inligting te verkry oor die Raad se magte en die aangeleenthede op grond waarvan besware ingedien kan word. Dit word in artikel 28, 30, 31 en 35 van die Wet uitgestippel. Lede van die publiek kan ’n afskrif van die riglyne vir besware bekom, wat ’n gids is wat die werking verduidelik van die regsraamwerk wat die indiening van besware, publieke verhore en die Raad se beoordelingsprosedures reguleer. Die riglyne vir besware is verkrygbaar op die Raad se webwerf by [www.wcgrb.co.za](http://www.wcgrb.co.za) en afskrifte kan ook op versoek beskikbaar gestel word. Die Raad sal alle kommentaar en besware oorweeg wat op of voor die sluitingsdatum tydens die beoordeling van die aansoek ingedien word.

In die geval van skriftelike besware teen ’n aansoek moet die gronde waarop sodanige besware berus, verskaf word. Waar kommentaar ten opsigte van ’n aansoek gegee word, moet volle besonderhede en feite om sodanige kommentaar te staaf, verskaf word. Die persoon wat die beswaar of kommentaar indien se naam, adres en telefoonnommer moet ook verstrek word. Kommentaar of besware moet die Raad bereik nie later nie as **16:00 op Dinsdag, 20 Oktober 2020**.

**Besware of kommentaar moet gestuur word aan die Hoof- Uitvoerende Beampte, Wes-Kaapse Raad op Dobbeldary en Wedrenne, Posbus 8175, Roggebaai 8012, of ingehandig word by die Hoof- Uitvoerende Beampte, Wes-Kaapse Raad op Dobbeldary en Wedrenne, Fairwayslot 100, Parow 7500 of per faks: 021 422 2603 of e-pos: [Objections.Licensing@wcgrb.co.za](mailto:Objections.Licensing@wcgrb.co.za)**