

# Western Cape Government • Wes-Kaapse Regering

PROVINCE OF WESTERN CAPE

PROVINSIE WES-KAAP

## Provincial Gazette

## Provinsiale Koerant

8373

8373

Friday, 22 January 2021

Vrydag, 22 Januarie 2021

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### INHOUD

(\*Reprints are obtainable at Room M12, Provincial Legislature Building, 7 Wale Street, Cape Town 8001.)

(\*Herdrukke is verkrygbaar by Kamer M12, Provinsiale Wetgewing-gebou, Waalstraat 7, Kaapstad 8001.)

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**PROVINCIAL NOTICE**

The following Provincial Notice is published for general information.

DR H.C. MALILA,  
DIRECTOR-GENERAL

Provincial Legislature Building,  
Wale Street,  
Cape Town.

**PROVINSIALE KENNISGEWING**

Die volgende Provinsiale Kennisgewing word vir algemene inligting gepubliseer.

DR H.C. MALILA,  
DIREKTEUR-GENERAAL

Provinsiale Wetgewer-gebou,  
Waalstraat,  
Kaapstad.

**ISAZISO SEPHONDO**

Esi saziso silandelayo sipapashelwe ukunika ulwazi ngokubanzi.

GQIR H.C. MALILA,  
MLAWULI-JIKELELE

ISakhiwo sePhondo,  
Wale Street,  
eKapa.

**PROVINCIAL NOTICE**

P.N. 3/2021

22 January 2021

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING****NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003 (ACT 57 OF 2003)****NOTICE OF INTENTION TO DECLARE GOURIKWA NATURE RESERVE**

The Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape—

(a) under section 33(1)(a) of the National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003), gives notice of the intention to declare the Gourikwa Nature Reserve in terms of section 23(1)(a)(i) of that Act on:

- Portion 15 of the Farm Buffelshoek No. 455, situated in the Hessequa Municipality, Division of Riversdale, Western Cape Province; In extent: 2 455, 4711 (Two Thousand Four Hundred and Fifty-Five comma Four Seven One One) hectares; Held by Deed of Transfer No. T66753/2015.  
The property is owned by Gourikwa Reserve (Pty) Ltd (registration number 1999/026082/07). It is located on the R325 off the N2, and Gouritsmond is the nearest town. The boundaries of the property are reflected on Surveyor-General Diagram No. 8463/1985, as set out in the Schedule, which may also be viewed at <https://www.capenature.co.za/care-for-nature/stewardship/>; and

(b) invites members of the public to submit written representations on or objections to the proposed declaration of the Gourikwa Nature Reserve within 60 days from the date of publication of this notice in the *Provincial Gazette* by—

(i) posting the representations or objections to:

The Chief Executive Officer  
Attention: Ms T Paleker  
CapeNature  
Private Bag X29  
Gatesville 7766;

(ii) e-mailing the representations or objections to:

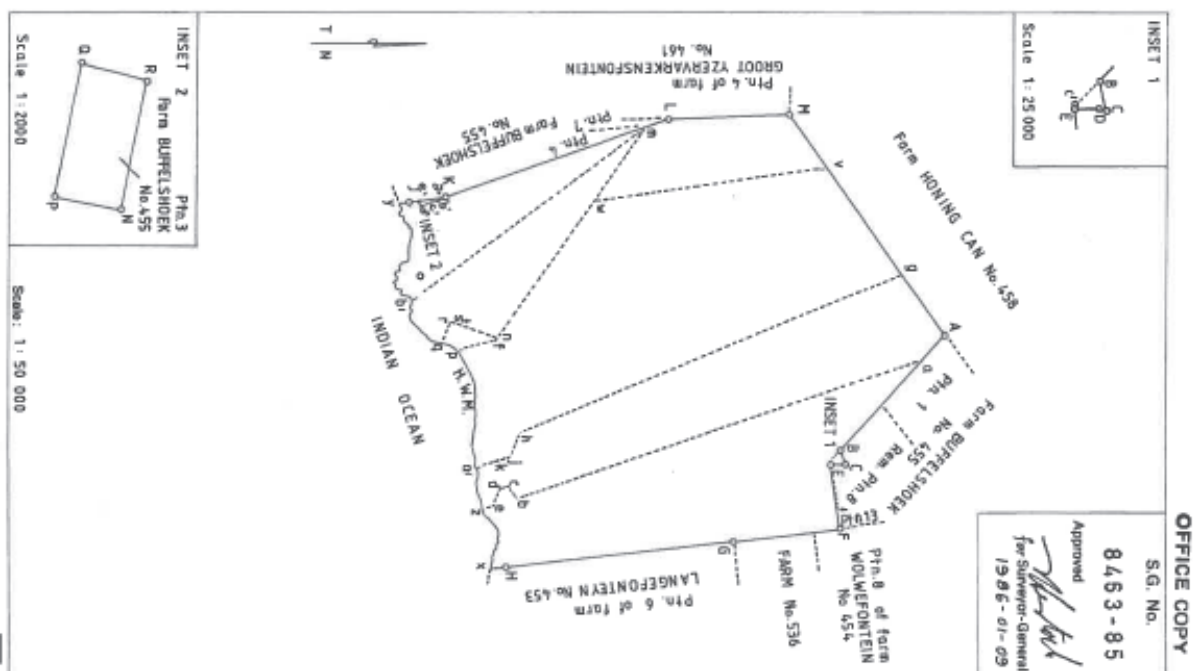
tpaleker@capenature.co.za; or

(iii) delivering the representations or objections to:

Ms T Paleker  
CapeNature  
Cnr Bosduif and Volstruis Streets  
Bridgetown  
Athlone 7764.

## SCHEDULE

SHEET 1 of 2 Sheets				8463-83			
SIDES Measures		ANGLES OF DIRECTION		CO-ORDINATES System Lo 21°			
		Constant		Y		X	
AB	1 810,61	312 10 17	A	+	0,00	+3000 000,00	
BC	193,03	255 55 45	B	-	67 744,05	+800 880,24	
CD	45,08	28 38 14	C	-	69 109,20	+802 116,04	
DE	166,19	00 59 44	D	-	66 226,44	+802 069,11	
EF	700,10	262 29 25	E	-	69 274,45	+802 109,38	
FG	1 220,53	353 26 09	F	-	69 274,91	+802 255,15	
GH	2 767,18	353 33 28	G	-	70 035,55	+802 132,85	
HJ	4 496,32	76 28 01	H	-	70 200,77	+803 414,15	
JK	4 111,50	169 23 58	I	-	70 511,25	+806 164,10	
KL	2 635,29	161 37 40	J	-	66 139,77	+807 216,27	
LM	1 484,61	176 58 01	K	-	66 064,05	+806 811,59	
MA	3 213,57	235 32 57	L	-	65 170,40	+804 180,92	
			M	-	65 093,02	+802 698,31	
Hx		353 33 28					
yJ		169 23 58					
EXCLUDED FIGURE							
NP	21,49	11 43 40	N	-	67 051,00	+807 147,65	
PQ	62,93	101 43 30	P	-	67 044,60	+807 178,18	
QR	21,20	191 50 00	Q	-	66 988,98	+807 165,69	
EN	62,98	281 44 10	R	-	66 989,44	+807 134,86	
			63 Δ	-	74 851,43	+804 122,09	
			64 Δ	-	67 670,96	+803 652,82	
The figure ABCDEFGx high water mark yJLM excluding figure ENPQ represents 2455,4711 hectares							
PORTION 15 of the farm HUFFELSHOEK No. 455 comprising 1 - 8 as quoted on sheet 2							
situate in							
Administrative District of RIVERSDALE							
Surveyed in July - September 1985							
by me,							
This diagram is annexed to				The original diagrams are as quoted on sheet 2			
No. dated	LA 7, 78052/86	No.	No.	annexed-to	File No. BSDL 455	S.R. No. E 2526/85	
LA.		Transferred	Transferred			Comp. AK-4AD (3563)	
						AK-4BC (3566)	
						AK-4C (3568)	
						AK-4D (3568)	
Register of Deeds				Land Surveyor			



**PROVINSIALE KENNISGEWING**

P.K. 3/2021

22 Januarie 2021

**DEPARTEMENT VAN OMGEWINGSKE EN ONTWIKKELINGSBEPLANNING****“NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003” (WET 57 VAN 2003)****KENNISGEWING VAN VOORNEME OM GOURIKWA NATUURRESERVAAT TE VERKLAAR**

Die Provinsiale Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning in die Wes-Kaap—

(a) gee kragtens artikel 33(1)(a) van die National Environmental Management: Protected Areas Act, 2003 (Wet 57 van 2003), kennis van die voorneme om die Gourikwa Natuurreservaat ingevolge artikel 23(1)(a)(i) van daardie Wet te verklaar op:

- Gedeelte 15 van die Plaas Buffelshoek Nr. 455, geleë in die Hessequa Munisipaliteit, Afdeling Riversdal, Provinsie Wes-Kaap; Groot: 2 455, 4711 (Twee Duisend Vier Honderd Vyf-en-Vyftig komma Vier Sewe Een Een) hektaar; Gehou kragtens Transportake Nr. T66753/2015.  
Die eiendom word deur Gourikwa Reserve (Edms) Bpk (registrasienommer 1999/026082/07) besit. Dit is geleë op die R325 net af van die N2, en Gouritsmond is die naaste dorp. Die grense word op Landmeter-generaaldigram Nr. 8463/1985 weergegee, soos uiteengesit in die Bylae; wat ook gevind kan word by <https://www.capenature.co.za/care-for-nature/stewardship/>; en

(b) nooi lede van die publiek uit om binne 60 dae vanaf die datum van publikasie van hierdie kennisgewing in die *Provinsiale Koerant* skriftelike versoë te rig oor of beswaar aan te teken teen die voorgestelde verklaring van die Gourikwa Natuurreservaat deur—

(i) die versoë of besware te pos aan:

Die Hoof- Uitvoerende Beampte  
Aandag: Me T Paleker  
CapeNature  
Privaat Sak X29  
Gatesville 7766;

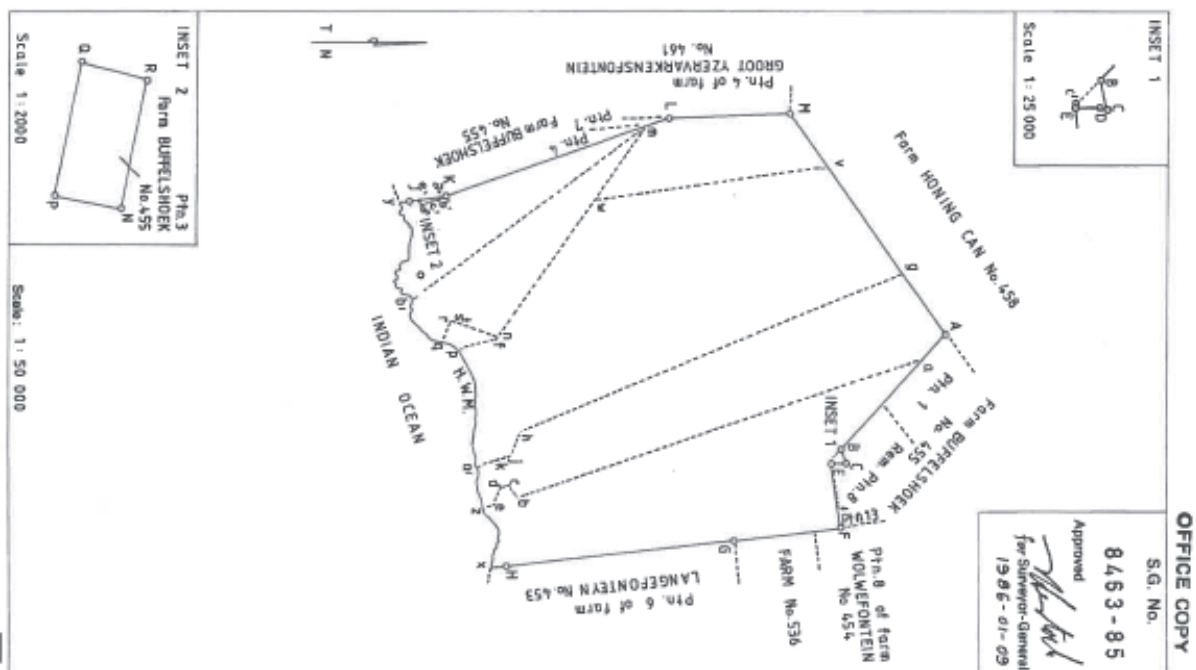
(ii) die versoë of besware te e-pos na:

tpaleker@capenature.co.za; of

(iii) die versoë of besware af te lewer aan:

Me T Paleker  
CapeNature  
H.v. Bosduif- en Volstruisstraat  
Bridgetown  
Athlone 7764.

SHEET 1 of 2 Sheets				8 463-8			
SIDES Meters	ANGLES OF DIRECTION	Y	CO-ORDINATES System No 21*		X		
			Y				
AB	1 840.61	Constant	+	0.00	+3000 000.00		
BC	193.03		-	67 744.05	+800 880.34		
CD	45.08		B	- 69 109.20	+802 116.04		
DE	146.19		C	- 69 296.44	+802 069.11		
EF	700.40		D	- 69 274.45	+802 109.48		
FG	1 270.93		E	- 69 271.91	+802 255.55		
GH	2 767.12		F	- 70 055.53	+802 152.45		
HJ	4 446.32		G	- 70 200.77	+803 414.45		
JK	4 111.60		H	- 70 511.25	+806 164.10		
KL	2 835.29		J	- 66 139.77	+807 216.27		
LM	1 484.61		K	- 66 064.05	+808 811.69		
NA	3 213.67		L	- 65 170.40	+804 180.92		
			M	- 65 093.02	+802 698.31		
Hx							
Yx	353 33 28						
	169 23 58						
EXCLUDED FIGURE							
NP	31.49		N	- 67 051.00	+807 147.65		
PQ	62.93		P	- 67 044.60	+807 176.48		
QR	31.20		Q	- 66 988.98	+807 165.69		
EN	62.98		R	- 66 989.44	+807 134.86		
				63 Δ	- 74 851.43	+804 122.09	
				64 Δ	- 67 670.96	+803 652.22	



**ISAZISO SEPHONDO**

I.S. 3/2021

22 kweyoMqungu 2021

**ISEBE LEMICIMBI YOKUSINGQONGILEYO NOCWANGCISO****LOPHUHLISOUPTHETHO WOKULONDOLOZWA KWENDALO YESIZWE: UMTHETHO WEENDAWO ZOLONDOLOZO EZIKHUSELWEYO, KA-2003 (UMTHETHO 57 KA-2003)****ISAZISO SENJONGO YOKUBHENGEZA INDAWO YOLONDOLOZO LWENDALO IGOURIKWA**

UMphathiswa wePhondo woRhulumente weNgingqi, iMicimbi yokuSingqongileyo noCwangciso loPhuhliso eNtshona Koloni—

(a) ngaphantsi kwecandelo 33(1)(a) loMthetho Wokulondolozwa Kwendalo Yesizwe: UMTetho Weendawo Zolondolozo Ezikhuselweyo, ka-2003 (uMthetho 57 ka-2003), unika isaziso senjongo yokubhengeza iGourikwa njengeNdawo yoLondolozo lweNdalo ngokwecandelo 23(1)(a)(i) loMthetho:

- Isiqephu 15 seFama iBuffelshoek No. 455, efufutshane kuMasipala iHessequa, iCandelo leRiversdale, kwiPhondo leNtshona Koloni; Ubungakanani: 2 455, 4711 (Amawaka amaBini Amakhulu Amane kunye namaShumi amaHlanu anesiHlanu ikoma Isine isiXhenxe isiNye isiNye) seehekthare;  
Ephantsi kweNombolo Yonikezelo loMhlaba engu-T66753/2015.  
Le ndawo ilawulwa yi-Gourikwa Reserve (Pty) Ltd (inombolo yobhaliso engu-1999/026082/07). Kwaye imi ngaku-R325 ecaleli kuka-N2, neGouritsmond neyidolophu ekufutshane.  
Le mida iboniswe kwiDayargam kaNocanda Jikelele ngenombolo 8463/1985, njengoko ihleliwe kwiShedyuli, kwaye isenokuqwalaselwa kwakhona ku-<https://www.capenature.co.za/care-for-nature/stewardship/>; kwaye

(b) umema amalungu oluntu ukuba angenise iziphakamiso ezibhaliweyo okanye inkcaso ngokuphathelele kwisibhengezo esicetywayo seGourikwa njengeNdawo yoLondolo lweNdalo zingekapheli iintsuku ezingama-60 ukusuka kumhla wokupapashwa kwesi saiziso; *kwiGazethi yePhondo*—

(i) ngokuzithumela ngeposi iziphakamiso okanye inkcaso ku:-

IGosa eliyiNtloko leSigqeba

Ingqale kuNks T Paleker

CapeNature

Private Bag X29

Gatesville 7766;

(ii) ngokuzithumela ngeimeyili iziphakamiso ku:-

tpaleker@capenature.co.za; okanye

(iii) ngokuzisa ngesandla iziphakamiso okanye inkcaso ku:-

Nks T Paleker

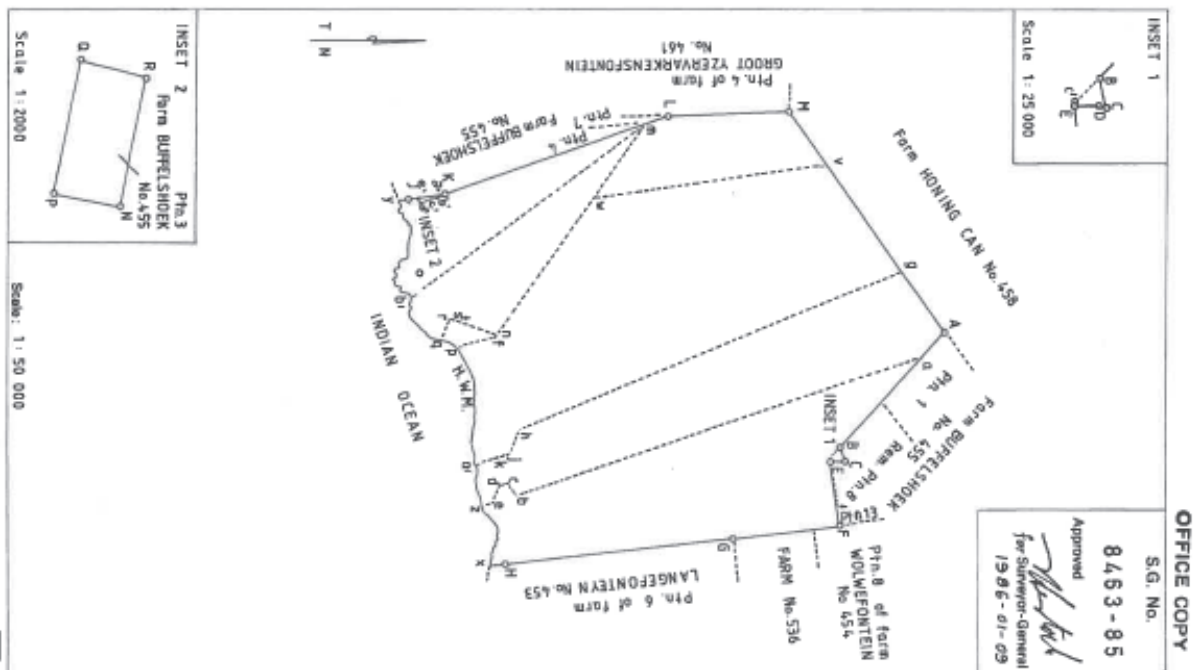
CapeNature

Kwikona yeSitalato iBosduif neVolstruis

Bridgetown

Athlone 7764.

SHEET 1 of 2 Sheets			
<b>8463-83</b>			
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FG	790,40	- 69 271,91	+802 235,55
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JK	4 496,32	- 70 511,25	+806 164,10
KL	169 23 58	- 66 139,77	+807 216,27
LM	2 835,29	- 66 064,05	+806 811,69
MA	1 424,61	- 65 170,40	+804 120,92
	235 32 57	- 65 095,02	+802 698,31
Hx	353 33 28		
yj	169 23 58		
EXCLUDED FIGURE			
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PQ	62,93	P - 67 044,60	+807 178,48
QR	31,20	Q - 66 988,98	+807 165,69
EN	62,98	R - 66 989,44	+807 134,86
		63 Δ - 74 851,43	+804 122,09
		64 Δ - 67 670,96	+803 652,92





**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****BITOU LOCAL MUNICIPALITY****APPOINTMENT OF VALUATION APPEAL BOARD MEMBERS**

In terms of Section 58 of the Municipal Property Rates Act, 2004 (Act 6 of 2004) notice is hereby given for the appointment of Mr S Neufeld as a Valuer/member for the Valuation Appeal Board of Bitou Municipality.

Valuation Appeal Board members are as follows:

Chairperson:	Mr P Pama;
Valuer/Member:	Mr S Neufeld;
Alternate Valuer/Member:	Mr WS Kemp;
Member:	Ms M Paulsen; and
Member:	Ms AI Appel.

Dated at Cape Town this 14th day of January 2021.

**MR AW BREDELL**  
**MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

22 January 2021

21011

**CITY OF CAPE TOWN****CLOSURE OF PORTION OF PONDAC STREET  
ERF 9868 CAPE TOWN ADJACENT TO ERF 173247  
CAPE TOWN**

Notice is hereby given in terms of section 4 of the City of Cape Town Immovable Property By-Law 2015 that a portion of Pondac Street, Erf 9868 Cape Town, adjacent to Erf 173247 Cape Town, is closed.

SG Ref. No.: S/9992/135 v.3 p34

**LUNGLO MBANDAZAYO, CITY MANAGER**

22 January 2021

21013

**KNYSNA MUNICIPALITY****REMOVAL OF RESTRICTIVE CONDITIONS:  
ERF 6006, KNYNSA****KNYSNA MUNICIPALITY BY-LAW ON  
MUNICIPAL LAND USE PLANNING (2016)**

Notice is hereby given in terms of Section 33(7) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016) that a decision by the Knysna Municipal Appeal Authority in terms of delegations granted by Council, has been taken on 28 October 2020, in terms of Section 60, to suspend condition B.(5) relating to the use of the property, as contained in Title Deed T9062/2013, of Erf 6006, Knysna.

MS. P MAKOMA, Acting Municipal Manager

22 January 2021

21014

**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****BITOU PLAASLIKE MUNISIPALITEIT****AANSTELLING VAN WAARDASIE-  
APPÊLRAADSLEDE**

Kennis word gegee kragtens Artikel 58 van die Munisipale Eiendomsbelastingwet, (Wet nr. 6 van 2004) vir die aanstelling van Mnr S Neufeld as Waardeerder/Lid vir die regsgebied van Bitou Munisipaliteit.

Waardasie Appêlraadslede is soos volg:

Voorsitter:	Mnr P Pama;
Waardeerder Lid:	Mnr S Neufeld;
Alternatiewe Waardeerder/Lid:	Mnr WS Kemp;
Lid:	Me M Paulsen; en
Lid:	Me AI Appel.

Gedateer te Kaapstad op hierdie 14de dag van Januarie 2021

**MNR AW BREDELL,**  
**MINISTER VAN PLAASLIKE REGERING, OMGEWINGSKE EN ONTWIKKELINGSBEPLANNING**

22 Januarie 2021

21011

**STAD KAAPSTAD****SLUITING VAN GEDEELTE VAN PONDACSTRAAT  
ERF 9868 KAAPSTAD AANLIGGENDE AAN ERF 173247  
KAAPSTAD**

Kennis geskied hiermee kragtens artikel 4 van die Stad Kaapstad se Verordening op Onroerende Eiendom, 2015 dat 'n gedeelte van Pondacstraat, Erf 9868 Kaapstad, aanliggend aan Erf 173247 Kaapstad, gesluit is.

LG-verw. nr.: S/9992/135 v.3 p34

**LUNGLO MBANDAZAYO, STADSBESTUURDER**

22 Januarie 2021

21013

**KNYSNA MUNISIPALITEIT****OPHEFFING VAN BEPERKENDE VOORWAARDES:  
ERF 6006, KNYNSA****KNYSNA MUNISIPALITEIT: VERORDENING OP  
MUNISIPALE GRONDGEBRUIKBEPLANNING (2016)**

Kennis geskied hiermee ingevolge Artikel 33(7) van die Knysna Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2016, dat 'n besluit geneem was op 28 Oktober 2020, deur die Knysna Munisipale Appelowerheid ingevolge delegasies deur die Raad, ingevolge Artikel 60, om voorwaarde B.(5), wat betrekking het tot die gebruik van die eiendom, op te skort, soos vervat in die Titelakte T9062/2013, aangaande Erf 6006, Knysna.

ME. P MAKOMA, Waarnemende Munisipale Bestuurder

22 Januarie 2021

21014



## PRINCE ALBERT MUNICIPALITY

## NOTICE NR 10/2021

**PUBLIC NOTICE: DRAFT PRINCE ALBERT MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK AVAILABLE FOR PUBLIC COMMENT**

The Prince Albert Municipality has compiled a new municipal spatial development framework (MSDF) and hereby gives notice of the proposed MSDF in accordance with Section 29(1)(b) of the Municipal Systems Act, 2000 (Act 32 of 2000) and Section 20(3) of the Spatial Planning and Land Use Management Act, 2013, (Act 16 of 2013).

At the ordinary Council meeting of 10th December 2020, the **Prince Albert Municipal Council approved the publication of the draft MSDF for comment** in terms of Section 5 (1)(b) of the Standard Draft By-Law on Municipal Planning, 2015.

Members of public and interested parties are hereby invited to submit written representations in respect of the draft MSDF by **no later than 2 April 2021**.

The final MSDF will be approved in terms of the Municipal Systems Act, 2000 (Act 32 of 2000) as a core component of an amended Prince Albert Integrated Development Plan.

Copies of the said document as approved by Council are available on the municipal website, municipal libraries and **Municipal Offices, 33 Church Street, PRINCE ALBERT**.

Representations must be addressed to the Municipal Manager and be submitted in writing by no later **than 2 April 2021** at:

- **Municipal Offices, Municipal Manager, Prince Albert Municipality, 33 Church Street, 6930;**
- **Municipal Manager, Prince Albert Municipality, Private Bag X53, Prince Albert, 6930;**
- E-mailed to: david.hanly@westerncape.gov.za.

Further enquires in this regard can be directed to David Hanly, Directorates: RSEP Project Office & Spatial Planning, Department of Environmental Affairs and Development Planning, Ground Floor, Utilitas Building, 1 Dorp Street, Cape Town, Tel: 021 483 0915

Address all correspondence to:

THE MUNICIPAL MANAGER  
Private Bag X53, Prince Albert, 6930  
E-Mail: adminklerk@pamun.gov.za  
Tel: 023-541 1320, Fax: 023-541 1321

**A VORSTER**  
**MUNICIPAL MANAGER**  
**Municipal Offices**  
**33 Church Street**  
**Private Bag X53**  
**PRINCE ALBERT**  
**6930**  
**Tel: (023) 5411 014**  
**Fax: (023) 5411 321**

22 January 2021

21012

## PRINCE ALBERT MUNISIPALITEIT

## KENNISGEWING NOMMER 10/2021

**OPENBARE KENNISGEWING: KONSEP PRINS ALBERT MUNISIPALE RUIMTELIKE ONTWIKKELINGSRAAMWERK BESKIKBAAR VIR OPENBARE KOMMENTAAR**

Die Prins Albert Munisipaliteit het 'n nuwe munisipale ruimtelike ontwikkelingsraamwerk (MROR) saamgestel en gee hiermee kennis van die voorgestelde MROR ingevolge Artikel 29(1)(b) van die Munisipale Stelselwet, 2000 (Wet 32 van 2000) en Artikel 20(3) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013, (Wet 16 van 2013).

Tydens die Raadsvergadering van 10 Desember 2020 het die **Prins Albert Munisipale Raad die publikasie van die konsep MROR goedgekeur vir kommentaar** ingevolge Artikel 5 (1)(b) van die Munisipale Verordening op Grondgebruikbeplanning van die Prince Albert Munisipaliteit, 2015.

Lede van publieke en belanghebbende partye word hiermee uitgenooi om teen **nie later nie as 2 April 2021** skriftelike versoë ten opsigte van die konsep-MROR in te dien.

Die finale MSDF sal ingevolge die Munisipale Stelselwet, 2000 (Wet 32 van 2000) goedgekeur word as 'n kern komponent van 'n gewysigde Prins Albert Geïntegreerde Ontwikkelingsplan.

Afskrifte van die beskikbare dokument soos goedgekeur deur die Raad is beskikbaar op die munisipale webtuiste, by munisipale biblioteke en **Munisipale Kantore, Kerkstraat 33, PRINS ALBERT**.

Skriftelike versoë moet aan die Munisipale Bestuurder gerig word voor of op 2 April 2021 by:

- **Munisipale Kantore, Munisipale Bestuurder, Prins Albert Munisipaliteit, Kerkstraat 33, 6930;**
- **Munisipale Bestuurder, Prins Albert Munisipaliteit, Privaatsak X53, Prins Albert, 6930;**
- E-pos aan: david.hanly@westerncape.gov.za.

Verdere navrae in hierdie verband kan gerig word aan David Hanly, Direkoraat: RSEP Projektkantoor & Ruimtelike Beplanning, Departement van Omgewingsake en Ontwikkelingsbeplanning, Grondvloer, Utilitasgebou, Dorpsstraat 1, Kaapstad, Tel: 021 483 0915

Rig alle korrespondensie aan:

DIE MUNISIPALE BESTUURDER  
Privaatsak X53, Prins Albert, 6930  
E-Pos: adminklerk@pamun.gov.za  
Tel: 023-541 1320, Faks: 023-541 1321

**A VORSTER**  
**MUNISIPALE BESTUURDER**  
**Munisipale Kantore**  
**Kerkstraat 33**  
**Privaatsak X53**  
**PRINCE ALBERT**  
**6930**  
**Tel: (023) 5411 014**  
**Faks: (023) 5411 321**

22 Januarie 2021

21012

## GEORGE MUNICIPALITY

**REMOVAL OF RESTRICTIVE CONDITION:  
ERF 5875 GEORGE**

Notice is hereby given in terms of Section 33(7) of the George Municipality: Land Use Planning By-Law (2015), that the Deputy Director: Planning (Authorised Official) has on 1 December 2020 under delegated authority, W.1.33 of 29 July 2015, removed condition C.3 in terms of Section 15(2)(f) of the said By-Law, applicable to the abovementioned property as contained in Title Deed T38684/2009.

DR MICHELLE GRATZ, ACTING MUNICIPAL MANAGER,  
Civic Centre, York Street, GEORGE 6530

22 January 2021

21015

## GEORGE MUNICIPALITY

**REMOVAL OF RESTRICTIVE CONDITIONS:  
ERF 2878 GEORGE**

Notice is hereby given in terms of Section 33(7) of the George Municipality: Land Use Planning By-Law (2015), that the Deputy Director: Planning (Authorised Official) has on 1 December 2020 under delegated authority, W.1.33 of 29 July 2015, removed conditions B.1 and B.2 in terms of Section 15(2)(f) of the said By-Law, applicable to the abovementioned property as contained in Title Deed T52557/2019.

DR MICHELLE GRATZ, ACTING MUNICIPAL MANAGER,  
Civic Centre, York Street, GEORGE 6530

22 January 2021

21016

## MOSSEL BAY MUNICIPALITY

**PROPOSED CLOSURE OF PUBLIC STREET:  
PORTION OF ERF 3344, MOSSEL BAY**

Notice is hereby given in terms of Section 45(1)(f) of the Mossel Bay Municipality: Land Use Planning By-Law, 2015 that a portion of Erf 3344, Public Street, Mossel Bay, has been closed. (S/8302/12 v.5 p171)

**MUNICIPAL MANAGER**  
MOSSEL BAY MUNICIPALITY  
101 MARSH STREET  
MOSSEL BAY  
6500

22 January 2021

21017

## THEEWATERSKLOOF MUNICIPALITY

**REMOVAL OF TITLE DEED CONDITIONS:  
ERF 789 & 1725, GRABOUW****BY-LAW ON REMOVAL OF RESRICTION IN  
TERMS OF SECTION 33 OF THE THEEWATERSKLOOF  
MUNICIPALITY: BY-LAW ON MUNICIPAL LAND USE  
PLANNING  
(PN 7429 OF 20 JULY 2015).**

I, Johannes C Pienaar, in my capacity as Manager Town Planning & Building Control: Theewaterskloof Municipality, acting in terms of the powers contemplated by section 33(7) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning (PN 7429 of 20 July 2015), duly delegated to me in terms of section 1 of the Western Cape Delegation of Powers Law, 1194, and on application by owners of Erf 789 & 1725, Grabouw, remove restrictive title deed condition 3.(b) as contained in the Title Deed No. T31738/1976, relating to use of Erf 789 Grabouw and Title deed condition B.1 as contained in T9959/2012 relating to development of the Remainder of Erf 1725, Grabouw.

22 January 2021

21021

## GEORGE MUNISIPALITEIT

**OPHEFFING VAN BEPERKENDE TITELVOORWAARDE:  
ERF 5875 GEORGE**

Kennis word hiermee gegee, in terme van Artikel 33(7) van die George Munisipaliteit: Verordening op Grondgebruikbeplanning (2015), dat die Adjunk Direkteur: Beplanning (Bevoegde Gesag) op 1 Desember 2020 onder gedelegeerde bevoegdheid, W.1.33 van 29 Julie 2015, voorwaarde C.3 in terme van Artikel 15(2)(f) van die genoemde Verordening, van toepassing op die bogenoemde eiendom soos vervat in die Titel Akte, T38684/2009 opgehef het.

DR MICHELLE GRATZ, WAARNEMENDE MUNISIPALE  
BESTUURDER, Burgersentrum, Yorkstraat, GEORGE 6530

22 Januarie 2021

21015

## GEORGE MUNISIPALITEIT

**OPHEFFING VAN BEPERKENDE TITELVOORWAARDES:  
ERF 2878 GEORGE**

Kennis word hiermee gegee, in terme van Artikel 33(7) van die George Munisipaliteit: Verordening op Grondgebruikbeplanning (2015), dat die Adjunk Direkteur: Beplanning (Bevoegde Gesag) op 1 Desember 2020 onder gedelegeerde bevoegdheid, W.1.33 van 29 Julie 2015, voorwaardes B.1 en B.2 in terme van Artikel 15(2)(f) van die genoemde Verordening, van toepassing op die bogenoemde eiendom soos vervat in die Titel Akte, T52557/2019 opgehef het.

DR MICHELLE GRATZ, WAARNEMENDE MUNISIPALE  
BESTUURDER, Burgersentrum, Yorkstraat, GEORGE 6530

22 Januarie 2021

21016

## MOSSELBAAI MUNISIPALITEIT

**VOORGESTELDE SLUITING VAN OPENBARE STRAAT:  
GEDEELTE VAN ERF 3344, MOSSELBAAI**

Kennis word hiermee gegee, in terme van Artikel 45(1)(f) van die Mosselbaai Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 dat 'n gedeelte van Erf 3344, Openbarestraat, Mosselbaai, gesluit is. (S/8302/12 v.5 p171)

**MUNISIPALE BESTUURDER**  
MOSSELBAAI  
MARSHSTRAAT 101  
MOSSELBAAI  
6500

22 Januarie 2021

21017

## THEEWATERSKLOOF MUNISIPALITEIT

**OPHEFFING VAN BEPERKENDE TITELAKTE  
VOORWAARDE: ERF 789 & 1725, GRABOUW****VERORDENING OP OPHEFFING VAN BEPERKINGS IN  
TERME VAN ARTIKEL 33 VAN DIE THEEWATERSKLOOF  
MUNISIPALITEIT: VERORDENING OP MUNISIPALE  
GRONDGEBRUIKBEPLANNING  
(PK 7429 VAN 20 JULIE 2015).**

Ek, Johannes C Pienaar, in my hoedanigheid as Bestuurder Stadsbeplanning en Boubesheer: Theewaterskloof Munisipaliteit, handelende ingevolge die bevoegdheid beoog in artikel 33 (7) van die Theewaterskloof Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, (PK 7429 van 20 Julie 2015), behoortlik aan my gedelegeer ingevolge artikel 1 van die Weskaap Delegering van Magte, 1194, en deur aansoek van die eienaars van Erf 789 & 1725, Grabouw, hef beperkende titelakte voorwaarde 3.(b) soos vervat in Transportakte Nr. T31738/1976 wat verband hou met Erf 789, Grabouw en Titelakte voorwaarde B.1 soos vervat in Transportakte Nr. T9959/2012 wat verband hou met die ontwikkeling van die Restant van Erf 1725, Grabouw, op.

22 Januarie 2021

21021

## CITY OF CAPE TOWN

**REVISED INFORMAL TRADING PLAN FOR WARD 64,  
FISH HOEK**

Notice is hereby given based on the City of Cape Town's Informal Trading By-law that was promulgated on 20 November 2009 that:

- (a) Based on the process prescribed in the Informal Trading By-law, Council adopts the revised Informal Trading Plan for Fish Hoek, Ward 64, as indicated in Annexures B-J.
- (b) The areas indicated on Annexures B-J, be declared areas in which the carrying on of the business of street vendor, peddler or hawker is prohibited, with the exception of the informal trading bays reflected in Annexures B-J.
- (c) The areas indicated in Annexures B-J, to be declared areas that are restricted to persons in possession of a valid informal trading permit issued by the City of Cape Town for the particular trading spaces.
- (c) The informal trading bays mentioned Annexures B-J, be let out by means of a permit system and that no street vending, peddling or hawking be permitted in these informal trading bays if the person is not in possession of a valid permit for the particular trading spaces.
- (e) The trading hours for all approved informal trading sites be from 06:00 to 19:00 from Mondays to Sundays.

In terms of the provisions of the Businesses Act, Act 71 of 1991, that the Informal Trading Plan for Fish Hoek promulgated in the Provincial Gazette Notice 5340 dated 1 April 1999, be revoked.

LUNGELO MBANDAZAYO  
CITY MANAGER

22 January 2021

21019

## STAD KAAPSTAD

**HERSIENE INFORMELEHANDELSPLAN VIR WYK 64,  
VISHOEK**

Kennis geskied hiermee ingevolge die Stad Kaapstad: Verordening op Informele Handel wat op 20 November 2009 afgekondig is dat:

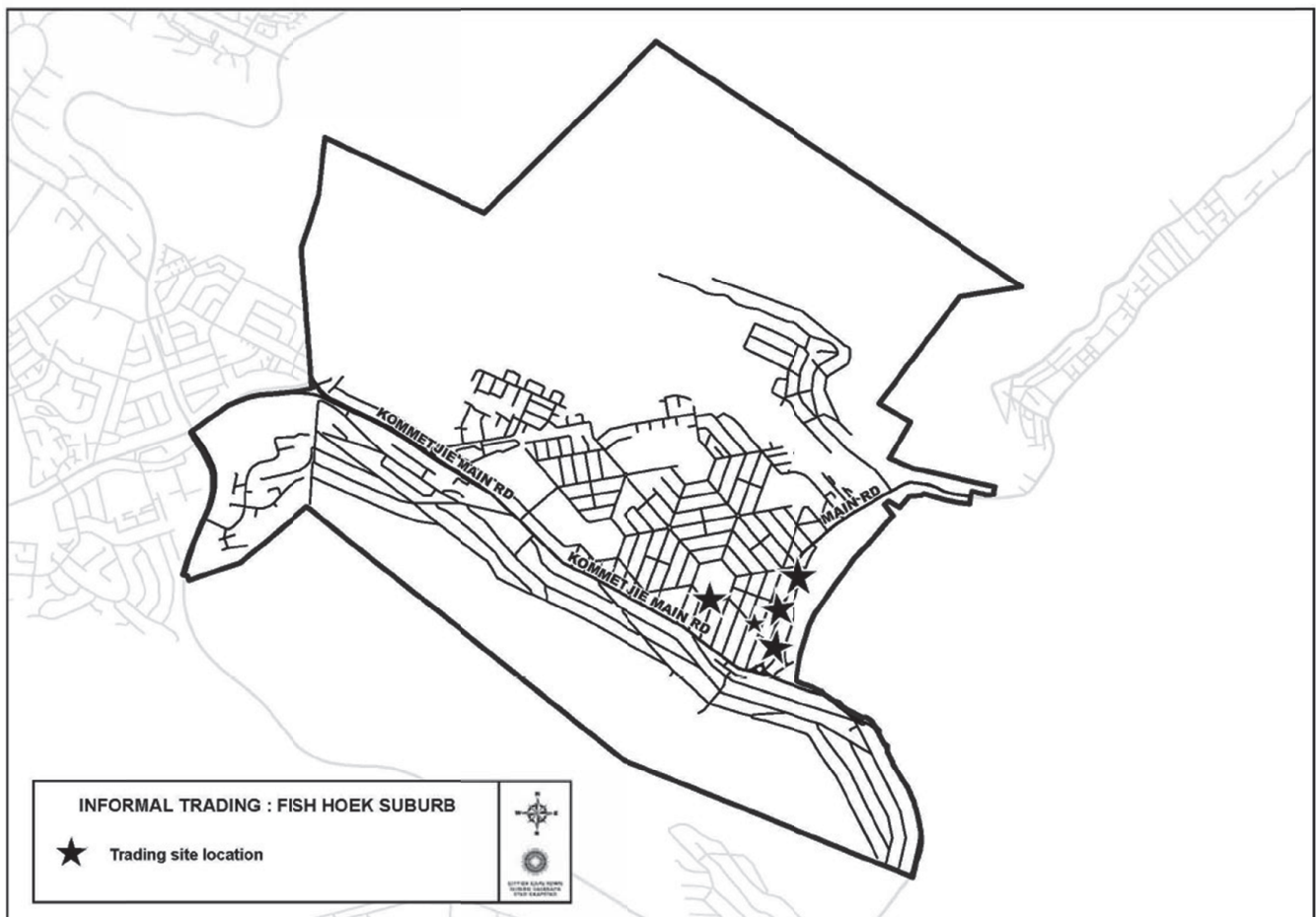
- (a) Die Raad die hersiene informelehandelsplan vir Vishoek, wyk 64 op grond van die proses voorgeskryf in die Verordening op Informele Handel aanneem.
- (b) Die gebiede aangetoon in bylae B tot J verklaar word as gebiede waar die besigheid van straatverkoper, venter of smous verbied word, met die uitsondering van die informelehandelsplekke aangetoon in bylae B tot J.
- (c) Die gebiede aangetoon in bylae B tot J verklaar word as gebiede wat beperk word tot persone met 'n geldige informelehandelspermit vir die spesifieke handelsruimtes wat deur die Stad Kaapstad uitgereik is.
- (d) Die informelehandelsplekke gemeld in bylae B tot J verhuur word deur middel van 'n permitstelsel en dat geen straatverkope, venter of smousery op hierdie informelehandelsplekke toegelaat word as die persoon nie oor 'n geldige permit vir die spesifieke handelsruimtes beskik nie.
- (e) Die handelsure vir alle goedgekeurde informelehandelsterreine van Maandag tot Sondag van 06:00 tot 19:00 sal wees.

Ingevolge die bepalings van die Wet op Besighede, Wet 71 van 1991, die informelehandelsplan vir Vishoek wat in die Provinsiale Koerant, kennisgewing 5340 van 1 April 1999, gepromulgeer is, herroep word.

LUNGELO MBANDAZAYO  
STAD BESTUURDER

22 Januarie 2021

21019

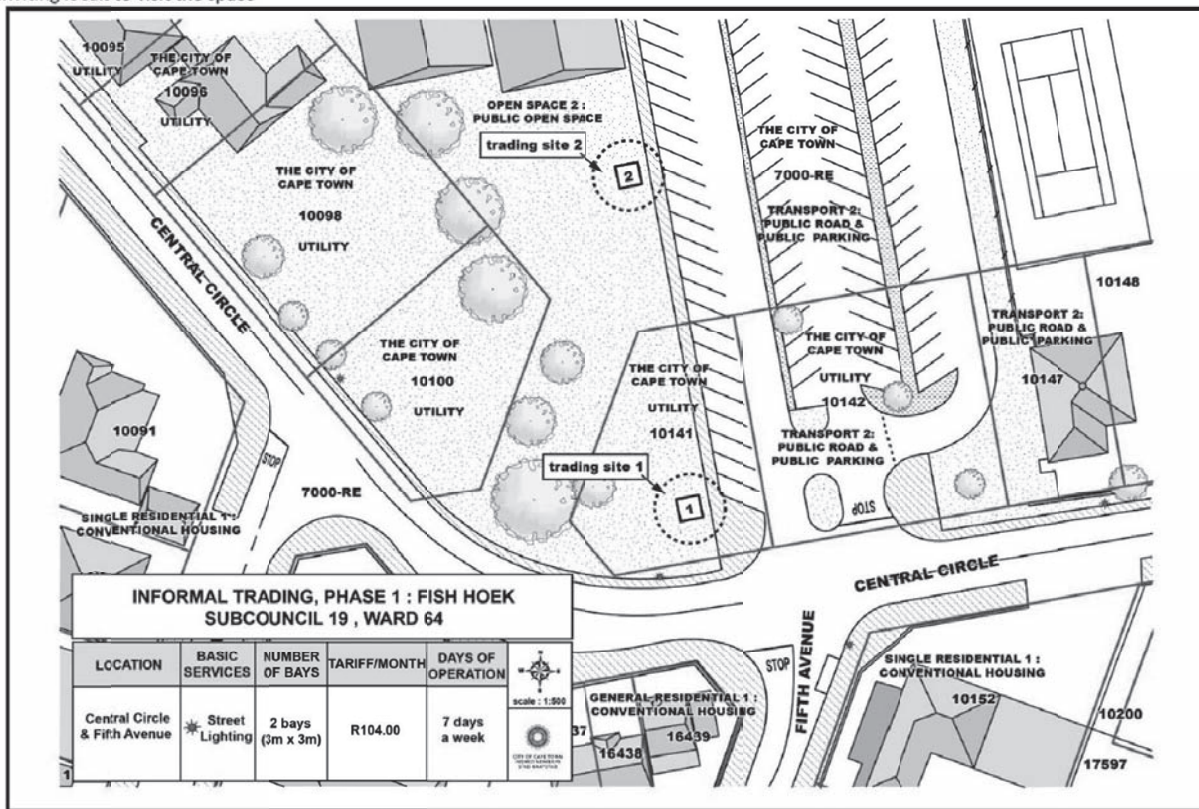
**Annexure A : Fish Hoek Suburb Map**



### The proposal entails the following:

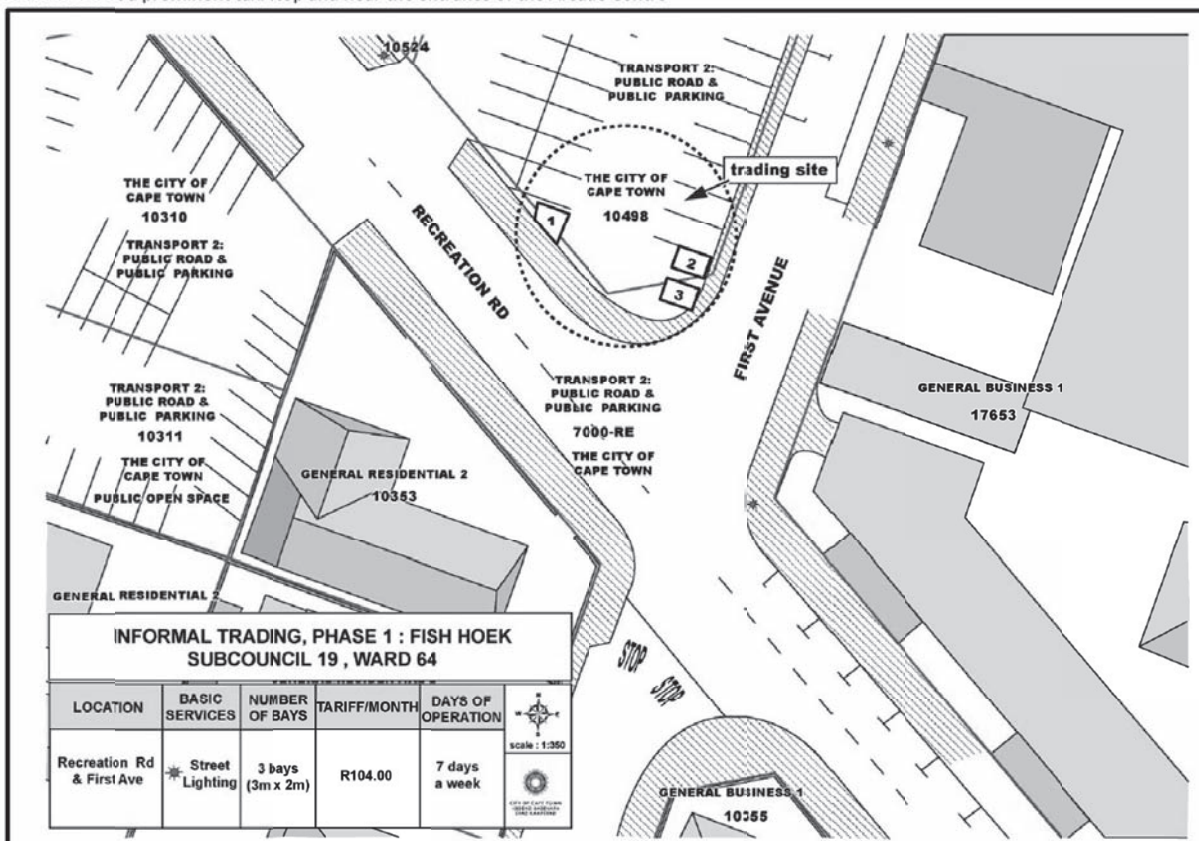
#### Annexure B : Cnr Central Circle & Fifth Avenue

It is proposed to have 2 trading bays with a surface of 3m x 3m each: that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month. AED noted the desire for food traders at the site. Employees situated in the civic centre could purchase a lunchtime meal. The location of the proposed trading bays compliments the neighbouring green space inviting locals to visit the space



#### Annexure C: Cnr Recreation Rd & First Avenue

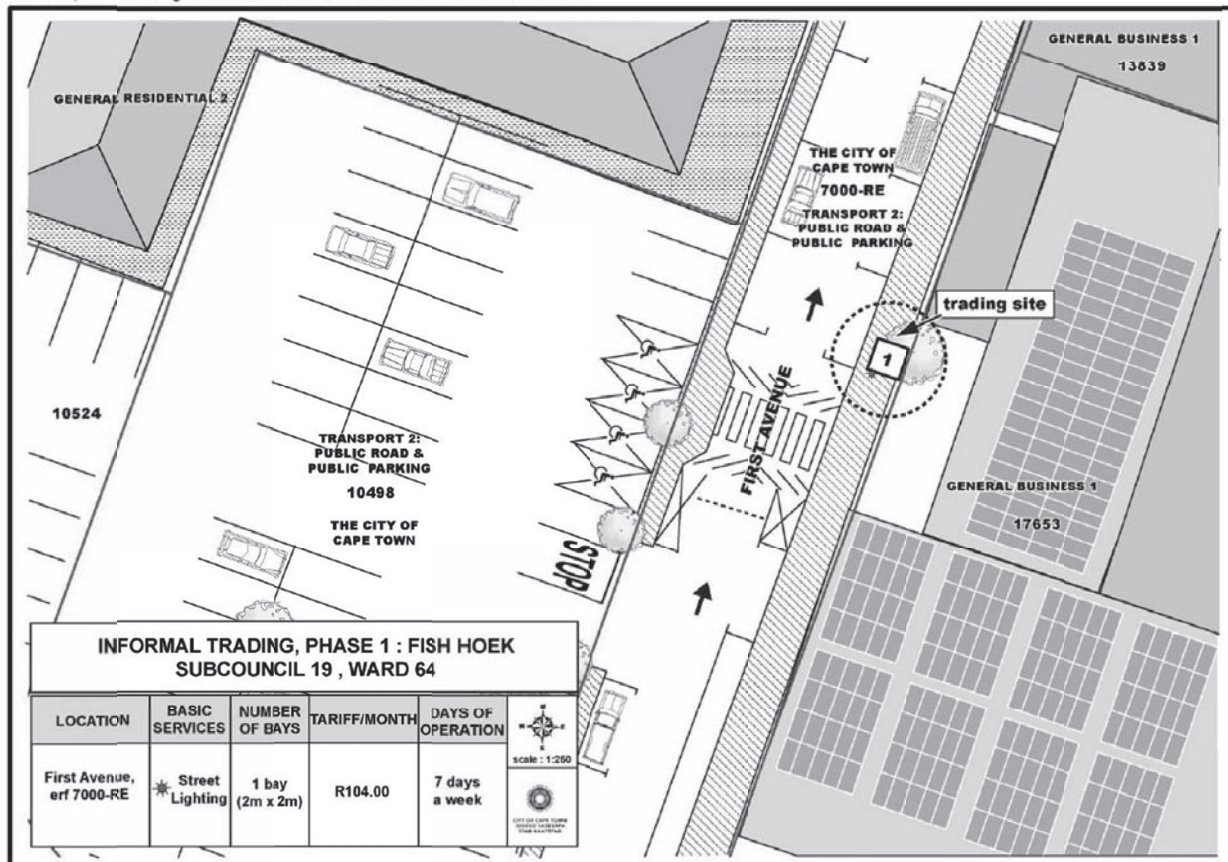
It is proposed to have 3 trading bays with a surface of 3m x 2m, that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month. One of few well placed and vacant spaces. Lots of pedestrian movement as the site is at a prominent taxi stop and near the entrance of the Arcade Centre



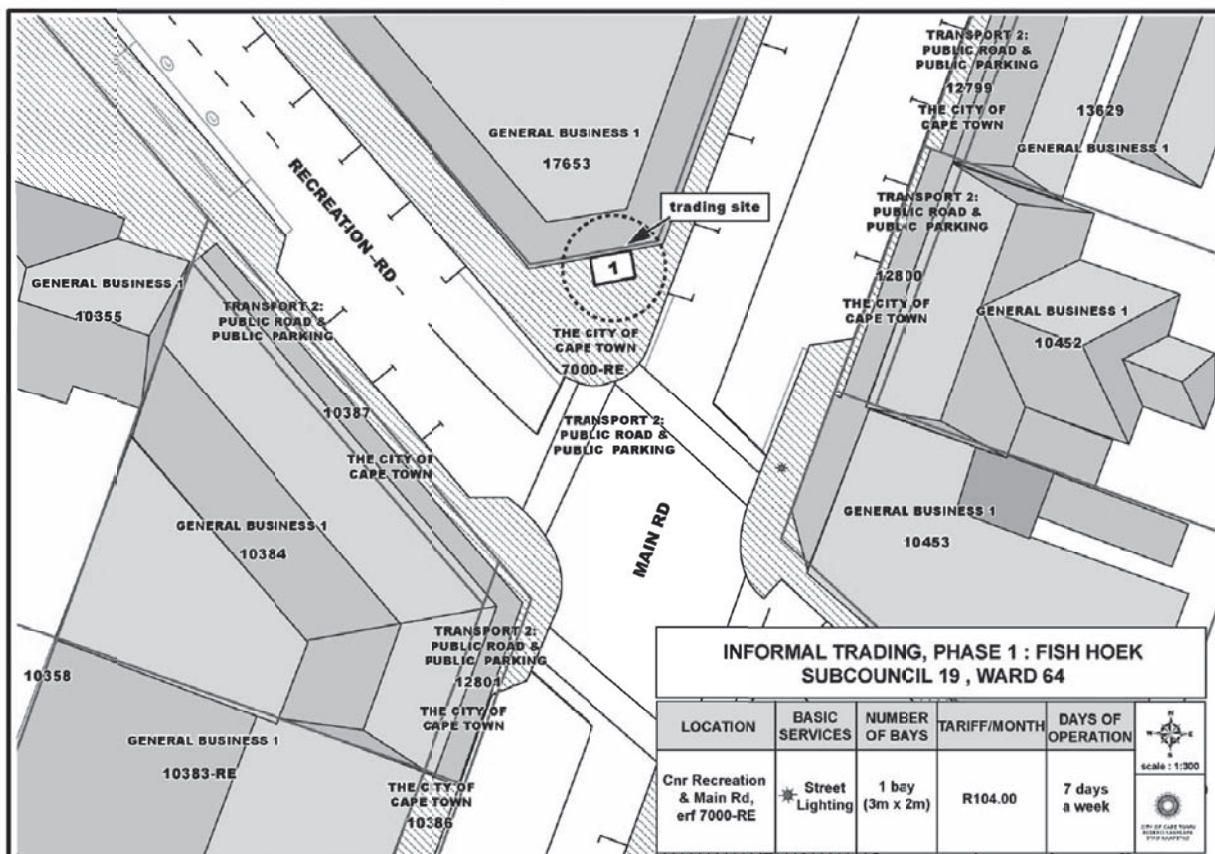


**Annexure D : First Avenue**

It is proposed to have 1 trading bay with a surface of 2m x 2m each, that this trading bay be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month. Existing traders have been long-standing in the community and is currently functioning well. The marked site should therefore remain

**Annexure E : Cnr Recreation & Main Rd**

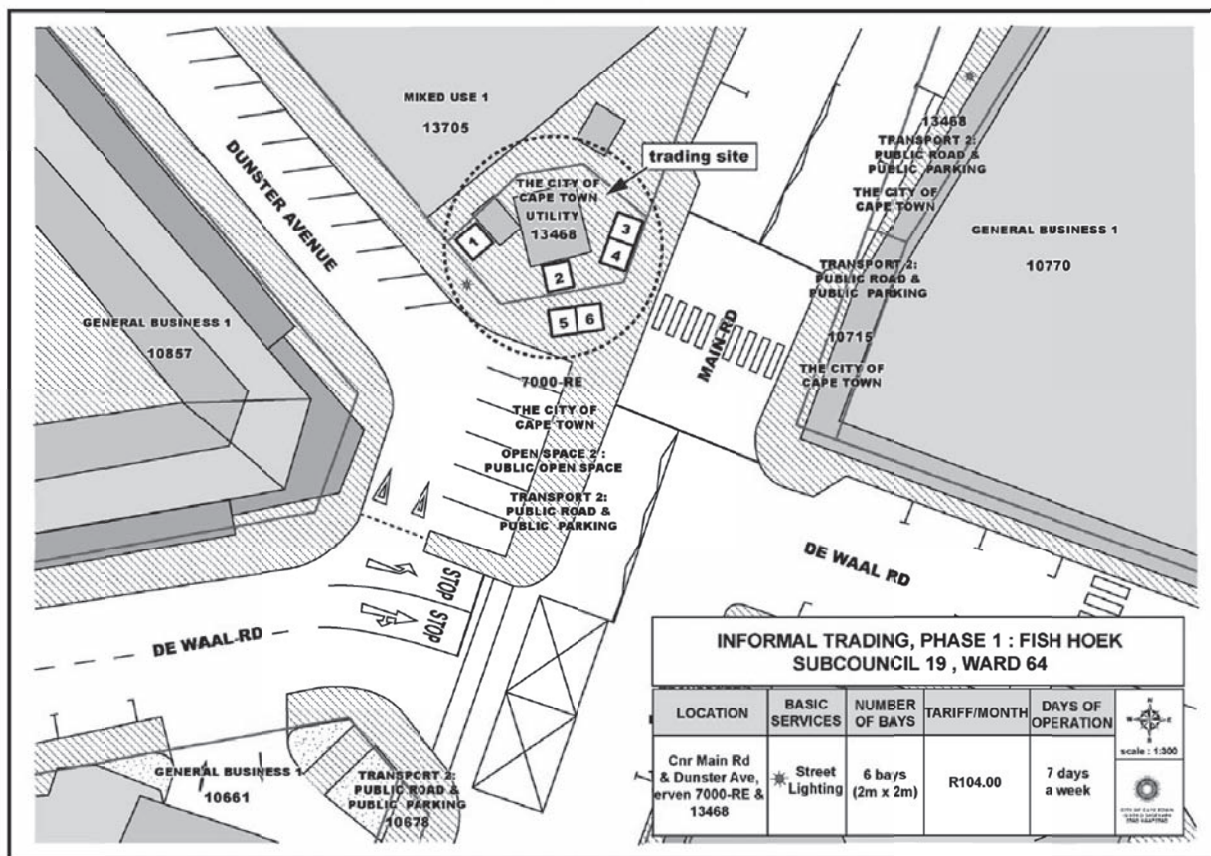
It is proposed to have 1 trading bay with a surface of 3m x 2m, that this trading bay be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month



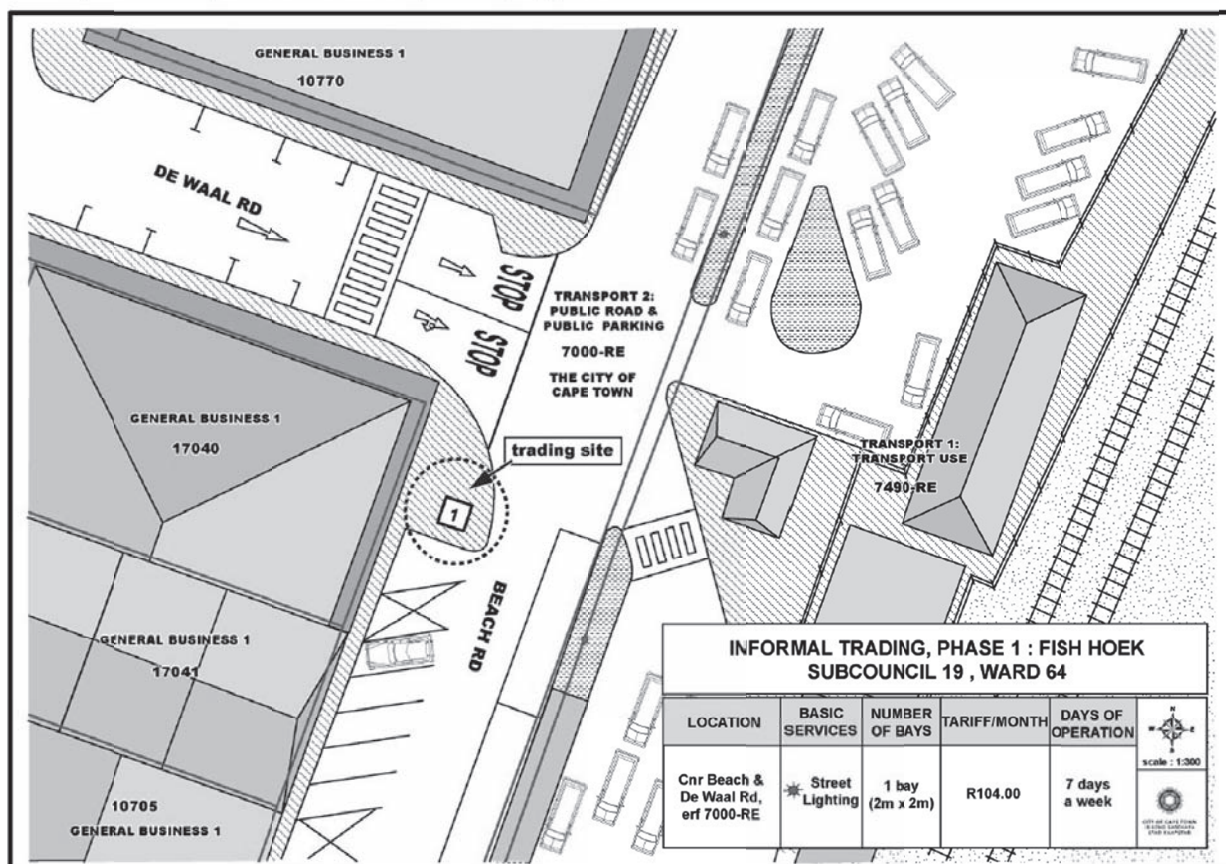


**Annexure F: Cnr Main Rd & Dunster Avenue**

It is proposed to have 6 trading bays with a surface of 2m x 2m each, that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month

**Annexure G : Cnr Beach & De Waal Rd**

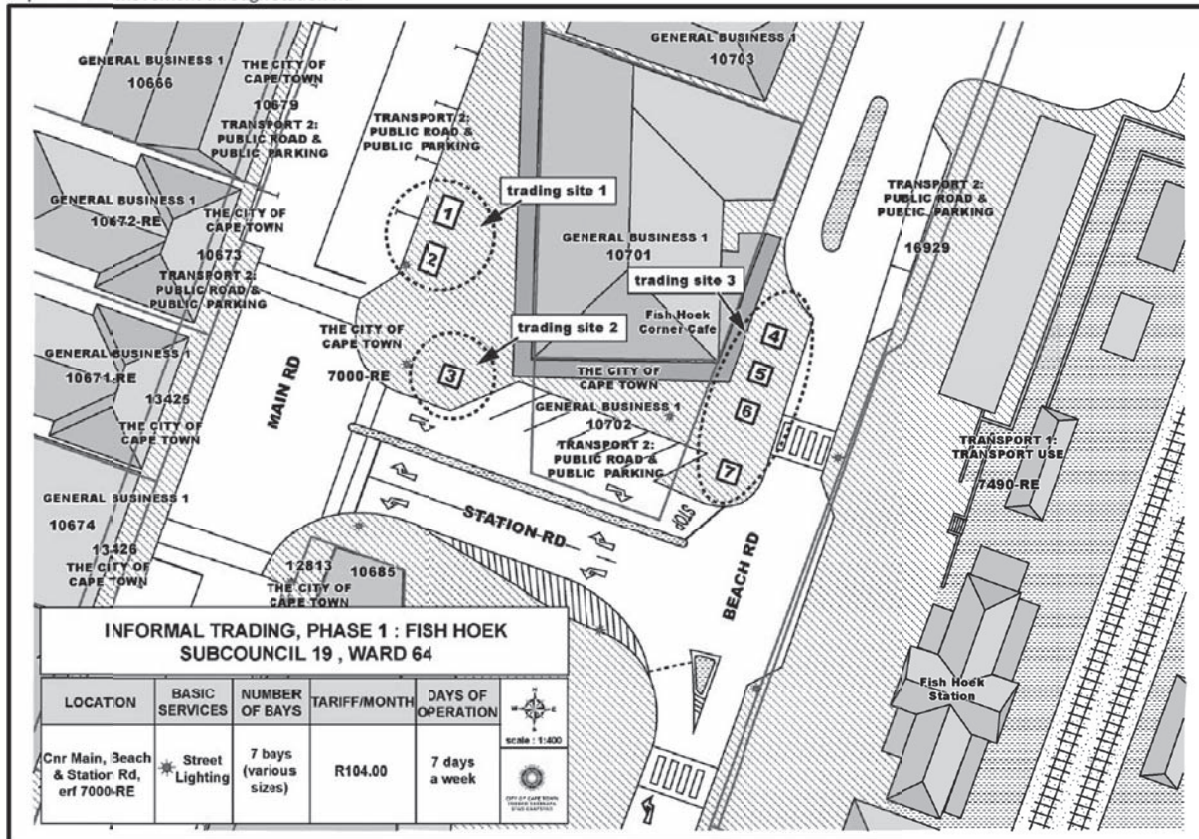
It is proposed to have 1 trading bay with a surface of 2m x 2m, that this trading bay be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month



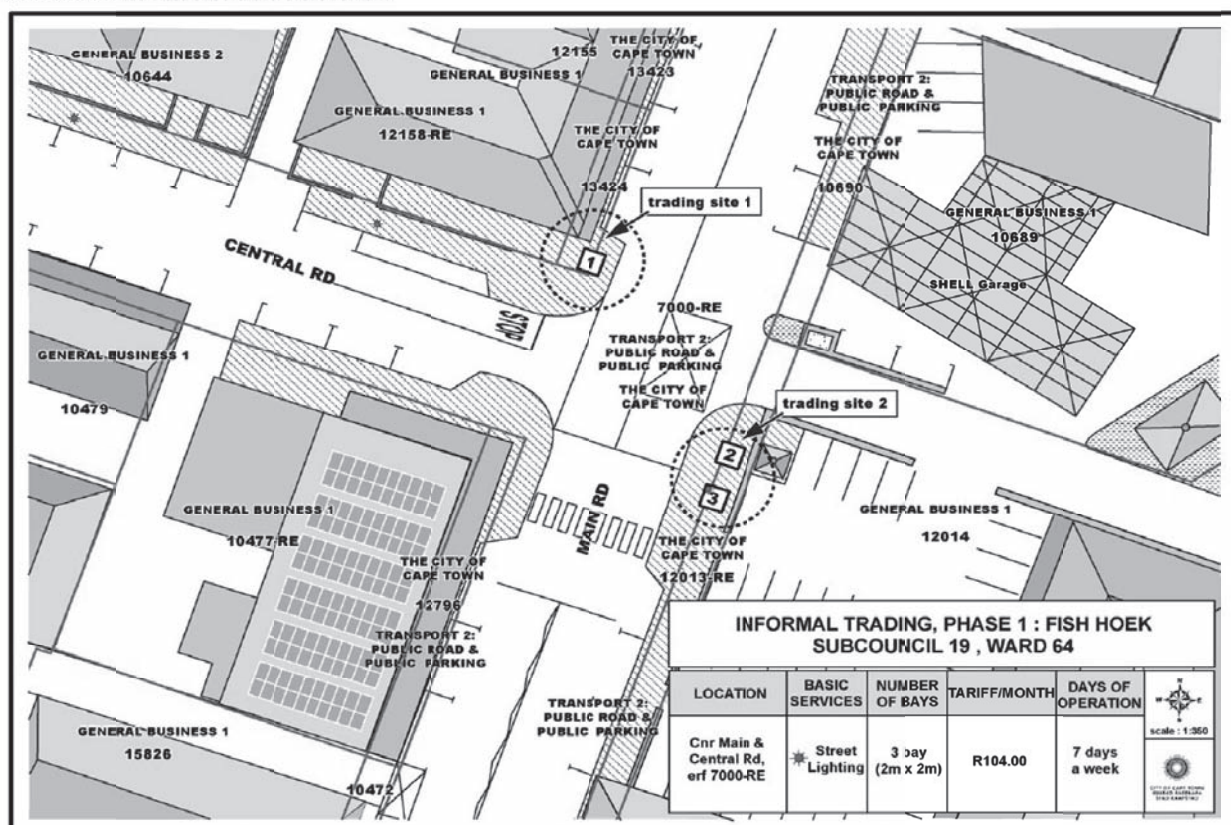


**Annexure H : Cnr Main, Beach & Station Rd**

It is proposed to have 7 trading bays of various sizes, that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month. These sites are ideal for traders to capitalise on pedestrians coming and going from the train, bus and taxi stops. The idea is to relocate some of the existing traders in the Bayside Bazaar area in close proximity to their original positions and to capitalise on pedestrian movement through Station Rd

**Annexure I : Cnr Main & Central Rd**

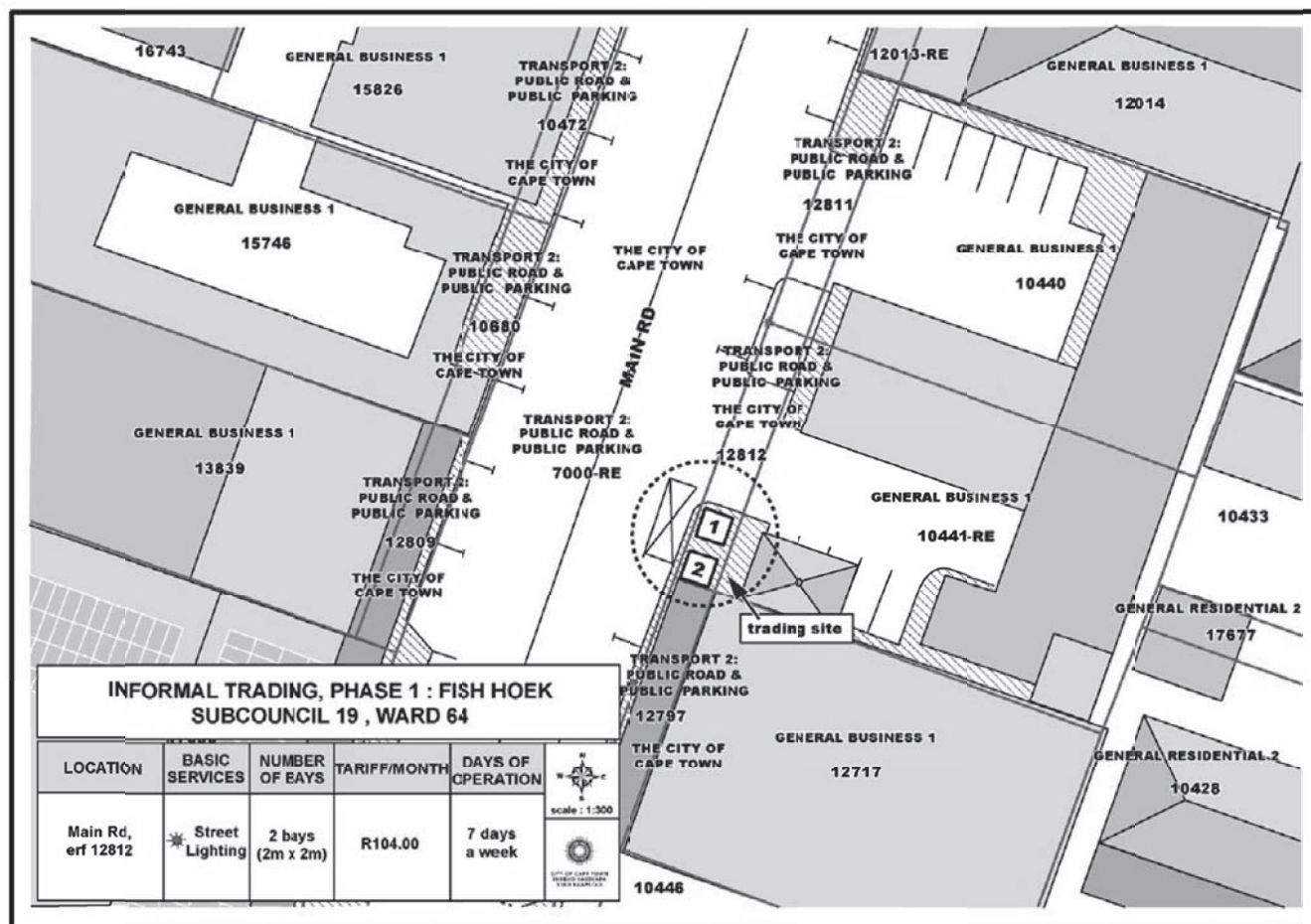
It is proposed to have 3 trading bays with a surface of 2m x 2m each, that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month. Proposed trading site 1 is of few vacant spaces along Main Rd. The trading position allows the trader to maximise on the pedestrian movement from both Central and Main Rd. Proposed trading site 2 occupy existing traders who have been long-standing in the community, and are of few well placed and vacant spaces along Main Rd considering that they are currently functioning well. The marked sites should therefore remain





**Annexure J: Main Road, erf 12812**

It is proposed to have 2 trading bays with a surface of 2m x 2m each, that these trading bays be hard surfaced or paved. The proposed tariff per month for the 2020/2021 financial year is R104.00 incl. VAT per trading bay per month



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 an application by D&S Planning Studio to remove conditions as contained in Deed of Transfer No T67461/2016 and referred to in Deed of Transfer No T10712/1948 in respect of Erf 2047, ORANJEZICHT, in the following manner:

**1.1. Removal of title deed and land use conditions:**

- 1.1.1. Condition 4.A.I.a: "That this erf be used for residential purposes only."
- 1.1.2. Condition 4.A.I.b: "That only one dwelling, together with such outbuildings as are originally required to be used therewith, be erected on this erf."
- 1.1.3. Condition 4.B.3: "That no noisome, injurious or objectionable trade or business of any kind shall be carried on in any such building or on the said erf and such erf shall at all times be kept in such a state as not to be a nuisance or annoyance to persons using the roads or to neighbours."

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 D & S Planning Studio die voorwaardes soos vervat in titelakte no. T67461/2016 en waarna in in titelakte no. T10712/1948 verwys word ten opsigte van Erf 2047, ORANJEZICHT, soos volg ophef:

**1.1. Opheffing van titelakte en grondgebruikvoorwaardes:**

- 1.1.1. Voorwaarde 4.A.I.a): "Dat hierdie erf slegs vir residensiële doeleindes gebruik word."
- 1.1.2. Voorwaarde 4.A.I.b: "Dat slegs een woning asook die buitegeboue wat oorspronklik nodig is om daarmee saam te gebruik, op hierdie erf opgerig word."
- 1.1.3. Voorwaarde 4.B.3: "Dat geen steurende, skadelike of ongewenste handel of besigheid van enige aard in enige sodanige gebou of op die betrokke erf bedryf sal word nie en dat sodanige erf te alle tye in so 'n toestand gehou moet word dat dit nie 'n steurnis of ergernis veroorsaak vir persone wat die paaie gebruik of vir die bure nie."

## 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 4960 Constantia suspended a condition as contained in Title Deed No. T59034/2014 in respect of Erf 4960 Constantia, in the following manner:

**1.1 Suspension of the following title deed condition in title deed T59034/2014 at the point in time that the subdivision as per plan of subdivision LUM/16/4960 takes place:**

B.3(a) it shall not be subdivided;

22 January 2021

21023

## 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 C1(3) from Deed of Transfer T1026 of 2019, applicable on Erf 88, Yzerfontein.

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

22 January 2021

21024

## 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 64341 Cape Town at Kenilworth deleted conditions as contained in Title Deed No. T56326/95 in respect of Erf 64341 Cape Town at Kenilworth, in the following manner:

**1.1 Deletion of the following conditions from title deed T56326/95:**

C.1(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

C.1(c) That not more than one-third of the area of this Erf be built upon.

C.1(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than six comma three nought (6.30) metres to the street line which forms a boundary of this Erf. No such building or structure shall be situated within one comma five seven (1.57) metres of the lateral boundary common to any adjoining erf, provided that an outbuilding not exceeding three comma nought five (3.05) metres in height measuring from floor to wall plate, may be erected in such a position that the distance between it and any building situate on this or any adjoining erf, except another such outbuilding, is not less than three comma one five (3.15) metres.

C.2(e) That this erf be not sub-divided except with the consent in writing of the Administrator.

22 January 2021

21025

## 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 die aansoek deur die eienaar van Erf 4960 Constantia op die volgende wyse 'n voorwaarde geskrap het, soos vervat in titelakte no. T59034/2014, ten opsigte van Erf 4960, Constantia:

**1.1 Opskorting van die volgende titelaktevoorwaarde in titelakte T59034/2014 wanneer die onderverdeling volgens onderverdelingsplan LUM/16/4960 plaasvind:**

B.3(a) dit mag nie onderverdeel word nie (vertaal);

22 Januarie 2021

21023

## 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**

22 Januarie 2021

21024

## 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 64341 Kaapstad te Kenilworth die voorwaardes soos vervat in titelakteno. T56326/95, ten opsigte van Erf 64341 Kaapstad te Kenilworth, soos volg geskrap het:

**1.1 Skrapping van die volgende voorwaardes in titelakte T56326/95:**

C.1(b) Dat slegs een woning asook die buitegeboue wat normaalweg nodig is om daarmee saam te gebruik, op hierdie erf opgerig word.

C.1(c) Dat nie meer as 'n derde van die oppervlakte van hierdie erf bebou word nie.

C.1(d) Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure en heinings, nader as ses komma drie nul (6,30) meter aan die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie. Geen sodanige gebou mag nader as een komma vyf sewe (1,57) meter vanaf die laterale grens gemeenskaplik met enige aangrensende erf geleë wees nie, op voorwaarde dat 'n buitegebou wat nie hoër as drie komma nul vyf (3,05) meter is nie, gemeet vanaf die vloer tot by die muurplaat, opgerig mag word in so 'n posisie dat die afstand daartussen en enige ander gebou wat op hierdie of enige aangrensende erf geleë is, buiten nog 'n buitegebou, minder as drie komma een vyf (3,15) meter is nie.

C.2(e) Dat hierdie erf nie onderverdeel word nie, buiten met die skriftelike toestemming van die administrateur.

22 Januarie 2021

21025

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 CC to remove and amend conditions as contained in Title Deed No. T 12488/2015 and referred to in Deed of Transfer T26487/1982 in respect of Erf 2762, CAMPS BAY, in the following manner:

Removal of title deed and land use conditions of title deed T12488/2015

**Conditions C.1.(b) and II.3.A.(b), which both read:**

That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf, save as provided in condition (c) hereof.

**Conditions C.1.(e) and II.3.A.(e), which both read:**

That no building or structure or any portion thereof, except boundary walls or fences, shall be erected nearer than 4.72metres to the street line which forms the boundary of this erf, save that a garage intended as an adjunct to a building and not exceeding 3.05metres in height, measured from the floor to the top of the parapet or half the height of the roof whichever is the higher, may be erected in such a position that the distance between the garage and the street line which forms the boundary of this erf shall not be less than the value of x as expressed by the following equation, when x is a distance less than otherwise prescribed as the building line for this erf:

$$x = 1/s [\sqrt{h^2 + 400 s} - (h + 20s)]$$

where s is the factor of rise in accordance with the mean gradient of the land to be actually excavated for the erection of the garage such gradient to be measured at right angles to and from a point on the street boundary vertically opposite to the centre of that side of the garage which is most nearly parallel to the street boundary of the erf, and h is the difference between the mean level of the floor of the garage and the mean ground level at a point on the street boundary of the erf, such difference to be positive or negative as the floor level of the garage is respectively below or above the mean ground level at the point specified.

Notwithstanding the foregoing, however, a garage shall not be erected nearer than 1.41metres to the street line which forms a boundary of this erf and where no portion of a garage projects above the level of the ground immediately adjoining any side of such garage other than the side which is most nearly parallel to the street boundary of the erf, the corner of the bank at the intersection of the street boundary and this prolongation of those sides of the garage which are most nearly at right angles to such street boundary shall be splayed in such manner that the land cut off from the corner shall be in form of an isosceles triangle the equal sides of which shall not be less than 1.41metres.

Amendment of title deed and land use conditions of title deed T12488/2015 (underlining indicates new wording and strikethrough indicates wording to be deleted)

**Condition C.1.(c):**

That the owner of a block of erven not less than ~~2974~~ 1780 square metres in extent shall be entitled to erect a block of flats thereon provided:-

- (i) that he shall hold the erven by consolidated title and such consolidated erf shall not thereafter be subdivided;
- (ii) ~~that not more than one quarter of the area of the land so held, under consolidated title be built upon~~ that the coverage on the consolidated erf shall not exceed 60%;
- (iii) ~~that no portion of such building shall be erected nearer than 15.47metres to any boundary of such consolidated erf save that:~~
  - (a) ~~verandahs, balconies and architectural features may project a distance not exceeding 1.26metres.~~
  - (b) ~~A garage intended as an adjunct to the building may be erected in terms of the provisions of condition 1(3) commencing from the words "a garage intended....".~~

that no portion of such building, except structures which are permitted in the building lines as provided for by the City of Cape Town Development Management Scheme, shall be erected nearer than the following distances from the boundaries of the consolidated erf:

- (a) 4.72m from the street boundary.
- (b) 15.75m from the rear common boundary.
- (c) 1.57m from the lateral common boundaries.

- (iv) that such building shall contain no more than three residential floors and a parking basement;
- (v) that should any owner consolidate his land for the purpose of erecting a block of flats, conditions 1(d), 1(f), 1(g) and 2(h) shall not apply to the consolidated erf ~~and condition 1(e) shall apply only as indicated in condition 1(c)(iii)(b) above.~~

**Condition II.3.A.(c):**

That the owner of a block of erven not less than ~~2974~~ 1780 square metres in extent shall be entitled to erect a block of flats thereon provided:-

- (i) that he shall hold the erven by consolidated title and such consolidated erf shall not thereafter be subdivided;
- (ii) ~~that not more than one quarter of the area of the land so held, under consolidated title be built upon~~ that the coverage on the consolidated erf shall not exceed 60%;
- (iii) ~~that no portion of such building shall be erected nearer than 15.47metres to any boundary of such consolidated erf save that:~~
  - (a) ~~verandahs, balconies and architectural features may project a distance not exceeding 1.26metres.~~
  - (b) ~~A garage intended as an adjunct to the building may be erected in terms of the provisions of condition 1(3) commencing from the words "a garage intended....".~~

that no portion of such building, except structures which are permitted in the building lines as provided for by the City of Cape Town Development Management Scheme, shall be erected nearer than the following distances from the boundaries of the consolidated erf:

- (a) 4.72m from the street boundary.
- (b) 15.75m from the rear common boundary.
- (c) 1.57m from the lateral common boundaries.

- (iv) that such building shall contain no more than three residential floors and a parking basement;
- (v) that should any owner consolidate his land for the purpose of erecting a block of flats, conditions 1(d), 1(f), 1(g) and 1(h) shall not apply to the consolidated erf ~~and condition 1(e) shall apply only as indicated in condition 1(c)(iii)(B) above.~~

## 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 die aansoek deur Tommy Brümmer BK. voorwaardes opgehef en gewysig het, soos vervat in titelakte no. T 12488/2015 en waarna in oordragakte T26487/1982 ten opsigte van Erf 2762 Kampsbaai verwys word:

Opheffing van titelakte en grondgebruikvoorwaardes van titelakte T12488/2015 (vertaal)

**Voorwaarde C.1.(b) en II.3.A(b), wat beide lui:**

Dat slegs een woning, tesame met sodanige buitegeboue as wat gewoonlik daarmee saam gebruik word, op hierdie erf opgerig mag word, buiten soos daar in voorwaarde (c) hiervan bepaal word.

**Voorwaarde C.1.(e) en II.3.A(e), wat beide lui:**

“Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure of heinings nader as 4,72 m van die straatlyn wat die grens van hierdie erf uitmaak, opgerig mag word nie, behoudens dat ’n motorhuis wat as ’n byvoegsel tot ’n gebou bedoel is en nie hoër as 3,05 m is nie, gemeet van die vloer tot bo op die borswering of die helfte van die dak, wat ook al die hoogste is, so opgerig mag word dat die afstand tussen die motorhuis en straatlyn wat die grens van hierdie erf uitmaak, nie minder is nie as die waarde van is nie, soos uitgedruk in die volgende vergelyking, waar x n afstand is wat minder is as wat andersins as die boulyn vir hierdie erf voorgeskryf is:

$$x = 1/s \left[ \sqrt{h^2 + 400 s} - (h + 20s) \right]$$

waar s die stygingsfaktor volgens die gemiddelde gradiënt van die grond is wat in werklikheid vir die oprigting van die motorhuis uitgegrawe moet word. Sodanige gradiënt moet reghoekig gemeet word met en vanaf ’n punt op die straatgrens wat vertikaal teenoor die middellyn is van daardie kant van die motorhuis wat byna parallel aan die straatgrens van die erf is, terwyl h die verskil is tussen die gemiddelde vlak van die motorhuisvloer en die gemiddelde grondvlak op ’n punt op die straatgrens van die erf. Sodanige verskil moet positief of negatief wees aangesien die motorhuis se vloervlak onderskeidelik onder of bo die gemiddelde grondvlak op die gespesifiseerde punt is.

Nieteenstaande die voormelde, mag ’n motorhuis eger nie opgerig word nader as 1,41 m van die straatlyn wat die grens van hierdie erf uitmaak nie en waar ’n deel van die motorhuis bo die vlak van die grond onmiddellik aangrensend aan enige kant van sodanige motorhuis uitsteek buiten die kant wat byna parallel met die straatgrens van hierdie erf is, met die hoek van die skuinste by die kruising van die straatgrens en die verlening van dié kante van die motorhuis wat byna reghoekig met sodanige straatgrens is, wat so afgeskuins moet word dat die grond wat van die hoek afgesny word, in die vorm van ’n gelykbenige driehoek is waarvan die gelyke sye nie minder as 1,41 m is nie.”

Wysiging van titelakte en grondgebruikvoorwaardes van titelakte T12488/2015 (onderstreping dui op nuwe bewoording en deurhaling op bewoording wat geskrap moet word) (vertaal):

**Voorwaarde C.1.(c):**

Dat die eienaar van ’n blok erwe van minder as 2974 1780 m<sup>2</sup> groot daarop geregtig is om ’n blok woonstelle daarop op te erf, met dien verskande:

- (i) dat hy die erwe per gekonsolideerde titel moet hou en dat hierdie gekonsolideerde erf nie daarna onderverdeel mag word nie;
- (ii) ~~dat nie meer as een kwart van die oppervlakte van die grond wat so gehou word onder gekonsolideerde titel bebou word nie dat die dekking op die gekonsolideerde erf nie 60% oorskry nie;~~
- (iii) ~~dat geen gedeelte van sodanige gebou nader as 15,47 m aan enige grens van sodanige gekonsolideerde erf opgerig mag word nie behoudens dat:~~
  - (a) ~~verandas, balkonne en argitektoniese kenmerke op ’n afstand van uiters 1,26 m mag uitsteek.~~
  - (b) ~~’n motorhuis bedoel as ’n byvoeging tot die gebou volgens die bepalings van voorwaarde 1(3) opgerig kan word, met die bewoording wat begin “’n motorhuis bedoel ...”.~~

dat geen gedeelte van sodanige gebou, buiten strukture wat binne die boulyne toegelaat word soos bepaal deur die Stad Kaapstad se ontwikkelingsbestuurskema, nader as die volgende afstande van die grense van die gekonsolideerde erf opgerig mag word nie:

  - (a) 4,72 m vanaf die straatgrens.
  - (b) 15,75m van die agterste gemeenskaplike grens.
  - (c) 1,57m van die laterale gemeenskaplike grense.
- (iv) dat sodanige gebou nie meer as drie residensiële vloere en ’n parkeerkelder mag bevat nie;
- (v) dat, sou enige eienaar sy grond konsolideer met die doel om ’n blok woonstelle op te rig, voorwaarde 1(d), 1(f), 1(g) en 2(h) nie op die gekonsolideerde erf van toepassing is nie ~~en voorwaarde 1(e) van toepassing is slegs soos aangetoon in voorwaarde 1(c)(iii)(b) hierbo.~~

**Voorwaarde II.3.A.(c):**

Dat die eienaar van ’n blok erwe van minder as 2974 1780 m<sup>2</sup> groot daarop geregtig is om ’n blok woonstelle daarop op te erf, met dien verskande:

- (i) dat hy die erwe per gekonsolideerde titel moet hou en dat hierdie gekonsolideerde erf nie daarna onderverdeel mag word nie;
- (ii) ~~dat nie meer as een kwart van die oppervlakte van die grond wat so gehou word onder gekonsolideerde titel bebou word nie dat die dekking op die gekonsolideerde erf nie 60% oorskry nie;~~
- (iii) ~~dat geen gedeelte van sodanige gebou nader as 15,47 m aan enige grens van sodanige gekonsolideerde erf opgerig mag word nie behoudens dat:~~
  - (a) ~~verandas, balkonne en argitektoniese kenmerke op ’n afstand van uiters 1,26 m mag uitsteek.~~
  - (b) ~~’n motorhuis bedoel as ’n byvoeging tot die gebou volgens die bepalings van voorwaarde 1(3) opgerig kan word, met die bewoording wat begin “’n motorhuis bedoel ...”.~~

dat geen gedeelte van sodanige gebou, buiten strukture wat binne die boulyne toegelaat word soos bepaal deur die Stad Kaapstad se ontwikkelingsbestuurskema, nader as die volgende afstande van die grense van die gekonsolideerde erf opgerig mag word nie:

  - (a) 4,72 m vanaf die straatgrens.
  - (b) 15,75m van die agterste gemeenskaplike grens.
  - (c) 1,57m van die laterale gemeenskaplike grense.
- (iv) dat sodanige gebou nie meer as drie residensiële vloere en ’n parkeerkelder mag bevat nie;
- (v) dat, sou enige eienaar sy grond konsolideer met die doel om ’n blok woonstelle op te rig, voorwaarde 1(d), 1(f), 1(g) en 2(h) nie op die gekonsolideerde erf van toepassing is nie en voorwaarde 1(e) van toepassing is slegs soos aangetoon in voorwaarde 1(c)(iii)(b) hierbo.



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 and amend conditions as contained in Certificate of Consolidated Title No. T. 12695/2018, in respect of Erf 178705, CAPE TOWN, in the following manner:

**Paragraph I of the title deed:**

In respect of figure r t a z on SG Diagram No. 391/2018 (previously Erf 13811), the **removal** of the following conditions:

- I.2. A (a): That this erf be used as a site for industrial factory or warehouse purposes only; provided that in connection with the erection of buildings for such purposes, buildings may be erected and used for the accommodation of the caretaker thereof and his family.
- I.2. A (c): That no buildings shall be erected on this erf unless provisions for the loading and offloading of vehicles within the boundaries of this erf are made.
- I.2. A'(d): That no building or structure, or any portion thereof, except boundary walls or fences shall be erected nearer than 15 feet to the street line which forms a boundary of this erf.

**Paragraph II of the title deed:**

In respect of figure t u D e a on SG Diagram No. 391/2018 (previously Erf 13812), the **amendment** of the following condition by inserting the underlined words:

- II.2. FURTHER SUBJECT to the following special conditions contained in said Deed of Transfer Number 11424/1940 imposed by the Administrator of the Province of the Cape of Good Hope as set out at the foot of paragraph 1 above numbered 2 A (b) **[but not 2 A (a), (c) and (d)], B and C.**

**Paragraph III of the title deed:**

In respect of figure m p y F G H J on SG Diagram No. 391/2018 (previously Erf 13809), the **removal** of the following conditions:

- III.2.A(a): That this erf be used as a site for industrial factory or warehouse purposes only; provided that in connection with the erection of buildings for such purposes, buildings may be erected and used for the accommodation of the caretaker thereof and his family.
- III.2.A(c): That no buildings shall be erected on this erf unless provisions for the loading and offloading of vehicles within the boundaries of this erf are made.
- III.2.A(d): That no building or structure, or any portion thereof, except boundary walls or fences, shall be erected nearer than 15 feet to the street line which forms a boundary of this erf.

**Paragraph IV of the title deed:**

In respect of figure p r z y on SG Diagram No. 391/2018 (previously Erf 13810), the **removal** of the following conditions:

- IV.2.A(a): That this erf be used as a site for industrial factory or warehouse purposes only; provided that in connection with the erection of buildings for such purposes, buildings may be erected and used for the accommodation of the caretaker thereof and his family.
- IV.2.A(c): That no buildings shall be erected on this erf unless provisions for the loading and offloading of vehicles within the boundaries of this erf are made.
- IV.2.A(d): That no building or structure, or any portion thereof, except boundary walls or fences, shall be erected nearer than 15 feet to the street line which forms a boundary of this erf.

**Paragraph V of the title deed:**

In respect of figure v w q n on SG Diagram No. 391/2018 (previously Erf 13807), the **removal** of the following conditions:

- V.2.A(a): That this erf be used as a site for industrial factory or warehouse purposes only; provided that in connection with the erection of buildings for such purposes, buildings may be erected and used for the accommodation of the caretaker thereof and his family.
- V.2.A(c): That no buildings shall be erected on this erf unless provisions for the loading and offloading of vehicles within the boundaries of this erf are made.

**Paragraph VI of the title deed:**

In respect of figure A v n m K on SG Diagram No. 391/2018 (previously Erf 13808): The **amendment** of the following condition by inserting the underlined words:

- VI.2. FURTHER SUBJECT to the following special conditions contained in Deed of Transfer Number 2286/1940 imposed by the Administrator of the Province of the Cape of Good Hope as set out in I.2 above, with Conditions I.2. A (a), (c) & (d) being removed from the title deed.

The **removal** of the following condition:

- VI.3.(d) That no building or structure or any portion thereof, except boundary walls or fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf on Pickwick Road.

**Paragraph VII of the title deed:**

In respect of figure x B C u s on SG Diagram No. 391/2018 (previously Erf 13805), the **removal** of the following conditions:

- VII.2. A (a) That this erf be used as a site for industrial factory or warehouse purposes only; provided that in connection with the erection of buildings for such purposes, buildings may be erected and used for the accommodation of the caretaker thereof and his family.
- VII.2. A (c): That no buildings shall be erected on this erf unless provisions for the loading and offloading of vehicles within the boundaries of this erf are made.

**Paragraph VIII of the title deed:**

In respect of figure w x s q on SG Diagram No. 391/2018 (previously Erf 13806), the **amendment** of the following condition by inserting the underlined words:

- VIII.2. SUBJECT FURTHER to the special conditions contained in said Deed of Transfer Number 12329/1939 imposed by the Administrator of the Province of the Cape of Good Hope as set out in the foot of paragraph VII above, with Conditions VII.2. A (a), (c) being removed from the title deede.

## 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 Tommy Brümmer Town Planners die voorwaardes soos vervat in die sertifikaat van gekonsolideerde titelno. T. 12695/2018, ten opsigte van Erf 178705, Kaapstad, soos volg opgehef en gewysig het:

**Paragraaf I van die titelakte:**

Ten opsigte van figuur r t a z op SG-diagram no. 391/2018 (voorheen Erf 13811), die **opheffing** van die volgende voorwaardes:

- I.2. A (a): Dat hierdie erf slegs gebruik word as n perseel vir die doeleindes van n industriële fabriek of pakstoor op voorwaarde dat ten opsigte van die oprigting van geboue vir daardie doeleindes, geboue vir die akkommodasie van die opsigter daarvan en sy gesin opgerig en gebruik kan word.
- I.2 A (c): Dat geen geboue op hierdie erf opgerig word nie tensy voorsiening vir die laai- en aflaai van voertuie binne die grense van hierdie erf gemaak word.
- I.2. A (d): Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure of heinings, nader as 15 voet aan die straatlyn wat n grens van hierdie erf vorm, opgerig word nie.

**Paragraaf II van die titelakte:**

Ten opsigte van figuur t u D E a op SG-diagram no. 391/2018 (voorheen Erf 13812), die **wysiging** van die volgende voorwaardes deur die invoeging van die onderstreepte woorde:

- II.2. VERDER ONDERWORPE aan die volgende spesiale voorwaardes vervat in oordragakte nommer 11424/1940 opgelê deur die administrateur van die Provinsie van die Kaap die Goeie Hoop, soos uiteengesit onderaan paragraaf 1 hierbo, genummer A **(b) [maar nie 2 A (a), (c) en (d) nie], B en C.**

**Paragraaf III van die titelakte:**

Ten opsigte van figuur m p y F G H J op SG-diagram no. 391/2018 (voorheen erf 13809), die **opheffing** van die volgende voorwaardes:

- III.2.A(a): Dat hierdie erf slegs gebruik word as n perseel vir die doeleindes van n industriële fabriek of pakstoor op voorwaarde dat ten opsigte van die oprigting van geboue vir daardie doeleindes, geboue vir die akkommodasie van die opsigter daarvan en sy gesin opgerig en gebruik kan word.
- III.2.A(c): Dat geen geboue op hierdie erf opgerig word nie tensy voorsiening vir die laai- en aflaai van voertuie binne die grense van hierdie erf gemaak word.
- III.2.A(d): Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure of heinings, nader as 15 voet aan die straatlyn wat n grens van hierdie erf vorm, opgerig word nie.

**Paragraaf IV van die titelakte:**

Ten opsigte van figuur p r z y op SG-diagram no. 391/2018 (voorheen Erf 13810), die **opheffing** van die volgende voorwaardes:

- IV.2.A(a): Dat hierdie erf slegs gebruik word as n perseel vir die doeleindes van n industriële fabriek of pakstoor op voorwaarde dat ten opsigte van die oprigting van geboue vir daardie doeleindes, geboue vir die akkommodasie van die opsigter daarvan en sy gesin opgerig en gebruik kan word.
- IV.2.A(c): Dat geen geboue op hierdie erf opgerig word nie tensy voorsiening vir die laai- en aflaai van voertuie binne die grense van hierdie erf gemaak word.
- IV.2.A(d): Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure of heinings, nader as 15 voet aan die straatlyn wat n grens van hierdie erf vorm, opgerig word nie.

**Paragraaf V van die titelakte:**

Ten opsigte van figuur v w q n op SG-diagram no. 391/2018 (voorheen Erf 13807), die **opheffing** van die volgende voorwaardes:

- V.2.A(a): Dat hierdie erf slegs gebruik word as n perseel vir die doeleindes van n industriële fabriek of pakstoor op voorwaarde dat ten opsigte van die oprigting van geboue vir daardie doeleindes, geboue vir die akkommodasie van die opsigter daarvan en sy gesin opgerig en gebruik kan word.
- V.2.A(c): Dat geen geboue op hierdie erf opgerig word nie tensy voorsiening vir die laai- en aflaai van voertuie binne die grense van hierdie erf gemaak word.

**Paragraaf VI van die titelakte:**

Ten opsigte van figuur A v n m K op SG-diagram no. 391/2018 (voorheen Erf 13808), die **wysiging** van die volgende voorwaardes deur die invoeging van die onderstreepte woorde:

- VI.2. VERDER ONDERWORPE aan die spesiale voorwaardes vervat in oordragakte nommer 2286/1940 opgelê deur die administrateur van die Provinsie van die Kaap die Goeie Hoop soos uiteengesit in I.2 hierbo, met die opheffing van voorwaardes I.2. A (a), (c) en (d) uit die titelakte.

Die **opheffing** van die volgende voorwaarde:

- VI.3.(d) Dat geen gebou of struktuur of enige gedeelte daarvan, buiten grensmure of heinings, nader as 4,72 meter aan die straatlyn wat n grens van hierdie erf met Pickwickweg vorm, opgerig word nie.

**Paragraaf VII van die titelakte:**

Ten opsigte van figuur x B C u s op SG-diagram no. 391/2018 (voorheen Erf 13805), die **opheffing** van die volgende voorwaardes:

- VII.2. A (a) Dat hierdie erf slegs gebruik word as n perseel vir die doeleindes van n industriële fabriek of pakstoor op voorwaarde dat ten opsigte van die oprigting van geboue vir daardie doeleindes, geboue vir die akkommodasie van die opsigter daarvan en sy gesin opgerig en gebruik kan word.
- VII.2. A (c): Dat geen geboue op hierdie erf opgerig word nie tensy voorsiening vir die laai- en aflaai van voertuie binne die grense van hierdie erf gemaak word.

**Paragraaf VIII van die titelakte:**

Ten opsigte van figuur w x s q op SG-diagram no. 391/2018 (voorheen Erf 13806), die **wysiging** van die volgende voorwaardes deur die invoeging van die onderstreepte woorde:

- VIII.2. VERDER ONDERWORPE aan die spesiale voorwaardes vervat in die genoemde oordragakte nommer 12329/1939 opgelê deur die administrateur van die Provinsie van die Kaap die Goeie Hoop soos uiteengesit onderaan paragraaf VII hierbo, met die opheffing van voorwaardes VII.2. A (a) en (c) uit die titelakte.