Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

Provincial Gazette

9099

Friday, 4 July 2025

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CONTENTS

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

PROVINSIE WES-KAAP

Provinsiale Koerant

9099

Vrydag, 4 Julie 2025

As 'n Nuusblad by die Poskantoor Geregistreer

INHOUD

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

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

PRINCE ALBERT MUNICIPALITY

NOTICE CALLING FOR OBJECTION TO SUPPLEMENTARY VALUATION ROLL

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act, Act 6 of 2004 that the Supplementary Valuation Roll 01 for the financial year 2024/2025 lies open for public inspection at the various municipal offices and libraries within the municipal boundaries and municipal website www.pamun.gov.za from 4 July 2025 to 5 August 2025.

NOTICE is further given in terms of Section 49(1)(a)(ii) of the act, read with Section 78(2), that any owner of property or other person who so desires, may lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from the valuation roll within the above-mentioned period. Attention is specifically drawn to the fact that in terms of Section 50(2) of the act, an objection must be in relation to a specific individual property and not against the valuation roll as such.

The form for the lodging of an objection is obtainable at the various municipal offices and libraries within the municipal boundaries and on the municipal website.

The original completed form must be returned to the Municipal Manager, Private Bag X53, Prince Albert, 6930. No faxes and emails are accepted. For enquiries, please contact Mr D. Plaatjies telephone +27 (0)23 541 1668.

This notice was published for the first time on 4 July 2025.

Municipal Manager
Mr M. Giliomee
33 Church Street
Private Bag X53
Prince Albert
6930

4 July 2025 25402

CITY OF CAPE TOWN

CLOSURE OF PUBLIC PLACE ERF 137631 CAPE TOWN

Notice is hereby given in terms of Section 4 of the City of Cape Town Immovable Property By-law, 2015 that Public Place Erf 137631 Cape Town, is closed.

SG ref. no.: S/6892/20/1 v1 p225

LUNGELO MBANDAZAYO
CITY MANAGER

4 July 2025 25406

CAPE AGULHAS MUNICIPALITY

REMOVAL OF RESTRICTIVE CONDITION(S): ERF 58 BREDASDORP CAPE AGULHAS MUNICIPAL BY-LAW ON MUNICIPAL LAND USE PLANNING

Notice is hereby given that the Authorized Official on the 10th of June 2025, removed condition(s) C. (b) applicable to Erf 58 Bredasdorp as contained in Title Deed Nr. T014512/10 in terms of section 33(7) of the Cape Agulhas Municipal By-law on Land Use Planning, 2022.

4 July 2025 25409

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

PRINS ALBERT MUNISIPALITEIT

KENNISGEWING VIR BESWAAR TEEN AANVULLENDE WAARDASIE ROL

Kennis geskied hiermee ingevolge Artikel 49(1)(a)(i) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, Wet 6 van 2004 dat die Aanvullende Waardasierol 01 vir die finansiële jaar 2024/2025 vir publieke insae beskikbaar is by die verskillende munisipale kantore en biblioteke binne die munisipale grense en munisipale webwerf www.pamun.gov.za vanaf 4 Julie 2024 tot 5 Augustus 2025.

KENNISGEWING word verder gegee ingevolge Artikel 49(1)(a)(ii) van die wet, gelees met Artikel 78(2), dat enige eienaar van eiendom of ander persoon wat dit verlang, ’n beswaar by die Munisipale Bestuurder kan aanteken ten opsigte van enige aangeleentheid wat in, of weggelaat word van die waardasie rol binne bogenoemde tydperk. Die aandag word spesifiek gevestig op die feit dat ingevolge Artikel 50(2) van die wet, ’n beswaar met betrekking tot ’n spesifieke individuele eiendom moet wees en nie teen die waardasierol as sodanig nie.

Die vorm vir die indien van ’n beswaar is verkrygbaar by die verskillende munisipale kantore en biblioteke binne die munisipale grense en op die munisipale webwerf.

Die oorspronklike voltooide vorm moet teruggestuur word aan die Munisipale Bestuurder, Privaatsak X53, Prins Albert, 6930. Geen fakse en e-posse word aanvaar nie. Vir navrae, kontak asseblief mnr D. Plaatjies telefoon +27 (0)23 541 1668.

Hierdie kennisgewing is vir die eerste keer op 4 Julie 2025 gepubliseer.

Munisipale Bestuurder
Mnr M. Giliomee
Kerkstraat 33
Privaatsak X53
Prins Albert
6930

4 Julie 2025 25402

STAD KAAPSTAD

SLUITING VAN OPENBARE PLEK ERF 137631 KAAPSTAD

Kennisgewing geskied hiermee ingevolge artikel 4 van die Stad Kaapstad: Verordening op Onroerende Eiendom, 2015, dat openbare plek, Erf 137631 Kaapstad, gesluit is.

SG verwysingsno.: S/6892/20/1 v1 p225

LUNGELO MBANDAZAYO
STADSBESTUURDER

4 Julie 2025 25406

KAAP AGULHAS MUNISIPALITEIT

OPHEFFING VAN BEPERKENDE VOORWAARDE(S): ERF 58 BREDASDORP KAAP AGULHAS MUNISIPALE VERORDENINGE OP MUNISIPALE GRONDGEBRUIKBEPLANNING

Hiermee word kennis gegee dat die Gemagtigde Amptenaar op 10 Junie 2025, voorwaarde(s) C. (b) wat betrekking het op Erf 58 Bredasdorp soos vervat in Transportakte Nr. T014512/10 ingevolge artikel 33(7) van die Kaap Agulhas Munisipale Verordeninge op Grondgebruikbeplanning, 2022 opgehef het.

4 Julie 2025 25409

PRINCE ALBERT LOCAL MUNICIPALITY

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT NO. 6 OF 2004

MUNICIPAL PROPERTY RATES BY-LAW

Notice no 88/2025 **Date: 29 May 2025**

Prince Albert Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of resolution 56/2025 adopted the Municipality's Property Rates By-Law set out hereunder

MUNICIPAL PROPERTY RATES BY-LAW

1. PREAMBLE:

(1) Section 229(1) of the Constitution authorises a municipality to impose rates on property and surcharges on fees for services provided by or on behalf of the municipality.

(2) In terms of section 3 (1) of the Property Rates Act, a municipal council must adopt a policy consistent with the Property Rates Act on the levying of rates on rateable property in the municipality.

(3) In terms of section 6(1) of the Property Rates Act, a municipality must adopt by-laws to give effect to the implementation of the rates policy.

(4) In terms of section 6(2) of the Property Rates Act, by-laws adopted in terms of section 6(2) may differentiate between different categories of properties, and different categories of owners of properties liable for the payment of rates.

(5) AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province;

2. INTERPRETATION:

In this by-law, the English text shall prevail in the event of any conflict with the Afrikaans text, and unless the context otherwise indicates:—

"Constitution" means the Constitution of the Republic of South Africa;

"Credit Control and Debt Collection By-Law and Policy" means the municipality's Credit Control and Debt Collection By-Law and Policy as required by sections 96(b), 97 and 98 of the Municipal Systems Act;

"**Municipality"** means the Municipality of Prince Albert;

"Municipal Rates Policy" means the Rates Policy adopted by the Municipal Council in terms of this By-Law;

"Municipal Property Rates Act" means the Local Government: Property Rates Act, 6 of 2004 & amended act 29 of 2014;

"Rate" or "**Rates"** means a municipal rate on property as envisaged in section 229 of the Constitution.

3. ADOPTION AND IMPLEMENTATION OF RATES POLICY:

(1) The Municipality shall adopt and implement a rates policy consistent with the Property Rates Act on the levying of rates on rateable property in the municipality.

(2) The Municipality shall not be entitled to levy rates other than in terms of its rates policy.

(3) The rates policy is available on the Municipality's website (www.pamun.gov.za)

4. CONTENTS OF RATES POLICY:

The Municipality's rates policy shall, *inter alia*:

(1) Apply to all rates levied by the Municipality pursuant to the adoption of the Municipality's annual budget;

(2) Comply with the requirements for:—

(a) the adoption and contents of a rates policy as contemplated in section 3 of the Property Rates Act;

(b) the process of community participation as contemplated in section 4 of the Property Rates Act;

(c) the annual review of the rates policy as contemplated in section 5 of the Property Rates Act;

(3) Contemplate any further principles, criteria and implementation measures consistent with the Property Rates Act for the levying of rates which the Municipality may wish to adopt;

(4) Include such further enforcement mechanisms, if any, as the Municipality may wish to impose in addition to those contained in the Credit Control and Debt Collection By-Law and Policy.

5. CATEGORIES OF RATEABLE PROPERTIES

The Rates Policy provides for categories of rateable properties determined in terms of Section 8 of the Act read together with section 8 (3) (vacant land)

6. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 & 17 of the Act

7. ENFORCEMENT OF RATES POLICY:

The Municipality's rates policy shall be enforced through the Credit Control and Debt Collection By-Law and Policy and any further enforcement mechanisms stipulated in the rates policy.

8. SHORT TITLE AND COMMENCEMENT:

This By-Law is called the Prince Albert Municipality, Municipal Property Rates By-Law and takes effect the date on which it is published in the Provincial Gazette for the 2025—2026 financial year.

4 July 2025 25403

CITY OF CAPE TOWN

SECOND SUPPLEMENTARY VALUATION (SV02) TO THE 2022 GENERAL VALUATION ROLL FOR THE FINANCIAL YEAR 2024/25 FOR THE CITY OF CAPE TOWN

Notice is hereby given in terms of section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act, Act 6 of 2004, hereinafter referred to as the 'Act', that the Second Supplementary Valuation Roll (SV02) to the 2022 General Valuation Roll for the financial year 2024/25 will be published on the City of Cape Town's website from 21 July 2025. Should you dispute the valuation or any other information displayed in, or omitted from the valuation roll, you may submit an objection no later than 29 August 2025. Objections to the valuation roll may be submitted on-line via the City's e-services facility, via email or in person at selected City walk-in centres from 21 July 2025 until 29 August 2025.

Properties were selected to appear on the Second Supplementary Valuation Roll (SV02) to the 2022 General Valuation Roll in terms of section 78(1) of Act if the property a) was incorrectly omitted from the Valuation Roll; b) has been included in the municipality after the last general valuation; c) has been subdivided or consolidated after the last general valuation; d) has undergone a substantial increase or decrease in market value since the last general valuation; e) was substantially incorrectly valued in the last general valuation; f) must be revalued for any other exceptional reason; g) of which the category has changed.

In terms of section 49(1)(a)(ii) of the Act, any property owner or person who so desires may lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from the valuation roll, in the abovementioned period. Objections may only be lodged in respect of properties valued on the SV02/GV2022 Roll. The owners of these properties will be notified of their SV02/GV2022 valuation in writing at the postal or email address currently held on the City's database.

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection must be in relation to a specific individual property and not against the supplementary valuation roll as a whole.

A separate objection form must be completed for every valuation that is being disputed. No late objections will be accepted after the closing date of 29 August 2025.

Note: Property owners are encouraged to register for e-billing to receive valuation notices and accounts via email by simply sending an SMS to 31223, including the relevant email address and municipal account number.

OBJECTION PERIOD: 21 July 2025 until 29 August 2025

Completed objection forms can be submitted by:

- E-Services – register at www.capetown.gov.za/en/eservices
- E-mail – valuationsobjection@capetown.gov.za
- Post – preferably by registered mail to: The City of Cape Town, for attention: The Objection Coordinator, PO Box 4522, Cape Town 8000
- Hand – at one of our public inspection venues below

NO. NR. NO.	**NAMES OF VENUE AMAGAMA EENDAWO NAAM VAN LOKAAL**	**ADDRESS OF VENUE IDILESI YENDAWO ADRES VAN LOKAAL**	**OPERATING HOURS OF VENUE AMAXESHA OKUSEBENZA KWINDAWO LEYO KANTOORURE VAN LOKAAL**
1.	CONCOURSE LEVEL, CAPE TOWN CIVIC CENTRE LOOPVLAK, KAAPSTAD-BURGERSENTRUM	HERTZOG BOULEVARD, CAPE TOWN HERTZOG-BOULEVARD, KAAPSTAD	Weekdays/Weeksdae 09:00 – 15:00
2.	GROUND FLOOR, PLESSEY BUILDING PLUMSTEAD- MUNISIPALE GEBOU	CNR OF VICTORIA ROAD AND MAIN ROAD, PLUMSTEAD H.V. VICTORIAWEG EN HOOFWEG, PLUMSTEAD	Weekdays/Weeksdae 09:00 – 15:00
3.	STRAND MUNICIPAL OFFICE STRAND- MUNISIPALE GEBOU	CNR OF MAIN ROAD AND FAGAN STREET, STRAND (NEXT TO STRAND HALL) H.V. HOOFWEG EN FAGANSTRAAT, STRAND (LANGS STRAND-SAAL)	Weekdays/Weekdae 09:00 – 15:00
4.	BELLVILLE CIVIC CENTRE BELLVILLE-BURGERSENTRUM	80 VOORTREKKER ROAD, BELLVILLE VOORTREKKERWEG 80, BELLVILLE	Weekdays/Weeksdae 09:00 – 15:00
5.	MILNERTON CIVIC CENTRE MILNERTON-BURGERSENTRUM	PIENAAR ROAD, MILNERTON (NEXT TO MILNERTON LIBRARY) PIENAARWEG, MILNERTON (LANGS MILNERTON-BIBLIOTEEK)	Weekdays/Weeksdae 09:00 – 15:00

Note: The public inspection and objection venues will be closed on weekends and public holidays

For more information, call 0860 103 089 (sharecall).

Web address: www.capetown.gov.za.

CITY MANAGER
LUNGELO MBANDAZAYO

4 July 2025 25404

STAD KAAPSTAD

TWEEDE AANVULLENDE WAARDASIE (SV02) BY DIE 2022-ALGEMENE WAARDASIELYS VIR DIE 2024/25-BOEKJAAR VIR DIE STAD KAAPSTAD

Kennis geskied hiermee ingevolge artikel 49(1)(a)(i) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, Wet 6 van 2004, soos gewysig, hierna die ''Wet'' genoem, dat die tweede aanvullende waardasielys (SV02) van die 2022- algemene waardasielys vir die 2024/25-boekjaar vanaf 21 Julie 2025 op die Stad Kaapstad se webwerf gepubliseer sal word. As u die waardasie of enige ander inligting wat op die waardasielys verskyn of weggelaat is, in twyfel wil trek, kan u teen nie later nie as 29 Augustus 2025 'n beswaar daarteen indien. Besware teen die waardasielys kan vanaf 21 Julie 2025 tot 29 Augustus 2025 aanlyn via die Stad se e-dienstefasiliteite, per e-pos of persoonlik by sekere instapsentrums van die Stad ingedien word.

Eiendomme is ingevolge artikel 78(1) van die Wet gekies om in die tweede aanvullende waardasielys (SV02) van die 2022- algemene waardasielys te verskyn indien: a) dit foutiewelik uit die waardasielys gelaat is; b) na die laaste algemene waardasie by die munisipaliteit ingesluit is; c) na die laaste algemene waardasie onderverdeel of gekonsolideer is; d) 'n wesenlike toename of vermindering in markwaarde ondergaan het sedert die laaste algemene waardasie; e) in die laaste algemene waardasie beduidend verkeerd gewaardeer is; f) om enige ander buitengewone rede herwaardeer moet word; g) die kategorie verander het.

Ingevolge artikel 49(1)(a)(ii) van die Wet kan enige eiendomsbesitter of persoon wat wil, binne die bogenoemde tydperk 'n beswaar by die munisipale bestuurder indien oor enige saak wat op die algemene waardasielys verskyn of weggelaat is. Slegs besware ten opsigte van eiendomme wat op die SV02/GV2022-lys gewaardeer is, kan ingedien word. Die eienaars van hierdie eiendomme sal skriftelik van hul SV02/GV2022-waardasies in kennis gestel word via die posadres of e-posadres wat tans op die Stad se databasis is.

Aandag word spesifiek gevestig op die feit dat 'n beswaar ingevolge artikel 50(2) van die Wet met 'n spesifieke, individuele eiendom verband moet hou en nie teen die aanvullende waardasielys as 'n geheel ingedien kan word nie.

'n Aparte beswaarvorm moet vir elke eiendom ingevul word. Geen laat besware sal na die sluitingsdatum van 29 Augustus 2025 aanvaar word nie.

Let wel: Eiendomsbesitters word aangemoedig om vir ''e-billing'' (elektroniese rekeninge) te registreer om waardasiekennisgewings en rekeninge via e-pos te ontvang deur bloot 'n SMS na 31223 te stuur met die betrokke e-posadres en munisipale rekeningnommer.

BESWAARTYDPERK: 21 Julie 2025 tot 29 Augustus 2025

Voltooide beswaarvorms kan soos volg ingedien word:

- Per e-dienste – registreer by www.capetown.gov.za/en/eservices
- Per e-pos – valuationsobjection@capetown.gov.za
- Per hand: By een van ons lokale vir openbare insae hier onder

NO. NR. NO.	NAMES OF VENUE AMAGAMA EENDAWO NAAM VAN LOKAAL	ADDRESS OF VENUE IDILESI YENDAWO ADRES VAN LOKAAL	OPERATING HOURS OF VENUE AMAXESHA OKUSEBENZA KWINDAWO LEYO BEDRYFSURE VAN LOKAAL
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2.	GROUND FLOOR, PLESSEY BUILDING GRONDVLOER, PLESSEY-GEBOU	CNR OF VICTORIA ROAD AND MAIN ROAD, PLUMSTEAD H.V. VICTORIAWEG EN HOOFWEG, PLUMSTEAD	Weekdays/weeksdae 09:00 – 15:00
3.	STRAND MUNICIPAL OFFICE STRAND- MUNISIPALE KANTOOR CNR OF MAIN ROAD AND FAGAN STREET, STRAND (NEXT TO STRAND HALL)	H.V. HOOFWEG EN FAGANSTRAAT, STRAND (LANGS STRAND-SAAL)	Weekdays/weeksdae 09:00 – 15:00
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Let wel: Die lokale vir openbare insae en besware sal oor naweke en op openbare vakansiedae gesluit wees.

Vir meer inligting, bel 0860 103 089 (deeloproep).

Webwerf: www.capetown.gov.za

STADSBESTUURDER
LUNGELO MBANDAZAYO

4 Julie 2025 25404

ISIXEKO SASEKAPA

ULUHLU LOQINGQOMAXABISO ELONGEZELELWEYO LWESIBINI LOQINGQOMAXABISO (SV02) NGOKUPHANGALELEYO LWANGO2022 KUMNYAKAMALI WAMA2024/25 LESIXEKO SASEKAPA

Kukhutshwa isaziso ngokwecandelo49(1)(a) no(a)(i) loMthetho ongobuRhulumente boMmandla ongeeNtlawulo zePropati zikaMasipala ongunomb.6 wango2004, apho emva koko obizwa ngokuba 'nguMthetho', sokuba uLuhlu loQingqomaxabiso lokuqala oLongezelelweyo (SV02) kuLuhlu loQingqomaxabiso ngokuphangaleleyo lwango2022 kumnyakamali ka2024/25, luyakuthi libhengezwe kwiwebhusayithi yeSixeko saseKapa ukususela ngowama21 kweyeKhala (Julayi) 2025. Ukuba uye awavumelana noqingqomaxabiso okanye nayo nayiphina ingcaciso edandalaziweyo, okanye engafakwanga kuuhlu, ungasingenisa isichaso soko ungadlulanga umhla wama29 kweyeThupha (Agast) 2025. Izichaso ezijoliswe kuluhlu loqingqo-maxabiso zingangeniswa kusetyenziswa iinkonzo zeSixeko ezikwikhompyutha, kusetyenziswa i-imeyile okanye uzingenise ngokwakho kwenye yeendawo zethu zohlolo zoluntu ukususela ngowama21 kweyeKhala (Julayi) kude ibengowama29 kweyeThupha (Agasti) 2025.

Iipropati zaye zachongwa ukuba zivele kuLuhlu lwesibini loQingqomaxabiso oLongezelelweyo (SV02) kuLuhlu loQingqomaxabiso ngokuphangaleleyo lwango2022, ngokwecandelo78(1) loMthetho, ukuba ipropati engu-a) yathi yakhutshelwa ngaphandle kuLuhlu loQingqomaxabiso; u-b) uye waqukwa kumasipala emva koluhlu ngokuphangaleleyo lokuqgibela; u-c) uye wohlulwahlulwa okanye wadityaniswa emva koluhlu ngokuphangaleleyo lokugqibela; u-d) uye wandiswa okanye wancitshiswa kwixabiso lasemakethi ukususela kuluhlu ngokuphangaleleyo lokugqibela; u-e) luye laqingqwa gwenxa ixabiso kuluhlu ngokuphangaleleyo lokugqibela; u-f) kufuneke luqingqwe ixabiso ngokutsha ngokwazo naziphina izizathu ezinobakho; u-g) apho inqanaba lalo lithe latshintsha.

Ngokwecandelo49(1)(a)(ii) loMthetho, nawuphina umnini wepropati okanye nawuphina ubani ofunayo, angangenisa isichaso kumphathi wesixeko ngokujoliswe kuwo nawuphina umbandela okanye nawuphina othe wakhutshwa/awabandakanywa kuluhlu loqingqomaxabiso kwixesha eli likhankanywe ngentla apha. Izichaso zingangeniswa ngokujoliswe kwiipropati eziqingqwe amaxabiso kuLuhlu iSV02/GV2022. Abanini bezi propati bayakuthi baziswe ngokubhaliweyo ngokumalunga noqingqomaxabiso labo kwiSV02/GV2022 kusetyenziswa idilesi yeposi ekungokunje egcinwe kuvimba weSixeko.

Kuthathelwa ingqalelo eyodwa ingakumbi kumbandela wokuba ngokwecandelo50(2) loMthetho isichaso kufuneka singqinelane/sijoliswe kuloo propati yaloo mntu hayi ngokujoliswe kuluhlu loqingqomaxabiso ngokungqalileyo.

Uxwebhu olulodwa kufuneka lugcwaliswe ngokwepropati nganye enesichaso. Akusayi kwamkelwa izichaso ezingeniswe emva komhla omiselweyo ongokuvalwa ongowama29 kweyeThupha 2025.

Qaphela: Abanini beepropati bayakhuthazwa ukuba babhalise kubuxhakaxhaka obusebenza ngokomoya bobuchwepheshe bale mihla obukhawulezayo ukuze bafumane izaziso zabo ezingoqingqomaxabiso neeakhawunti zabo, kusetyenziswa i-imeyile, ngokuthi nje bathumele i-sms kwa 31223, apho iquka idilesi yabo engeimeyile neenombolo zeakhawunti zabo zikamasipala.

ITHUBA LEZICHASO: 21 kweyeKhala kude ibengowama29 kweyeThupha 2025

Amaxwebhu ezichaso agcwalisiweyo, angangeniswa kusetyenziswa:

- Iinkonzo kwikhompyutha – bhalisa www.capetown.gov.za/en/eservices
- I-imeyile – valuationsobjection@capetown.gov.za
- Yingenise ngokwakho kwenye yezi ndawo ezingohlolo loluntu, ngezantsi apha

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1.	CONCOURSE LEVEL, CAPE TOWN CIVIC CENTRE LOOPVLAK, KAAPSTAD-BURGERSENTRUM	HERTZOG BOULEVARD, CAPE TOWN HERTZOG-BOULEVARD, KAAPSTAD	Weekdays/Weeksdae/ Iintsuku eziphakathi evekini 09:00 – 15:00
2.	GROUND FLOOR, PLESSEY BUILDING PLUMSTEAD- MUNISIPALE GEBOU ISAKHIWO ESIYI PLESSEY, KUMGANGATHO OLINGANA NOMHLABA	CNR OF VICTORIA ROAD AND MAIN ROAD, PLUMSTEAD H.V. VICTORIAWEG EN HOOFWEG, PLUMSTEAD	Weekdays/Weeksdae/ Iintsuku eziphakathi evekini 09:00 – 15:00
3.	STRAND MUNICIPAL OFFICE STRAND- MUNISIPALE GEBOU IOFISI KAMASIPALA WASE STRAND	CNR OF MAIN ROAD AND FAGAN STREET, STRAND (KUFUTSHANE NEHOLO LASE-STRAND) H.V. HOOFWEG EN FAGANSTRAAT, STRAND (LANGS STRAND-SAAL)	Weekdays/Weeksdae/ Iintsuku eziphakathi evekini 09:00 – 15:00
4.	BELLVILLE CIVIC CENTRE BELLVILLE-BURGERSENTRUM IZIKO LOLUNTU LASE BELLVILLE	CNR OF VICTORIA ROAD AND MAIN ROAD, PLUMSTEAD H.V. VICTORIAWEG EN HOOFWEG, PLUMSTEAD	Weekdays/Weeksdae/ Iintsuku eziphakathi evekini 09:00 – 15:00
5.	MILNERTON CIVIC CENTRE MILNERTON-BURGERSENTRUM IZIKO LOLUNTU LASE MILNERTON	PIENAAR ROAD, MILNERTON (KUFUTSHANE NESAKHIWO SETHALA LEENCWADI LASE MILNERTON) PIENAARWEG, MILNERTON (LANGS MILNERTON-BIBLIOTEEK)	Weekdays/Weeksdae/ Iintsuku eziphakathi evekini 09:00 – 15:00

Qaphela: Iindawo zohlolo nezezichaso ezizezoluntu, ziyakuthi zivalwe ngeempelaveki nangeeholide zoluntu.

Ukuze ufumane enye ingcaciso, fowunela 0860 103 089 (uncedo)

Idilesi engewebhu: www.capetown.gov.za.

UMPHATHI WESIXEKO
LUNGELO MBANDAZAYO

4 kweyeKhala 2025 25404

CITY OF CAPE TOWN
NOTICE

In terms of section 14 (2), of the Local Government: Municipal Property Rates Act, 6 of 2004, the following special resolution, to levy rates in this Municipality, was adopted by Council, on 26 June 2025, and is hereby promulgated:

SPC 05/06/25 BUDGET 2025/26 - 2027/28

RESOLVED that:

(a) the City's annual budget for the financial year 2025/26; and projected allocations for the two outer years 2026/27 and 2027/28, and related policies as set out in the following tables and annexures attached to the report on the agenda, be adopted.
  (xi) Property (Tax) Rates as set out in Annexure 2;
  (xii) City Improvement Districts (CIDs) Additional Rates as set out in Annexure 3.

The English version was the adopted version

ANNEXURE 2

PROPERTY RATES 2025/26

Property rates are levied in accordance with, the Local Government Municipal Property Rates Act 2004 (MPRA), the Municipal Property Rates Regulations, and the Local Government: Municipal Finance Management Act 56 of 2003 and Council policies.
In terms of the amendments to the MPRA, the City:

- is required to institute the prescribed property rating categories provided it exists within the municipal jurisdiction;
- may determine additional categories of rateable property, including vacant land; and
- must align its exemptions, reductions and rebates to the legislation.

The City has 23 property categories in total. The definitions of categories are reflected in the Rates Policy.

Property rates are based on values indicated in the General Valuation Roll 2022 (GV2022 - with the date of valuation being 1 July 2022) and multiplied by the rate-in-the-Rand (RiR) set out in this document. The residential category is used as the base rate. Exemptions, reductions and rebates are also taken into consideration.

The rates ratio and the RiR per property rating category for 2025/2026 financial year are:

	PROPERTY CATEGORIES	RATIO TO RESIDENTIAL	RATE-IN-THE-RAND
1.1	Residential Properties	1:1	0.007159
1.2	Business and Commercial Properties	1:2.35	0.016824
1.3	Industrial Properties		
1.4	Mining Properties		
1.5	Properties owned by an Organ of State and used for public service purposes		
1.6	Miscellaneous		

	PROPERTY CATEGORIES	RATIO TO RESIDENTIAL	RATE-IN-THE-RAND
1.7	Vacant land	1:2	0.014318
1.8	Agricultural land	1:0.2	0.001432
1.9	Public Service Infrastructure (The City will not levy a rate on the first 30% of the market value as per the Valuation Roll)	1:0.25	0.001790
1.10	Properties owned by an organisation – not for profit and used as an early childhood development facility		
1.11	Properties owned by an organisation – not for profit and used for youth development		
1.12	Properties owned by an organisation – not for profit and used as accommodation for the vulnerable		
1.13	Properties owned by an organisation – not for profit and used for an old age home		
1.14	Properties owned by an organisation – not for profit and used exclusively for amateur sport		
1.15	Properties owned by a Social Housing Regulatory Authority accredited Social Housing Institutions or accredited Other Delivery Agents (ODA) and used for social housing		
1.16	Properties owned by war veterans' associations and used for the welfare of war veterans		
1.17	Properties owned by PBO and used for specified public benefit activities		
1.18	Properties owned by Religious Organisations and used for specified religious purposes		
1.19	Properties used for multiple purposes	per allocation	
1.20	Cemeteries and Crematoria	1:0	0.000000
1.21	Properties owned by an organisation – not for profit and used for animal shelters		
1.22	Properties owned by an organisation – not for profit and used as a local community museum		
1.23	Nature conservation land		

EXEMPTIONS, REDUCTIONS AND REBATES

Owners of categories of properties

Exemption

The City will not levy a rate on any private road or any other property where the market value of the property is equal to or less than R50 000 or such other amount as determined by Council from time to time.

This clause will not apply when other service charges (including availability charges) or an additional rate in respect of property situated in a special rating area (as contemplated in section 22 of the MPRA and the Special Rating Area By-law and Policy) are billed to that property nor will it apply to any units in a sectional title scheme, roads and public open spaces.

Category of owners of properties

The City has determined the following categories of owners of property for the purpose of exemptions, rebates and reductions in accordance with section 15 (2) of the MPRA.

Indigent owners
In terms of sections 3(3)(f) and 15 of the MPRA all indigents, for rating purposes, will qualify in respect of their primary place of residence for the benefits as set out in this policy and the Credit Control and Debt Collection By-Law and Policy and may also qualify for the 100% rebate if the applicant is dependent on pension or a social grant for their livelihood on condition that all other criteria remain applicable. The cumulative rebates shall not exceed 100%.

Owners who are dependent on Pension or Social Grants for their livelihood
In order to qualify for a rebate, this category of owners must meet the following criteria:

a) be a natural person;
b) be dependent on a pension or social grant for their livelihood - the dependency on pension or social grants is not a sole dependency but there must be a dependency to some degree. At the discretion of the CFO, an owner, applying for the pension rebate, who is still economically active may be considered for the rebate if all the other criteria set out in the paragraph are met and they are not yet dependent on a pension;
c) the property must satisfy the requirements of the category of Residential Property;
d) be the registered owner of the Residential Property; and
e) on 1 July of the financial year:
    i. occupy the property as his/her primary place of residence, provided that where the owner is unable to occupy the property due to no fault of his/her own, the spouse or partner or children (including minor children) may satisfy the occupancy requirement;
    ii. With regards to pensioners, the applicant must be at least 60 years of age; or if the owner turns 60 during the year the rebate will be granted on a pro rata basis from the date on which the applicant turned 60;
    iii. be in receipt of a gross monthly household income not exceeding R27 000 (twenty-seven thousand Rand) and proven by the submission of the minimum of three months bank statements from all financial institutions or, if the person does not have a bank account, such proof as the City may require to substantiate the person's level of gross monthly household income.

The gross monthly household income and rebate for the 2025/26 financial year is as follows:

Gross Monthly Household Income		% Rebate
R 0	R 10 000.00	100%
R 10 001.00	R 14 000.00	90%
R 14 001.00	R 16 000.00	80%
R 16 001.00	R 18 000.00	70%
R 18 001.00	R 19 000.00	60%
R 19 001.00	R 20 000.00	50%
R 20 001.00	R 21 000.00	40%
R 21 001.00	R 22 000.00	30%
R 22 001.00	R 24 000.00	20%
R 24 001.00	R 27 000.00	10%

Residential Property

In terms of section 15(2)(e) of the MPRA, when granting exemptions, rebates or reductions in respect of categories of owners of properties, such categories may include owners of residential properties with a market value lower than an amount determined by the City. The City determines the market value of below R7 000 001,00. (Seven million and one rand.)

The City has determined a reduction of R435 000,00 (Four hundred and thirty five thousand Rand) which will apply to owners of residential properties used as a primary place of residence with a market value of below R7 000 001,00 (Seven million and one Rand.)

If more than 40% of the extent of a residential property (freestanding house or the sectional title unit) is being used for purposes other than residential purposes, these properties will not qualify for the residential relief. Properties (freestanding and/or sectional title units) that are categorised as residential property by virtue of it being used in conjunction with a primary place of residence will not be eligible for the reduction.

BUDGET IMPLICATIONS

The Budget for 2025/26 has been balanced using the estimated income from levying the rates in this report.

Provision has been made in the Budget for 2025/26 for the income foregone arising from the rates relief as detailed in the Rates Policy 2025/26.

ANNEXURE 3

CITY IMPROVEMENT DISTRICTS (CIDs)
ADDITIONAL RATES 2025/2026

Each year, every CID is required to submit a budget to the City in accordance its approved Business Plan as approved by the company members at an Annual General Meeting (AGM) or Members Meeting. The budgets for 2025/26 for all existing CIDs included in the table below were all approved in terms of this requirement prior to submission to the City for inclusion in the City`s budget document. The CIDs have a 5-year budget as per their approved Business Plan and as such cannot anticipate future development or valuation fluctuations due to successful appeals etc. Communities are informed from the outset regarding the impact of valuation fluctuations on CID budgets and also individual contributions. Accordingly, various scenarios materialize in later years where the CID budget may be spread over a broader community thus reducing the burden on individuals. Similarly, successful valuation objections could result in a larger than anticipated burden on other individuals due to the valuation base reducing concomitant to annual budget increases. The impact on individuals is extensively modelled to ensure that the financial impact remains within the threshold of affordability and sustainability.

The amount of any additional rate levied in a CID area is determined by Council. The additional rate is a debt owing to the City and is payable and collected in the same manner as any other property rates imposed by Council. Two different rating categories are identified when imposing an additional rate in a CID, namely Residential and Non-residential. The CID Policy, as approved by Council, further clarifies that any non-residential property with a municipal valuation of 50% or more of the total municipal valuation of the CID it is located in will not fund more than 25% of the budget. At this stage, this scenario only exists in the Glosderry CID.

All the existing CIDs approved their budgets at their Members' meetings with an overwhelming majority support. Sixteen CIDs (Airport, Boston, Cape Town, Claremont, Elsies River, Fish Hoek, Groote Schuur, Lower Kenilworth, Maitland, Muizenberg, Parow Industria, Scott Estate & Baviaanskloof, Somerset West, Welgemoed, Wynberg and Zeekoevlei) applied for a new 5-year term commencing on the 1st of July 2025. At their Members' Meetings, members voted in favour of the continuation of the CIDs. These were all approved by Council.

One new application was approved by Council in March 2025 for the establishment of a CID in Lower Gardens. In order to accommodate this new application the budget and additional rates` are included in the City's budget and in the table below.

At the time that the City's budget was tabled in March, it was anticipated that a second area, Tamboerskloof, would gather sufficient support from property owners to submit an application early in 2025/26. However, this has been postponed to 2026/27 pending sufficient support. The budget and additional rates' for Tamboerskloof has therefore been removed from the table below and the tariffs, fees and charges book.

Over time, four CIDs have seen a shift from mostly non-residential to more properties that are residential which has caused the contribution to the CID budgets by non-residential properties to become disproportionate and unsustainable. In order to correct this, the tariff structures for the following CIDs are rationalised to ensure a more equitable contribution by residential property owners. Although the rate increases are above inflation the financial impact on residential properties is limited to R75 per R1 million valuation.

City Improvement District	2024/25 Additional Rate	Proposed 2025/26 Additional Rate	% increase in the Rate	2024/25 Average Monthly billing per R1 million Valuation	2025/26 Average Monthly billing per R1 million Valuation	Average Monthly Increase per R1 million valuation
Claremont	0.000498	0.000900	80.7%	R41.50	R75.00	R33.50
Fish Hoek	0.000568	0.000900	58.5%	R47.33	R75.00	R27.67
Green Point	0.000444	0.000900	102.7%	R37.00	R75.00	R38.00
Oranjekloof	0.000506	0.000900	77.9%	R42.17	R75.00	R32.83

Three CIDs requested above inflationary budget increases to improve the level of services delivered in their areas all of which were unanimously approved at their Annual General Meetings. The table below demonstrates the impact on the different property owner categories:

City Improvement District	25/26 Budget increase	Average Monthly Increase per R1 million valuation
Fish Hoek	37.0%	R27.67 (Residential) R53.33 (Non-Residential)
Muizenberg	15.0%	R10.83 (Residential) R31.25 (Non-Residential)
Zwaanswyk	15.0%	R12.17 (Residential) R12.75 (Non-Residential)

A new residential Rate is introduced for Paarden Eiland CID in preparation for the first residential development taking place in this traditionally industrial area.

The additional rates for 2025/26, expressed as a rate-in-the-rand and based on the total property valuation per CID, are submitted for Council approval.

CID additional rates are rated at 15% for VAT. Additional rates below are shown as a rate-in-the-Rand.

City Improvement District	2025/26 Budget R	2025/26 Residential Additional Rate R	2025/26 Non-Residential Additional Rate R
Airport Industria	6 629 462	N/A	0.002687
Beaconvale	5 266 735	N/A	0.003412
Blackheath	4 650 901	N/A	0.001611
Boston	5 286 500	0.001252	0.001990
Brackenfell	4 611 264	N/A	0.002982
Camps Bay	30 981 540	0.000942	0.001745
Cape Town Central City	120 931 770	0.001725	0.003371
Claremont	15 107 174	0.000900	0.002163
Clifton	10 658 471	0.000984	0.001627
Eastlake Island	588 763	0.001373	N/A
Elsies River	4 447 253	N/A	0.004978
Epping	16 241 521	N/A	0.001876
Fish Hoek	1 967 500	0.000900	0.002649
Glosderry	2 631 521	0.000434	0.003352 > 50% = 0.000665
Green Point	16 013 905	0.000900	0.002341
Groote Schuur	10 998 124	N/A	0.002525
Kalk Bay and St James	3 217 400	0.000617	0.001828
Little Mowbray / Rosebank	3 132 067	0.000739	0.001916
Llandudno	5 395 762	0.000868	0.001030

Lower Gardens	10 693 093	0.001300	0.002768
Lower Kenilworth	1 867 328	0.000925	0.001460
Maitland	5 459 649	N/A	0.003212
Mitchells Plain Town Centre	2 746 322	0.001024	0.004002
Montague Gardens-Marconi Beam	10 138 689	N/A	0.001191
Mount Rhodes	820 192	0.001841	0.002481
Muizenberg	3 772 000	0.001270	0.003651
Newlands	7 313 745	0.000662	0.001594
Northpine	3 358 080	0.001309	0.002691
Oakwood|Hughenden|Meadows	1 466 166	0.002307	0.003341
Observatory	12 322 958	0.001086	0.003162
Oranjekloof	10 409 040	0.000900	0.002484
Overkloof	599 096	0.001726	0.001726
Paarden Eiland	6 933 200	0.000600	0.001276
Park Island	765 700	0.001315	0.002507
Parow East Industrial	2 148 181	N/A	0.003891
Parow Industria	7 717 411	N/A	0.002365
Penzance Estate	1 638 093	0.001758	0.004097
Pinelands	11 649 260	0.000668	0.001344
Salt River	6 023 199	N/A	0.003160
Scott Estate & Baviaanskloof	3 707 976	0.001371	0.002360
Sea Point	10 663 656	0.000956	0.002089
Simon's Kloof	408 826	0.000656	0.000891
Somerset West	4 785 676	N/A	0.004038
Stikland Industrial	7 069 221	N/A	0.002884
Strand	2 055 071	N/A	0.003789
Triangle Industrial	3 403 375	N/A	0.004031
Tygervalley	5 383 171	N/A	0.002811
Upper Kenilworth	4 663 377	0.000913	0.002101
Voortrekker Road Corridor	32 667 985	N/A	0.003980
Vredekloof	4 457 884	0.001723	0.002785
Welgemoed	4 474 928	0.000742	0.001297
Woodstock	8 835 134	N/A	0.001864
Wynberg	10 478 588	0.001742	0.004282
Zeekoevlei Peninsula	686 240	0.002020	0.002940
Zwaanswyk	1 618 346	0.001030	0.001079

Note: Additional rates are reflected exclusive of VAT. VAT inclusive rates can be found in the City's Tariffs, Fees and Charges book.

STAD KAAPSTAD
KENNISGEWING

Die volgende spesiale resolusie is ingevolge artikel 14(2) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, Wet 6 van 2004, op 26 Junie 2025 deur die Raad aangeneem om eiendomsbelasting in hierdie munisipaliteit te hef, en word hiermee gepromulgeer:

SPC 05/06/25 BEGROTING 2025/25 TOT 2027/28

BESLUIT dat:

(a) Die Stad se jaarlikse begroting vir die 2025/65-boekjaar en geprojekteerde toewysings vir die twee buitenste jare 2026/27 en 2027/28, en verwante beleide, soos in die volgende skedules en bylaes by die verslag op die agenda uiteengesit, aangeneem word.
 (xi) Eiendomsbelasting soos in bylae 2 uiteengesit;
 (xii) Stadsverbeteringsdistrikte (SVD's) - bykomende eiendomsbelasting soos in bylae 3 uiteengesit

Die Engelse weergawe is die weergawe wat aangeneem is.

BYLAE 2

EIENDOMSBELASTING VIR 2025/26

Eiendomsbelasting word ooreenkomstig die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting, 2004 (MPRA), die regulasies oor munisipale eiendomsbelasting, die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur, Wet 56 van 2003, en Raadsbeleide gehef.

Ingevolge die wysigings aan die MPRA:
- moet die Stad die voorgeskrewe eiendomsbelastingkategorieë instel met dien verstande dat dit binne die munisipale jurisdiksie is;
- kan die Stad bykomende kategorieë belasbare eiendom, insluitende onbeboude grond, bepaal; en
- moet die Stad sy vrystellings, verminderings en kortings met die wetgewing in pas bring.

Die Stad het altesaam 23 eiendomskategorieë. Dit word in die beleid oor eiendomsbelasting 2025/26 weergegee.

Eiendomsbelasting is gegrond op waardes aangetoon in die algemene waardasielys 2022 (GV2022 – met die datum van die waardasie 1 Julie 2022), en vermenigvuldig met die koers-in-die-rand (RiR) soos in hierdie dokument uiteengesit. Die residensiële kategorie word as die basiskoers gebruik. Vrystellings, verminderings en kortings word ook in aanmerking geneem.

Die eiendomsbelastingverhouding per eiendomsbelastingkategorie en die verwante koers-in-die-rand vir eiendomsbelasting vir die 2025/26-boekjaar is:

	EIENDOMSKATEGORIEË	VERHOUDING TOT RESIDENSIEEL	KOERS-IN-DIE-RAND
1.1	Residensiële eiendomme	1:1	0. 007159
1.2	Sake- en kommersiële eiendomme	1:2.35	0.016824
1.3	Nywerheidseiendomme		
1.4	Mynboueiendomme		
1.5	Eiendomme wat deur 'n staatsinstelling besit en vir openbare dienste gebruik word		
1.6	Diverse		

	EIENDOMSKATEGORIEË	VERHOUDING TOT RESIDENSIEEL	KOERS-IN-DIE-RAND
1.7	Onbeboude grond	1:2	0.014318
1.8	Landbougrond	1:0.2	0.001432
1.9	Infrastruktuur vir openbare dienste (Die Stad hef geen tarief op die eerste 30% van die markwaarde volgens die waardasielys nie)	1:0.25	0.001790
1.10	Eiendomme in die besit van ’n organisasie – sonder winsbejag en gebruik as ’n vroeëkindontwikkelingsfasiliteit		
1.11	Eiendomme in die besit van ’n organisasie – sonder winsbejag en gebruik vir jeugontwikkeling		
1.12	Eiendomme in die besit van ’n organisasie – sonder winsoogmerk en gebruik as huisvesting vir weerloses		
1.13	Eiendomme in die besit van ’n organisasie – sonder winsbejag en gebruik vir ’n tehuis vir bejaardes		
1.14	Eiendomme in die besit van ’n organisasie – sonder winsoogmerk en uitsluitlik gebruik vir amateursport		
1.15	Eiendomme in besit van ’n reguleringsowerheid vir maatskaplike behuising, geakkrediteerde instellings vir maatskaplike behuising, of geakkrediteerde ander leweringsagente (ODA) en wat vir maatskaplike behuising gebruik word		
1.16	Eiendomme in besit van verenigings vir oorlogsveterane, en wat vir die welsyn van oorlogsveterane gebruik word		
1.17	Eiendomme wat deur ’n openbarevoordeelorganisasie besit en vir spesifieke openbarevoordeelaktiwiteite gebruik word		
1.18	Eiendomme wat deur godsdiensorganisasies besit word en vir spesifieke godsdiensdoeleindes gebruik word		
1.19	Eiendomme wat vir veelvuldige doeleindes gebruik word	per toewysing	
1.20	Begraafplase en krematoriums	1:0	0.000000
1.21	Eiendomme in die besit van ’n organisasie – sonder winsbejag en gebruik vir diereskuilings		
1.22	Eiendomme in die besit van ’n organisasie – sonder winsoogmerk en gebruik as ’n museum vir die plaaslike gemeenskap		
1.23	Natuurbewaringsgrond		

VRYSTELLINGS, VERMINDERINGS EN KORTINGS

Vrystelling

Die Stad sal nie eiendomsbelasting hef op enige private pad of enige ander eiendom waar die markwaarde gelykstaande of minder is as R50 000 of sodanige ander bedrag wat die Raad van tyd tot tyd bepaal nie. Hierdie klousule sal nie geld wanneer enige ander diensgelde (insluitende beskikbaarheidsgelde) of ’n bykomende eiendomsbelasting ten opsigte van eiendom geleë in ’n spesiale-aanslaggebied (soos beoog in artikel 22 van die

MPRA en die Verordening en Beleid op Spesiale-aanslaggebiede) vir daardie eiendom gehef word nie en sal ook nie op enige eenhede in ’n deeltitelskema, paaie en openbare oop ruimtes van toepassing wees nie.

Eiendomsbesitterskategorieë
Die Stad het die volgende eiendomsbesitterskategorieë met die oog op vrystellings, kortings en verminderings ingevolge artikel 15(2) van die MPRA bepaal.

Deernisgeval-eienaars
Ingevolge artikel 3(3)(f) en 15 van die MPRA sal alle deernisgevalle vir eiendomsbelasting-doeleindes ten opsigte van hul hoofwoonplek kwalifiseer vir die voordele soos uiteengesit in hierdie beleid en die beleid oor en Verordening op Kredietbeheer en Skuldinvordering, en kan ook kwalifiseer vir die 100%-korting as die aansoeker van ’n pensioen of maatskaplike toelae vir hul bestaan afhanklik is, mits alle ander kriteria ook van toepassing is. Die kumulatiewe kortings mag nie 100% oorskry nie.

Eienaars wat van pensioen of maatskaplike toelaes vir hul bestaan afhanklik is
Om vir ’n korting te kwalifiseer, moet hierdie kategorie eienaars aan die volgende kriteria voldoen:

a) ’n natuurlike persoon wees;
b) van ’n pensioen of toelaag vir hul bestaan afhanklik wees – die afhanklikheid van pensioen of maatskaplike toelae is nie volle afhanklikheid nie maar daar moet ’n mate van afhanklikheid wees. Volgens die hoof-finansiële beampte se diskresie kan ’n eienaar wat om die pensioenkorting aansoek doen, maar steeds ekonomies aktief is, vir die korting oorweeg word indien daar voldoen word aan al die ander kriteria wat in die paragraaf uiteengesit word, en hulle nog nie van ’n pensioen afhanklik is nie
c) die eiendom aan die vereistes van die omskrywing van residensiële kategorie voldoen;
d) die geregistreerde eienaar van die residensiële eiendom wees; en
e) op 1 Julie van die boekjaar:
    i. moet die aansoeker die eiendom as sy/haar hoofwoonplek bewoon, met dien verstande dat waar die eienaar nie die eiendom kan bewoon nie as gevolg van omstandighede wat hy/sy nie veroorsaak het nie, die gade of kinders (insluitende minderjarige kinders) aan die okkupasievereiste kan voldoen;
    ii. wat pensioenarisse betref, moet die aansoeker minstens 60 jaar oud wees of indien die eienaar gedurende die jaar 60 raak, sal die korting op ’n pro rata-grondslag toegeken word vanaf die datum waarop die aansoeker 60 raak;
    iii. moet die aansoeker ’n bruto maandelikse huishoudelike inkomste van nie meer nie as R27 000 (sewe en twintig duisend rand) verdien, wat bewys moet word deur die indiening van minstens drie maande se bankstate van alle finansiële instellings of, indien die persoon nie ’n bankrekening het nie, sodanige bewyse as wat die Stad kan vereis om die persoon se vlak van bruto maandelikse huishoudelike inkomste te staaf.

Die bruto maandelikse huishoudelike inkomste en korting vir die 2024/25-boekjaar is soos volg:

Bruto maandelikse huishoudelike inkomste		% korting
R 0	R 10 000.00	100%
R 10 001.00	R 14 000.00	90%
R 14 001.00	R 16 000.00	80%
R 16 001.00	R 18 000.00	70%
R 18 001.00	R 19 000.00	60%
R 19 001.00	R 20 000.00	50%
R 20 001.00	R 21 000.00	40%
R 21 001.00	R 22 000.00	30%
R 22 001.00	R 24 000.00	20%
R 24 001.00	R 27 000.00	10%

Residensiële eiendom

Wanneer vrystellings, kortings of verminderings ten opsigte van eiendomsbesitterskategorieë toegestaan word ingevolge artikel 15(2)(e) van die MPRA, kan sodanige kategorieë insluit eienaars van residensiële eiendomme met ’n markwaarde laer as ’n bedrag wat deur die Stad bepaal is. Die Stad bepaal die markwaarde van onder R7 000 001,00 (sewe miljoen en een rand).

Die Stad het ’n vermindering van R435 000,00 (vier honderd vyf en dertig duisend rand) bepaal wat van toepassing sal wees op eienaars van residensiële eiendomme wat as ’n primêre woonplek gebruik word en ’n markwaarde van onder R7 000 001,00 (sewe miljoen en een rand) het.

As meer as 40% van die grootte van ’n residensiële eiendom (losstaande huis of deeltiteleenheid) vir ander doeleindes as residensiële doeleindes gebruik word, sal hierdie eiendomme nie vir die residensiële verligting kwalifiseer nie. Eiendomme (losstaande en/of deeltiteleenhede) wat as residensiële eiendom gekategoriseer word op grond van hul gebruik saam met ’n primêre woonplek sal nie vir die vermindering in aanmerking kom nie.

BEGROTINGSIMPLIKASIES

Die begroting vir 2025/26 is gebalanseer volgens die geraamde inkomste uit die heffing van eiendomsbelasting in hierdie verslag.

Voorsiening is in die begroting vir 2025/26 gemaak vir die verbeurde inkomste as gevolg van die belastingverligting soos in die beleid op eiendomsbelasting vir 2025/26 uiteengesit.

BYLAE 3

STADSVERBETERINGSDISTRIKTE (CID’s) BYKOMENDE BELASTING 2025/26

Daar word elke jaar van alle CID’s verwag om by die Stad ’n begroting in te dien ingevolge hul goedgekeurde sakeplan wat op ’n algemene jaarvergadering of ledevergadering deur die maatskappylede goedgekeur is. Die 2025/26-begrotings vir alle bestaande CID’s in die tabel hier onder is ingevolge hierdie vereiste goedgekeur vóór dit by die Stad vir insluiting by die Stad se begrotingsdokument ingedien is. Die CID’s het ingevolge hul goedgekeurde sakeplan ’n vyfjaarbegroting en kan as sodanig nie toekomstige ontwikkeling of waardasieskommelinge as gevolg van suksesvolle appèlle, ens. voorsien nie. Gemeenskappe word uit die staanspoor ingelig oor die impak van waardasieskommelinge op CID-begrotings asook op individuele bydraes. Gevolglik ontstaan daar in later jare verskeie scenario’s waar die CID-begroting oor ’n breër gemeenskap versprei kan word en dus die las op individue kan verlig. Eweneens kan suksesvolle waardasiebesware ’n groter as verwagte las op ander individue plaas as gevolg van die waardasiebasis wat saam met ’n verhoging in jaarlikse begrotings daal. Die uitwerking op individue word omvattend gemodelleer om te verseker dat die finansiële impak binne die drempel van bekostigbaarheid en volhoubaarheid bly.

Die bedrag van enige bykomende belasting wat in ’n CID gehef word, word deur die Raad bepaal. Die bykomende belasting is ’n skuld wat aan die Stad betaalbaar is en word ingevorder op dieselfde wyse as enige ander eiendomsbelasting wat deur die Raad opgelê word. Twee verskillende belastingkategorieë word geïdentifiseer wanneer ’n bykomende belasting in ’n CID opgelê word, naamlik residensieel en nieresidensieel. Die CID-beleid wat deur die Raad goedgekeur is, verklaar verder dat enige nieresidensiële eiendom met ’n munisipale waardasie van 50% of meer van die totale munisipale waardasie van die CID waarin dit geleë is, nie meer as 25% van die begroting moet befonds nie. Op hierdie stadium bestaan hierdie scenario net in die Glosderry-CID.

Al die bestaande CID’s het hul begroting op hul ledevergadering met ’n oorweldigende meerderheidsteun goedgekeur. Sestien CID’s (Airport, Boston, Kaapstad, Claremont, Elsiesrivier, Vishoek, Groote Schuur, Onder-Kenilworth, Maitland, Muizenberg, Parow Industria, Scott Estate en Baviaanskloof, Somerset-Wes, Welgemoed, Wynberg en Zeekoevlei) het aansoek gedoen om ’n nuwe vyfjaartermyn wat op 1 Julie 2025 begin. Lede het op hul ledevergadering ten gunste van die voortsetting van die CID’s gestem. Almal is deur die Raad goedgekeur.

Een nuwe aansoek is in Maart 2025 deur die Raad goedgekeur vir die instelling van ’n CID in Onder-Tuine. Die begroting en bykomende belasting word by die Stad se begroting en by die tabel hier onder ingesluit om vir dié nuwe aansoek voorsiening te maak.

Daar is ten tye van die voorlegging van die Stad se begroting in Maart verwag dat ’n tweede gebied, Tamboerskloof, genoeg steun van eiendomseienaars sou werf om ’n aansoek vroeg in 2025/26 in te dien. Dit is egter hangende genoeg steun na 2026/27 uitgestel. Die begroting en bykomende belasting vir Tamboerskloof is dus uit die tabel hier onder en die boek met tariewe, gelde en heffings verwyder.

Vier CID’s het met verloop van tyd ’n verskuiwing gesien van meestal nieresidensiële eiendomme na meer eiendomme wat residensieel is, en dit het veroorsaak dat die bydrae deur nieresidensiële eiendomme tot die CID-begrotings oneweredig en onvolhoubaar geword het. Om dit reg te stel, is die tariefstrukture vir die volgende CID’s gerasionaliseer om ’n billiker bydrae deur die eienaars van residensiële eiendomme te verseker. Alhoewel die belastingverhogings bo inflasie is, is die finansiële impak op residensiële eiendomme tot R75 per R1 miljoen-waardasie beperk.

Stads-verbeterings-distrik	2024/25-bykomende belasting	Voorgestelde 2025/26-bykomende belasting	%-verhoging in die belasting	2024/25-gemiddelde maandelikse fakturering per R1 miljoen-waardasie	2025/26-gemiddelde maandelikse fakturering per R1 miljoen-waardasie	Gemiddelde maandelikse verhoging per R1 miljoen-waardasie
Claremont	0.000498	0.000900	80.7%	R41.50	R75.00	R33.50
Vishoek	0.000568	0.000900	58.5%	R47.33	R75.00	R27.67
Groenpunt	0.000444	0.000900	102.7%	R37.00	R75.00	R38.00
Oranjekloof	0.000506	0.000900	77.9%	R42.17	R75.00	R32.83

Drie CID's het 'n begrotingsverhoging bó inflasie versoek om die vlak van dienste wat in hul gebiede gelewer word, te verbeter, en die versoek is eenparig op hul onderskeie algemene jaarvergaderings goedgekeur. Die tabel hier onder toon die impak op die verskillende kategorieë eiendomseienaars:

Stadsverbeteringsdistrik	2025/26-begrotings-verhoging	Gemiddelde maandelikse verhoging per R1 miljoen-waardasie
Vishoek	37.0%	R27.67 (residensieel) R53.33 (nieresidensieel)
Muizenberg	15.0%	R10.83 (residensieel) R31.25 (nieresidensieel)
Zwaanswyk	15.0%	R12.17 (residensieel) R12.75 (nieresidensieel)

'n Nuwe residensiële belasting is vir die Paardeneiland-CID bekendgestel ter voorbereiding vir die eerste residensiële ontwikkeling wat in hierdie tradisioneel industriële gebied plaasvind.

Die bykomende belasting vir 2025/26, uitgedruk as 'n koers-in-die-rand en gegrond op die totale eiendomswaardasie per CID, word aan die Raad vir goedkeuring voorgelê.

CID- bykomende belasting word teen 15% vir BTW aangeslaan. Bykomende belasting word as 'n koers-in-die-rand aangedui.

Stadsverbeteringsdistrik	2025/26-begroting R	2025/26-residensiële bykomende belasting R	2025/26-nieresidensiële bykomende belasting R
Airport Industria	6 629 462	N.v.t.	0.002687
Beaconvale	5 266 735	N.v.t.	0.003412
Blackheath	4 650 901	N.v.t.	0.001611
Boston	5 286 500	0.001252	0.001990
Brackenfell	4 611 264	N.v.t.	0.002982
Kampsbaai	30 981 540	0.000942	0.001745
Kaapstad-middestad	120 931 770	0.001725	0.003371
Claremont	15 107 174	0.000900	0.002163
Clifton	10 658 471	0.000984	0.001627
Eastlake Island	588 763	0.001373	N.v.t.
Elsiesrivier	4 447 253	N.v.t.	0.004978
Epping	16 241 521	N.v.t.	0.001876
Vishoek	1 967 500	0.000900	0.002649
Glosderry	2 631 521	0.000434	0.003352 > 50% = 0.000665
Groenpunt	16 013 905	0.000900	0.002341
Groote Schuur	10 998 124	N.v.t.	0.002525
Kalkbaai en St. James	3 217 400	0.000617	0.001828

Little Mowbray / Rosebank	3 132 067	0.000739	0.001916
Llandudno	5 395 762	0.000868	0.001030
Onder-Tuine	10 693 093	0.001300	0.002768
Onder-Kenilworth	1 867 328	0.000925	0.001460
Maitland	5 459 649	N.v.t.	0.003212
Mitchells Plain-middedorp	2 746 322	0.001024	0.004002
Montague Gardens-Marconi Beam	10 138 689	N.v.t.	0.001191
Mount Rhodes	820 192	0.001841	0.002481
Muizenberg	3 772 000	0.001270	0.003651
Nuweland	7 313 745	0.000662	0.001594
Northpine	3 358 080	0.001309	0.002691
Oakwood|Hughenden|Meadows	1 466 166	0.002307	0.003341
Observatory	12 322 958	0.001086	0.003162
Oranjekloof	10 409 040	0.000900	0.002484
Overkloof	599 096	0.001726	0.001726
Paardeneiland	6 933 200	0.000600	0.001276
Park Island	765 700	0.001315	0.002507
Parow-Oos Industria	2 148 181	N.v.t.	0.003891
Parow Industria	7 717 411	N.v.t.	0.002365
Penzance Estate	1 638 093	0.001758	0.004097
Pinelands	11 649 260	0.000668	0.001344
Soutrivier	6 023 199	N.v.t.	0.003160
Scott Estate en Baviaanskloof	3 707 976	0.001371	0.002360
Seepunt	10 663 656	0.000956	0.002089
Simon's Kloof	408 826	0.000656	0.000891
Somerset-Wes	4 785 676	N.v.t.	0.004038
Stikland Industria	7 069 221	N.v.t.	0.002884
Strand	2 055 071	N.v.t.	0.003789
Triangle Industria	3 403 375	N.v.t.	0.004031
Tygervallei	5 383 171	N.v.t.	0.002811
Bo-Kenilworth	4 663 377	0.000913	0.002101
Voortrekkerwegkorridor	32 667 985	N.v.t.	0.003980
Vredekloof	4 457 884	0.001723	0.002785
Welgemoed	4 474 928	0.000742	0.001297
Woodstock	8 835 134	N.v.t.	0.001864
Wynberg	10 478 588	0.001742	0.004282
Zeekoevlei-Skiereiland	686 240	0.002020	0.002940
Zwaanswyk	1 618 346	0.001030	0.001079

Let wel: Bykomende belasting word sonder BTW aangedui. Belasting wat BTW insluit, verskyn in die Stad se boek met tariewe, gelde en heffings.

ISIXEKO SASEKAPA

ISAZISO

Ngokwemithetho yecandelo 14 (2), loMthetho wobuRhulumente boMmandla ongeeReyithi zeePropati, 6 wango2004, esi sindululo sikhethekileyo silandelayo sokurhafisa iireyithi kulo Masipala, samkelwe liBhunga ngowama26 kweyeSilimela 2025, yaye ngoko ke siyaphunyezwa:

SPC 05/06/25 ULWABIWOMALI LWANGO2025/26 UKUYA KU2027/28

KUGQITYWE ukuba:

(a) Ukwabiwomali (ibhajethi) yonyaka yeSixeko yonyakamali ka2025/26; nezabelo ezixeliweyo zeminyaka elandelayo ka2025/26 no2026/27, kunye nemigaqonkqubo ehamba nayo, ezixelwe kwezi shedyuli nezi zihlomelo zilandelayo mazamkelwe.

(xi) Iireyithi (iiRhafu) zePropati njengoko zichaziwe kwiSihlomelo 2;

(xii) Imimandla eHlawula iiReyithi eziKhethekileyo zoPhuculo (CIDs) – iireyithi ezoNgezelelekileyo njengoko zichaziwe kwiSihlomelo 3.

Uxwebhu olubhalwe ngeSingesi lulo oluye lwamkelwa ngokusesikweni

ISIHLOMELO 2

IIREYITHI ZEEPROPATI 2025/26

IiReyithi zeePropati zihlawuliswa kulandelwa imigaqonkqubo yeBhunga, nangokoMthetho wobuRhulumente boMmandla ongeeReyithi zeePropati 2004 (MPRA), imigaqo yeMPRA, kunye noMthetho wobuRhulumente boMmandla ongoLawulo lweziMali zikaMasipala, uMthetho 56 wango2003 kunye nemigaqonkqubo yeBhunga.

Ngokwezilungiso kwiMPRA, iSixeko:

- Kufuneka simisele uluhlu olutsha lweereyithi zeepropati ngokuxhomekeke ekubeni zithi zifumaneke kwimida egunyaziselwe umasipala;
- Singathabatha isigqibo ngokumalunga noluhlu olongezelelweyo lweepropati ezineereyithi/ezirhafelwayo kuquka umhlaba ongenamntu; kwakhona
- Kufuneka silungelelanise izikhululelo, unciphiso kunye nezaphulelo ukuba zilungelelane nomthetho.

ISixeko sinezintlu zeepropati zizonke ezingama23. Iinkcazelo zezintlu zeepropati ziye zabonakaliswa kuMgaqonkqubo ongeeReyithi zePropati wangowama 2025/26.

IiReyithi zeePropati zisekelezelwe kumaxabiso akuLuhlu loQingqoMaxabiso lwango2022 (GV2022) yaye umhla woqingqomaxabiso ngowo1 kweyeKhala 2022 kwaye aphindaphindwe ngokwexabiso kwiRandi (RiR) njengoko kuqulunqiwe kolu xwebhu. Uluhlu lwezindlu zokuhlala luthi lusetyenziswe njengexabso/ njengereyithi esisiseko.

Umlinganiselo/Izinga ngokweereyithi ngokoluhlu ngalunye lwereiyithi neReyithi enxulunyaniswe kwiRandi ngokweeReyithi zePropati kumnyakamali wama2024/25, zihmaba ngolu hlobo:

	IINDIDI ZEEPROPATI	AMAZINGA NGOKWENDAWO YOKUHLALA	IIREYITHI KWIRANDI
1.1	Ezizizindlu zokuhlala uluntu	1:1	0.007159
1.2	Iipropati zoShishino noRhwebo	1:2.35	0.016824
1.3	Iipropati zeMizimveliso		
1.4	Iipropati zeMigodi		
1.5	Iipropati zikaRhulumente ezisetyenziselwa ukunikeza iinkonzo zoluntu zoluntu		
1.6	Ezezinto ezahlukeneyo		
1.7	Umhlaba ongenanto	1:2	0.014318

1.8	Umhlaba wezolimo	1:0.2	0.001432
1.9	ISakhiwo seeNkonzo zoLuntu (iSixeko asiyi kuhlawulisa irhafu kuma30% yokuqala yexabiso lemakethi ngokoLuhlu loQingqomaxabiso)		
1.10	Iipropati zemibutho – engenzi nzuzo nezisetyenziswa njengeziko lophuhliso labantwana abancinane		
1.11	Iipropati zemibutho – engenzi nzuzo nezisetyenzelwa uphuhliso lolutsha		
1.12	Iipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukuhlalisa abantu ababuthathaka		
1.13	Iipropati zemibutho – engenzi nzuzo nezisetyenziselwa ikhaya labantu abadala		
1.14	Iipropati zemibutho – engenzi nzuzo nezisetyenziselwa ezemidlalo yabasakhulayo	1:0.25	0.001790
1.15	Ipropati zoGunyaziwe oLawula iZindlu zoLuntu, oliZiko elaMkelwe ngokuseMthethweni leZindlu zoLuntu nezisetyenziselwa izindlu zoluntu okanye ezinye ii-Arhente zoNikezelo ezisemthethweni (ODA)		
1.16	Iipropati zemibutho yabo babesaya kuba ngamajoni, ezisetyenziselwa ukuhoya abo babengamajoni		
1.17	Iipropati ezizezeMibutho engeNzuzo yoLuntu (PBO) ezisetyenziselwa izinto ezizuzisa uluntu		
1.18	Iipropati zeMibutho yezeNkolo nezisetyenziselwa iimibandela ethile engezenkolo		
1.19	Iipropati ezisetyenziselwa izinto ezininzi ezahlukileyo	ngokolwabiwo	
1.20	Amangcwaba neendawo zokutshisela izidumbu	1:0	0.000000
1.21	Iipropati zemibutho – engenzi nzuzo nezisetyenziselwa ukugcina izilwanyana		
1.22	Iipropati zemibutho – engenzi nzuzo nezisetyenziselwa imyuziyam yasekuhlaleni		
1.23	Umhlaba wolondolozo lwendalo		

UKUKHULULWA, UKWEHLISWA NEZAPHULELO KWIINTLAWULO

Abanini beendidi zeepropati

Ukukhululwa

ISixeko asiyi kuhlawulisa irhafu kuyo nayiphi na indlela yabucala okanye nayiphi na ipropati apho ixabiso lemarike lepropati lilingana okanye lingaphantsi kwamaR50 000 okanye esinye isixamali esigqitywe liBhunga amaxesha ngamaxesha. Eli solotya aliyi kusebenza xa ezinye iintlawulo zenkonzo (kuquka iintlawulo zokufumaneka) okanye irhafu eyongezelelweyo ngokumalunga nepropati ekummandla oneerhafu ezizodwa (njengoko kuchaziwe kwicandelo lama22 leMPRA kunye nakuMthetho kaMasipala noMgaqonkqubo ongoMmandla oneeRhafu ezizodwa) zihlawulwa kuloo propati kwaye alisayi kusebenza kuzo naziphi na iiyunithi zenkqubo yetayitile yecandelo, iindlela namabala avulelekileyo oluntu.

Udidi lwabanini beepropati

ISixeko simisele olu didi lulandelayo lwabanini beepropati ngokujoliswe kwimibandela yokukhululwa, izaphulelo zemali kunye nokwehliswa kweentlawulo ngokungqinelana necandelo 15 (2) leMPRA.

Abanini abahluphekayo

Ngokwamacandelo 3(3)(f) no15 eMPRA bonke abaninizindlu abahluphekayo, ngokweenjongo zeereyithi, baya kufumana isaphulelo ngokwendawo abahlala kuyo, baya kuzuza ngohlobo ekuchazwe ngalo kulo mgaqonkqubo noMthetho kaMasipala kunye noMgaqonkqubo woLawulo lweeKhredithi noQokelelo lwaMatyala yaye basenokufumana isaphulelo se100% ukuba ngaba umfakisicelo uxhomekeke kwipeyi karhulumente okanye kwindodla ukuze akwazi ukuphila kodwa oko kuya kuxhomekeka ekubeni ibe yonke imiqathango iyalandelwa. Izaphulelo xa zihlangene azisayi kuba ngaphezu kwe100%.

Abanini abaxhomekeke kwiPeyi okanye kwiNdodla ukuze baphile

Ukufumana isaphulelo, abanini abakolu luhlu kufuneka bahambelane nezi zinto zilandelayo:

a) umntu ongeyonkampani;
b) makaxhomeke kwipeshini okanye kwiibonelelo sezentlalontle kubomi babo – ukuxhomekeka kwipenshini okanye kwisibonelelo sezentlalo ayikokuphela kokuxhomekeka koko kodwa kubekho uxhomekekeko ngokwezinga elithile. Ngokwengqiqo yeCFO, umnini owenza isicelo sesaphulelo esingepenshini, apho esenegalelo kwezoqoqosho, angathathelwa ingqalelo kwisaphulelo ukuba kuthotyelwe yonke eminye imimiselo equlunqwe kumhlathi kwaye abakaxhomekeki kungokunje kwipenshini;
c) ipropati mayanelise zonke iimfuno zenqanaba lePropati eliKhaya lokuHlala uLuntu;
d) umntu makabe ngumnini obhalisiweyo wePropati eliKhaya lokuHlala uLuntu; yaye
e) ngowe 1 kweyeKhala kuloo nyakamali:
    i. abe ebehlala kuloo propati njengendlu yakhe, ngaphandle kokuba umnini akakwazi kuhlala kuloo propati ngeemeko angenakuzinceda, okanye umlingane wakhe okanye abantwana (kubandakanywa nabo baseneminyaka ephantsi) babe behlala kuloo ndlu;
    ii. Kwabo bafumana ipeyi karhulumente okanye indodla, umfakisicelo kufuneka abe neminyaka eyi60; okanye ukuba umnini uza kuba na60 kulo nyaka wesaphulelo uya kufumana inxalenye yesaphulelo ukusukela kumhla umfakisicelo athe waneminyaka eyi60;
    iii. ube umvuzo wosapho wenyanga uwonke awukho ngaphezu kweR27 000 (amashumi amabini anesixhenxe lamawaka eeRandi) yaye oko kuboniswe ngokufakwa kobungqina bengxelo yebhanki yeenyanga ezintathu esuka kuyo nayiphi na ibhanki okanye ukuba umntu akanayo iakhawunti yebhanki, iSixeko singafuna ubungqina obubonisa umvuzo wosapho wenyanga uwonke.

Umvuzo wenyanga wentsapho nezaphulelo zowama2024/25 zonyaka wemali zimi ngale ndlela ilandelayo:

Ingeniso yeNdlu yeNyanga Nganye		% Isaphulelo mali
R 0	R 10 000.00	100%
R 10 001.00	R 14 000.00	90%
R 14 001.00	R 16 000.00	80%
R 16 001.00	R 16 000.00	70%
R 18 001.00	R 19 000.00	60%
R 19 001.00	R 20 000.00	50%
R 20 001.00	R 21 000.00	40%
R 21 001.00	R 22 000.00	30%
R 22 001.00	R 24 000.00	20%
R 24 001.00	R 27 000.00	10%

Ipropati yokuhlala

Ngokwecandelo 15(2)(e) leMPRA, xa kunikezelwa ukukhululwa, izaphulelo zemali okanye ukwehliswa kweentlawulo ngokujoliswe kwiindidi zabanini beepropati, ezo ndidi zinokubandakanya abanini beepropati zokuhlala ezinexabiso lemarike elingaphantsi kwesixamali esimiselwe siSixeko. ISixeko simisela ixabiso lemarike elingaphantsi kwe R7 000 001,00. (izigidi ezisixhenxe kunye nerandi enye).

ISixeko simisele ukwehliswa kwamaR435 000,00 (amakhulu amane anamashumi amathathu anesihlanu amawaka eeRandi) eya kuthi isetyenziswe kubanini beepropati zokuhlala ezisetyenziswa njengeyona ndawo yokuhlala ingundoqo enexabiso lemarike elingaphantsi kwe R7 000 001,00 (izigidi ezisixhenxe kunye nerandi enye.)

Ukuba ingaphezulu kwe40% yobungakanani bepropati yokuhlala (indlu ezimeleyo okanye iyunithi yetayitile yecandelo) isetyenziselwa iinjongo ezingezizo ezokuhlala, ezi propati aziyi kufaneleka ukufumana uncedo lwendawo yokuhlala. Iipropati (ezizimeleyo kunye/okanye iiyunithi zetayitile yecandelo) ezihlelwe njengepropati yokuhlala ngenxa yokuba zisetyenziswa kunye nendawo yokuhlala ephambili aziyi kufaneleka ukuba zehliselwe.

IFUTHE KWIBHAJETHI

Ibhajethi ka2025/2026 ilungelelaniswe kusetyenziswa ingeniso eqikelelweyo yokuhlawulisa iireyithi ngokwale ngxelo.

Kwenziwe amalungiselelo kwiBhajethi ka2025/2026 yengeniso ekuza kuphulukwana nayo ngenxa yezaphulelo nokuhliswa kweentlawulo njengoko kuchaziwe ngokubanzi kuMgaqonkqubo weeReyithi wango2025/26.

ISIHLOMELO 3

IZITHILI ZOKUPHUCULA ISIXEKO (iiCID) IIRHAFU EZONGEZELELWEYO 2025 /2026

Nyaka ngamnye, iCID nganye kufuneka ingenise uhlahlo lwabiwomali kwiSixeko ngokungqinelana nesiCwangciso soShishino esivunyiweyo njengoko samkelwa ngamalungu enkampani kwiNtlanganiso kaWonkewonke yoNyaka (iAGM) okanye iNtlanganiso yaMalungu. Uhlahlo lwabiwomali luka2025/26 lwazo zonke iiCID ezikhoyo ezibandakanyiweyo kolu luhlu lungezantsi zonke zamkelwa ngokwale mfuneko phambi kokuba zingeniswe kwiSixeko ukuze zibandakanywe kuxwebhu lohlahlo lwabiwomali lweSixeko. IiCID zinohlahlo lwabiwomali lweminyaka emi5 ngokweSicwangciso soShishino sazo esivunyiweyo kwaye ngenxa yoko azikwazi kulindela uphuhliso lwexesha elizayo okanye ukuguquguquka koqingqo maxabiso ngenxa yezibheno eziyimpumelelo njl njl. Uluntu lwaziswa kwasekuqaleni malunga nefuthe lokuhla koqingqo maxabiso kuhlahlo lwabiwomali lweCID kunye negalelo lomntu ngamnye. Ngokunjalo, iimeko ezahlukeneyo ziye zenzeka kwiminyaka yamva apho uhlahlo lwabiwo mali lweCID lunokuthi lusasazwe kuluntu ngokubanzi ngoko ke kuthotywa umthwalo ebantwini. Ngokufanayo, izichaso eziyimpumelelo zoqingqo maxabiso zinokukhokelela kumthwalo omkhulu kunoko bekulindelekile kwabanye abantu ngenxa yokuthotywa kwesiseko soqingqo maxabiso ngokuhambelana nokunyuka kohlahlo lwabiwomali lonyaka. Impembelelo ebantwini ilungiselelwe ngokubanzi ukuqinisekisa ukuba impembelelo yezimali ihlala ingaphakathi komqobo wokufikeleleka nokuzinza.

Isixamali sayo nayiphi na irhafu eyongezelelweyo erhafiswa kwindawo yeCID imiselwa liBhunga. Intlawulo eyongeziweyo lityala elityalwa iSixeko kwaye liyahlawulwa kwaye liqokelelwa ngendlela efana nazo naziphi na iirhafu zepropati ezibekwe liBhunga. Iindindi ezimbini ezahlukeneyo zokukala zichongwa xa kunyuswa irhafu eyongezelelweyo kwiCID, ezizezi, iiNdawo zokuHlala kunye nezo zingezizo ezokuHlala. UMgaqonkqubo weCID, njengoko uvunyiwe liBhunga ucacisa ngakumbi ukuba nayiphi na ipropati engeyiyo yokuhlala enoqingqo maxabiso lukamasipala olungama50% okanye ngaphezulu kuqingqo maxabiso lulonke lukamasipala lweCID ekuyo aluyi kuxhasa ngaphezulu kwama25% ohlahlo lwabiwomali. Kweli nqanaba, le meko ikhona kuphela kwiCID yaseGlosderry.

Zonke iiCID ezikhoyo ziphumeze uhlahlo lwabiwomali lwazo kwiintlanganiso zamaLungu azo ngenkxaso engathethekiyo. IiCID ezilishumi elinesithandathu (KwiSikhululo seenqwelomoya, eBoston, eKapa, eClaremont, eElsies River, eFish Hoek, eGroote Schuur, eLower Kenilworth, eMaitland, eMuizenberg, eParow Industria, eScott Estate naseBaviaanskloof, eSomerset West, eWelgemoed, eWynberg naseZeekoevlei) zifake izicelo zexesha elitsha leminyaka emi5 eliqala ngomhla woku1 kweyeKhala ka2025. Kwiintlanganiso zaMalungu, amalungu avotele ukuqhubekeka kweeCID. Zonke ezi zamkelwa liBhunga.

Isicelo esinye esitsha samkelwa liBhunga kweyoKwindla ngo2025 sokusekwa kweCID eLower Gardens. Ukuze kuhlangatyezwane nesi sicelo sitsha uhlahlo lwabiwomali kunye neerhafu ezongezelelweyo zibandakanyiwe kuhlahlo lwabiwomali lweSixeko nakwitheyibhile engezantsi.

Ngexesha lokunikezelwa kohlahlo lwabiwomali lweSixeko kweyoKwindla, bekulindeleke ukuba indawo yesibini, iTamboerskloof, iqokelele inkxaso eyaneleyo kubanini mihlaba ukuze bangenise isicelo kwasekuqaleni kuka2025/26. Nangona kunjalo, oku kuhlehliselwe u2026/27 kulindelwe inkxaso eyaneleyo. Uhlahlo lwabiwomali kunye neerhafu ezongeziweyo zaseTamboerskloof zisusiwe ke ngoko kwitheyibhile engezantsi kunye neerhafu, imirhumo kunye nencwadi yeentawulo.

Ekuhambeni kwexesha, iiCID ezine ziye zabona utshintsho lusuka kwiindawo ezingezizo zokuhlala ukuya kwiindawo ezininzi zokuhlala nto leyo ebangela ukuba igalelo kuhlahlo lwabiwomali lweCID ngeepropati ezingezizo zokuhlala ukuba zingalingani kwaye zingakwazi ukuzinza. Ukuze kulungiswe oku, iziseko zoluhlu lweerhafu zeziCID zilandelayo ziyalungelelaniswa ukuze kuqinisekiswe igalelo elilinganayo ngakumbi ngabanini beepropati zokuhlala. Nangona unyuso lwesantya lungaphezu kokwenyuka kwamaxabiso, ifuthe lemali kwiipropati zokuhlala liqingqelwe ukuya kumaR75 ngesigidi esinye (R1 miliyoni) soqingqo maxabiso.

ISithili sokuPhucula iSixeko	2024/25 IRhafu eyoNgezelelweyo	IRhafu eyoNgezelelweyo ka2025/26 ePhakanyiswayo	% Ukunyuka kweRhafu	2024/25 Umyinge wentlawulo wenyanga nganye kwiR1 yesigidi soqingqo maxabiso	2025/26 Umyinge wentlawulo wenyanga nganye kwiR1 yesigidi soqingqo maxabiso	Umyinge wokonyuswa ngenyanga kwiR1 yesigidi soqingqo maxabiso
iClaremont	0.000498	0.000900	80.7%	R41.50	R75.00	R33.50
iFish Hoek	0.000568	0.000900	58.5%	R47.33	R75.00	R27.67
iGreen Point	0.000444	0.000900	102.7%	R37.00	R75.00	R38.00
iOranjekloof	0.000506	0.000900	77.9%	R42.17	R75.00	R32.83

IiCID ezintathu zicele ngaphezu kokunyuka kohlahlo lwabiwomali lokunyuka kwamaxabiso ukuze kuphuculwe umgangatho weenkonzo ezinikezelwa kwimimandla yazo eziye zavunywa ngamxhelo mnye kwiiNtlanganiso Jikelele zoNyaka. Itheyibhile engezantsi ibonisa impembelelo kwiindidi ezahlukeneyo zabanini bepropati:

ISithili sokuPhucula iSixeko	25/26 Ukunyuka kohlahlo lwabiwomali	Umyinge wokonyuswa ngenyanga kwisigidi ngasinye (R1 miliyoni) soqingqo maxabiso
iFish Hoek	37.0%	R27.67 (INdawo yokuHlala) R53.33 (INdawo engeyiyo eyokuHlala)
iMuizenberg	15.0%	R10.83 (INdawo yokuHlala) R31.25 (INdawo engeyiyo eyokuHlala)
iZwaanswyk	15.0%	R12.17 (INdawo yokuHlala) R12.75 (INdawo engeyiyo eyokuHlala)

Irhafu yendawo yokuhlala entsha laziswe kwiCID yasePaarden Eiland ukulungiselela uphuhliso lokuqala lwendawo yokuhlala olwenzeka kulo mmandla wemizimveliso ngokwesithethe.

Iirhafu ezongeziweyo zika2025/26 ezichazwe njengerhafu kwirandi nezisekelwe kuqingqo maxabiso lulonke lwepropati ngokweCID nganye, ziyangeniswa ukuze zamkelwe liBhunga.

Iirhafu ezongezelelweyo zeCID zibalelwa kwi15% kwiRhafu yeNtengo. Iirhafu ezongezelelweyo ezingezantsi ziboniswa njengomlinganiselo weRandi.

ISithili sokuPhucula iSixeko	2025/26 Uhlahlo lwabiwomali R	2025/26 Irhafu eyongezelelweyo kwiNdawo yokuHlala R	2025/26 Irhafu eyongezelelweyo kwiNdawo engeyeyokuHlala R
Airport Industria	6 629 462	Ayikho	0.002687
Beaconvale	5 266 735	Ayikho	0.003412
Blackheath	4 650 901	Ayikho	0.001611
Boston	5 286 500	0.001252	0.001990
Brackenfell	4 611 264	Ayikho	0.002982
Camps Bay	30 981 540	0.000942	0.001745
Cape Town Central City	120 931 770	0.001725	0.003371
Claremont	15 107 174	0.000900	0.002163
Clifton	10 658 471	0.000984	0.001627
Eastlake Island	588 763	0.001373	Ayikho
Elsies River	4 447 253	Ayikho	0.004978
Epping	16 241 521	Ayikho	0.001876
Fish Hoek	1 967 500	0.000900	0.002649
Glosderry	2 631 521	0.000434	0.003352 > 50% = 0.000665
Green Point	16 013 905	0.000900	0.002341
Groote Schuur	10 998 124	Ayikho	0.002525
Kalk Bay and St James	3 217 400	0.000617	0.001828
Little Mowbray / Rosebank	3 132 067	0.000739	0.001916
Llandudno	5 395 762	0.000868	0.001030
Lower Gardens	10 693 093	0.001300	0.002768
Lower Kenilworth	1 867 328	0.000925	0.001460
Maitland	5 459 649	Ayikho	0.003212
Mitchells Plain Town Centre	2 746 322	0.001024	0.004002
Montague Gardens-Marconi Beam	10 138 689	Ayikho	0.001191
Mount Rhodes	820 192	0.001841	0.002481
Muizenberg	3 772 000	0.001270	0.003651

Newlands	7 313 745	0.000662	0.001594
Northpine	3 358 080	0.001309	0.002691
Oakwood|Hughenden|Meadows	1 466 166	0.002307	0.003341
Observatory	12 322 958	0.001086	0.003162
Oranjekloof	10 409 040	0.000900	0.002484
Overkloof	599 096	0.001726	0.001726
Paarden Eiland	6 933 200	0.000600	0.001276
Park Island	765 700	0.001315	0.002507
Parow East Industrial	2 148 181	Ayikho	0.003891
Parow Industria	7 717 411	Ayikho	0.002365
Penzance Estate	1 638 093	0.001758	0.004097
Pinelands	11 649 260	0.000668	0.001344
Salt River	6 023 199	Ayikho	0.003160
Scott Estate & Baviaanskloof	3 707 976	0.001371	0.002360
Sea Point	10 663 656	0.000956	0.002089
Simon’s Kloof	408 826	0.000656	0.000891
Somerset West	4 785 676	Ayikho	0.004038
Stikland Industrial	7 069 221	Ayikho	0.002884
Strand	2 055 071	Ayikho	0.003789
Triangle Industrial	3 403 375	Ayikho	0.004031
Tygervalley	5 383 171	Ayikho	0.002811
Upper Kenilworth	4 663 377	0.000913	0.002101
Voortrekker Road Corridor	32 667 985	Ayikho	0.003980
Vredekloof	4 457 884	0.001723	0.002785
Welgemoed	4 474 928	0.000742	0.001297
Woodstock	8 835 134	Ayikho	0.001864
Wynberg	10 478 588	0.001742	0.004282
Zeekoevlei Peninsula	686 240	0.002020	0.002940
Zwaanswyk	1 618 346	0.001030	0.001079

Qaphela: Iirhafu ezongezelelweyo zibonakaliswe ngaphandle kweRhafuntengo. Iirhafu ezibandakanya irhafuntengo zinokufumaneka kwiNcwadi yeSixeko yeeRhafu, iMirhumo kunye neNcwadi yeentlawulo.

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 D&S Planning Studio removed and amended conditions as contained in Deed of Transfer No. T 37252/2021 and referred to in Deed of Transfer No 14632 dated 9th September 1952 as well as Deed of Transfer No 4491/2025, in respect of Erf 888, Camps Bay, 19 Woodford Avenue, in the following manner:

Removed condition: Condition C.6A.1(e)

Amended conditions to read as follow:

Condition C.6A.1.(b):

to be amended and carried forward to the title deed of the proposed subdivided portion noted as remainder Erf 888 on the approved plan of subdivision:

''That only 2 dwelling houses together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf, save as provided in condition (c) hereof.''

Condition C.6A.1.(d): The amendment to be carried forward to the title deed of the proposed subdivided portion noted as portion 1 on the approved plan of subdivision

''That not more than 63% of the area of this erf be built upon''

Condition C.6A.1.(d): The amendment to be carried forward to the title deed of the proposed subdivided portion noted as the remainder of Erf 888 on the approved plan of subdivision.

''That not more than 54% of the area of this erf be built upon''

4 July 2025 25410

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 oordragakteno. T37252/2021 en waarna in oordragakte no. 14621 van 9 September 1952 asook oordragakte no. 4491/2025 verwys word, soos volg opgehef en gewysig het ten opsigte van Erf 888, Kampsbaai, Woodfordlaan 19:

Voorwaarde opgehef: Voorwaarde C.6A.1(e):

Voorwaardes gewysig om soos volg te lui:

Voorwaarde C.6A.1(b):

Om gewysig te word en oorgedra te word na die titelakte van die voorgestelde onderverdeelde gedeelte aangetoon as restant Erf 888 op die goedgekeurde onderverdelingsplan:

''Dat slegs 2 woonhuise, tesame met sodanige buitegeboue wat normaalweg nodig is om daarmee saam gebruik te word, op hierdie erf opgerig word, buiten soos bepaal in voorwaarde (c) hiervan.''

Voorwaarde C.6A.1.(d): Die wysiging oorgedra word na die titelakte van die voorgestelde onderverdeelde gedeelte aangetoon as gedeelte 1 op die goedgekeurde onderverdelingsplan:

''Dat nie meer as 63% van die oppervlakte van hierdie erf bebou word nie.''

Voorwaarde C.6A.1.(d): Die wysiging oorgedra word na die titelakte van die voorgestelde onderverdeelde gedeelte aangetoon as restant Erf 888 op die goedgekeurde onderverdelingsplan:

''Dat nie meer as 54% van die oppervlakte van hierdie erf bebou word nie.''

4 Julie 2025 25410

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 14663, its own initiative removed conditions as contained in Title Deed No. T34047/2013, in respect of Erf 00014663, Kuils River (Stellenbosch), 52 Zevendal Way, Zevendal, in the following manner:

That restrictive title deed condition E that relates to the development of one dwelling only was removed.

4 July 2025 25411

STAD KAAPSTAD

STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015

Kennisgewing 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 14663, op sy eie inisiatief voorwaardes soos vervat in titelakte no. T34047/2013, ten opsigte van erf 00014663, Kuilsrivier (Stellenbosch), Zevendalweg 52, Zevendal, soos volg opgehef het:

Dat beperkende titelaktevoorwaarde E wat verband hou met die ontwikkeling van slegs een woning opgehef is.

4 Julie 2025 25411

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 approved the application by Tommy Brümmer Town Planners to remove conditions as contained in Deed of Transfer No. T21480/2013, in respect of Erf 130 Clifton, 69 Victoria Road, in the following manner:

Removal of restrictive title deed conditions:

Condition (B)1): That a space of not less than 4,72 metres in width be left in front of all lots fronting or abutting Victoria Road. Such space may be utilised as gardens or forecourts.

Condition (B)2): That not more than one building be erected on any one lot, and that not more than half the area of any one lot be occupied by buildings.

4 July 2025 25413

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 goedkeuring verleen het vir die aansoek deur Tommy Brümmer Stadsbeplanners om voorwaardes op die volgende wyse op te hef, soos vervat in oordragakte no. T21480/2013 ten opsigte van Erf 130 Clifton, Victoriaweg 69 (vertaal):

Opheffing van beperkende titelvoorwaardes:

Condition (B) 1): Dat 'n ruimte van minstens 4,72 meter breed oopgelaat word voor alle erwe wat op Victoriaweg uitkyk of daaraan grens. Hierdie ruimte mag as tuine of voorhowe gebruik word.

Voorwaarde(B) 2): Dat nie meer as een gebou op enige een erf opgerig mag word nie, en dat nie meer as die helfte van die oppervlakte van enige een erf deur geboue beslaan mag word nie.

4 Julie 2025 25413

STELLENBOSCH MUNICIPALITY

SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 4771 AND 4772, STELLENBOSCH

STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2023)

Notice is hereby given that the duly Authorised Official on 29 November 2024, suspended the restrictive title deed conditions Clause B.6.(b) of the Title Deeds T34443/2010 and T53567/2021 on Erven 4771 and 4772, Stellenbosch, in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning By-law 2023.

MUNICIPAL MANAGER

(Notice No. P12/25)

4 July 2025 25414

STELLENBOSCH MUNISIPALITEIT

OPSKORTING VAN BEPERKENDE TITEL VOORWAARDES: ERF 4771 EN 4772, STELLENBOSCH

STELLENBOSCH MUNISIPALITEIT VERORDENING OP GRONDGEBRUIKSBEPLANNING (2023)

Hiermee word kennis gegee dat die Gemagtigde Amptenaar op 29 November 2024, beperkende titel voorwaardes klousule B.6.(b) van Transportakte T34443/2010 en T53567/2021 op Erwe 4771 en 4772, Stellenbosch ingevolge artikel 15(2)(f) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning 2023 opgeskort het.

MUNISIPALE BESTUURDER

(Kennisgewing Nr. P12/25)

4 Julie 2025 25414

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 removed conditions as contained in Deed of Transfer T66414/1996 and referred to in Deed of Transfer T29149/1948, in respect of Erf 2108, Oranjezicht, 34 Glencoe Avenue, Gardens, in the following manner:

Removed condition: B(c), B(d) and C(1)

4 July 2025 25415

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 oordragakte no. T66414/1996 en waarna in oordragakte no. T29149/1948 verwys word, soos volg opgehef het ten opsigte van Erf 2108 Oranjezicht, Glencoelaan 34, Tuine:

Voorwaarde opgehef: B(c), B(d) en C(1):

4 Julie 2025 25415

SWARTLAND MUNICIPALITY

NOTICE 103/2024/2025

CLOSURE OF PORTION OF PUBLIC PLACE ERF 3615, MALMESBURY ADJOINING ERVEN 3614, 3616 AND LOUW STREET MALMSBURY

Notice is hereby given in terms of section 55(1)(f) of Swartland Municipality: Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) that a portion of public place Erf 3615, Malmesbury adjoining Erven 3614, 3616 and Louw street, Malmesbury is closed. (S8738/155 v.1 p51).

JJ SCHOLTZ
MUNICIPAL MANAGER
MUNICIPAL OFFICE
PRIVATE BAG X52
MALMESBURY
7300

4 July 2025 25426

SWARTLAND MUNISIPALITEIT

KENNISGEWING 103/2024/2025

SLUITING VAN GEDEELTE VAN OPENBARE PLEK ERF 3615, MALMESBURY GRENSEND AAN ERWE 3614, 3616 EN LOUWSTRAAT, MALMESBURY

Kennis geskied hiermee ingevolge artikel 55(1)(f) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PG 8226 van 25 Maart 2020) dat gedeelte van openbare plek Erf 3615, Malmesbury grensend aan Erwe 3614, 3616 en Louwstraat, Malmesbury gesluit is. (S/8738/155 v.1 p51).

J J SCHOLTZ
MUNISIPALE BESTUURDER
MUNISIPALE KANTOOR
PRIVAATSAK X52
MALMESBURY
7300

4 Julie 2025 25426

HESSEQUA MUNICIPALITY

CLOSURE OF A PORTION OF ROAD ADJOINING ERF 2 STILL BAY EAST

Notice is hereby given in terms of Section 45(1)(f) of the Hessequa By-Law on Municipal Land Use Planning, 2015, that the Municipality of Hessequa has permanently closed a Portion of the Remainder of Erf 238 Still Bay East, adjoining Erf 2 Still Bay East

(S/208/25 V1 P39)

MUNICIPAL MANAGER
HESSEQUA MUNICIPALITY
PO BOX 23
RIVERSDAL
6670

4 July 2025 25430

HESSEQUA MUNISIPALITEIT

SLUITING VAN GEDEELTE VAN PAD AANGRENSEND MET ERF 2 STILBAAI OOS

Kennis geskied hiermee ingevolge Artikel 45(1)(f) van Hessequa Munisipaliteit: Verordening op Grondgebruiksbeplanning 2015, dat 'n gedeelte van die Restant van Erf 238 Stilbaai-Oos, grensend aan Erf 2 Stilbaai Oos, permanent gesluit is.

(S/208/25 V1 P39)

MUNISIPALE BESTUURDER
HESSEQUA MUNISIPALITEIT
POSBUS 29
RIVERSDAL
6670

4 Julie 2025 25430

ESKOM NOTICE

Public Notice

Koeberg Nuclear Power Station
Long Term Operation Licence Application for Unit Two (2)

Eskom is required, by the National Nuclear Regulator (NNR), to publish a notice of the application to operate the Koeberg Nuclear Power Station beyond the timeframe established in NIL-01 and to make available to members of the public and identified stakeholders all the relevant information pertaining to Koeberg Unit 2.

The following information can be found on the Eskom website:

- Briefing Note on Koeberg Unit 2 LTO: Licensing Update and Public Engagement
- Unit 2 Containment Integrity Analyses
- Afrikaans PID for LTO Rev 4
- English PID for LTO Rev 4
- IsiXhosa PID for LTO Rev 4
- Setswana PID for LTO Rev 4

Additional supporting documents can be found using the following hyperlinks:

- Operating Model
- Nuclear and Radiological Safety
- Key Public Documents
- Koeberg Nature Reserve

Pursuant to the provisions of Section 21(4)(a) of the National Nuclear Regulator Act, 1999 (Act 47 of 1999), members of the public and stakeholders will be afforded an opportunity to make written or oral representations, on health, safety and environmental issues, connected to the application at public hearings held by the NNR.

All written representations should be marked for the attention: NNR Programme Manager: Nuclear Power Plants and submitted as follows:

a) Hardcopies delivered to:

i) NNR Site office, 17 Atlantic Avenue, Duynefontein, 7441 Cape Town.
ii) NNR Head office. Eco Glades 2, Block G, Eco Glades Office Park, 420 Witch Hazel Avenue, Highveld, Centurion

b) Posted to The National Nuclear Regulator, P.O. Box 46055, Kernkrag, 7441
c) Emailed to: KoebergLTO@nnr.co.za

Relevant documentation can be found online:

a) NNR website: *https://nnr.co.za/nuclear-licence-applications/*
b) Eskom website: *URL https://www.eskom.co.za/koeberg-long-term-operation*

Eskom Holdings SOC Ltd Reg No 2002/015527/30

Eskom

www.eskom.co.za

SWARTLAND MUNICIPALITY

NOTICE 97/2024/2025

PROPOSED REZONING, REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 1081, DARLING

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022–4821845
Owner:	A Muhammed & M R Shubho, E69 Durban Street, Darling, 7345. Tel nr. 0611848612
Reference number:	15/3/3–3/Erf_1018 15/3/4–3/Erf_1081 15/3/5–3/Erf_1081
Property Description:	Erf 1081, Darling
Physical Address:	E69 Durbanstraat, Darling

Detailed description of proposal:

An application for rezoning of Erf 1081, Darling , in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Erf 1081 be rezoned from Residential Zone 1 to Business Zone 2 in order to use the property for a shop and a flat.

An application for the removal of restrictive title on Erf 1081, Darling in terms of section 25(2)(f) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that conditions B.6(a) be removed from Title Deed T70537/2024 in order to remove the restriction on the usage of the property.

The application for the departure of development parameters on Erf 1081, Darling, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020) has been received. The departure entails the following:

- Departure of the 3m side building line (northern boundary to 1,5m)
- Departure of the 3m side building line (southern boundary) to 1,5m

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 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 be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25416

SWARTLAND MUNISIPALITEIT

KENNISGEWING 97/2024/2025

VOORGESTELDE HERSONERING, OPHEFFING VAN BEPERKINGS EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 1081, DARLING

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022–4821845
Eienaar:	A Muhammed & MR Shubho, Durbanstraat E69, Darling, 7345. Tel no. 0611848612
Verwysingsnommer:	15/3/3–3/Erf_1081 15/3/4–3/Erf_1081 15/3/5–3/Erf_1081
Eiendomsbeskrywing:	Erf 1081, Darling
Fisiese Adres:	Durbanstraat E69, Darling

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 1081, Darling, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat Erf 1081 hersoneer word vanaf Residensiële sone 1 na Sakesone 2 ten einde die perseel aan te wend vir 'n winkel en woonstel.

Die aansoek om opheffing van beperkende voorwaardes op Erf 1081, Darling, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaarde B.6(a) van Transport Akte T70537/2024 opgehef word ten einde die beperking van die gebruik van die perseel te verwyder.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 1081, Darling, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die volgende:

- Afwyking van die 3m syboulyn (noordelike grens) na 1,5m;
- Afwyking van die 3m syboulyn (suidelike grens) na 1,5m.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **4 Augustus 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25416

SWARTLAND MUNICIPALITY

NOTICE 98/2024/2025

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 871, DARLING

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022–4821845
Owner:	D Dharsey, 16 Ixia Street, Darling, 7345. Tel nr 0834543523
Reference number:	15/3/4–3/Erf_871 15/3/5–3/Erf_871
Property Description:	Erf 871, Darling
Physical Address:	16 Ixia Street, Darling

Detailed description of proposal:

An application for the removal of restrictive title on Erf 871, Darling in terms of section 25(2)(f) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that conditions B.6(b)(i) and B.6(b)(ii) be removed from Title Deed T37750/2014 in order to remove the restriction on the building lines.

The application for the departure of development parameters on Erf 871, Darling, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020) has been received. The departure entails the departure of the 1,5m side building line (northern boundary to 0m.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 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 be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@ swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25417

SWARTLAND MUNISIPALITEIT

KENNISGEWING 98/2024/2025

VOORGESTELDE OPHEFFING VAN BEPERKINGS EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 871, DARLING

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022–4821845
Eienaar:	H Dharsey, Ixiastraat 16, Darling, 7345. Tel no. 0834543523
Verwysingsnommer:	15/3/4–3/Erf_871 15/3/5–3/Erf_871
Eiendomsbeskrywing:	Erf 871, Darling
Fisiese Adres:	Ixiastraat 16, Darling

Volledige beskrywing van aansoek:

Die aansoek om opheffing van beperkende voorwaardes op Erf 871, Darling, ingevolge artikel 25(2)(f) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat voorwaarde B.6(b)(i) en B.6(b)(ii) van Transport Akte T37750/2014 opgehef word ten einde die beperking van boulyne te verwyder.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 871, Darling, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die 1,5m syboulyne (noordelike grens) na 0m.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@ swartland.org.za gestuur word voor of op **4 Augustus 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25417

SWARTLAND MUNICIPALITY

NOTICE 99/2024/2025

PROPOSED REZONING AND SUBDIVISION OF ERF 15024, MALMESBURY

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022–4821845
Owner:	Swartland Municipality, Private Bag X52, Malmesbury, 7299. Tel nr 022–4879400
Reference number:	15/3/3–8/Erf_15024 15/3/3–8/Erf_15024
Property Description:	Erf 15024, Malmesbury
Physical Address:	Directly east from Malmesbury

Detailed description of proposal:

An application for rezoning of Erf 15024, Malmesbury in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Erf 15024 (63,8187ha in extent) be rezoned from a shared zoning to subdivision area in order to make provision for the following land uses, nl.:

- Residential Zone 1 – 1–599 erven
- Open Space Zone 1–10 erven
- Community Zone 1 – 2 erven
- Community Zone 2 – 1 erf
- Authority Zone 1 – 1 erf
- Transport Zone 1 – 2 erven

An application for the subdivision of Erf 15024, Malmesbury, in terms of section 25(2)(d) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received.

It is proposed that Erf 15024 (63,8187ha) be subdivided as follows:

- 599 erven (35,8787ha in extent) – average erf sizes of 599m^2 as Residential Zone 1
- 10 erven (11,0345ha in extent) – Open Space Zone 1 as public open space
- 2 erven (2,0005ha in extent) – Community Zone1 as school/crèche erven
- 1 erf (5065m^2 in extent) – Community Zone 2 as church erf
- 1 erf (4270m^2 in extent) – Authority Zone as authority use
- 2 erven (13,9715ha in extent) – Transport Zone 2 as roads

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 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 be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25418

SWARTLAND MUNISIPALITEIT

KENNISGEWING 99/2024/2025

VOORGESTELDE HERSONERING EN ONDERVERDELING VAN ERF 15024, MALMESBURY

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022–4821845
Eienaar:	Swartland Munisipaliteit, Privaatsak X52, Malmesbury, 7299. Tel no. 022–4879400
Verwysingsnommer:	15/3/3–8/Erf_15024 15/3/6–8/Erf_15024
Eiendomsbeskrywing:	Erf 15024, Malmesbury
Fisiese Adres:	Direk oos van Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 15024, Malmesbury, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat Erf 15024 (groot 63,8187ha) hersoneer word vanaf 'n gedeelde sonering na onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruike, naamlik:

- Residensiële sone 1 – 599 erwe
- Oopruimtesone 1 – 10 erwe
- Gemeenskapsone 1 – 2 erwe
- Gemeenskapsone 2 – 1 erf
- Owerheidsone 1 – 1 erf
- Vervoersone 2 – 2 erwe

Die aansoek om onderverdeling van Erf 15024, Malmesbury, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang.

Die voorstel is dat Erf 15024 (groot 63,8187ha) onderverdeel word soos volg:

- 599 erwe (groot 35,8787ha) – gemiddelde erfgroottes van 599m^2 as Residensiële sone 1
- 10 erwe (groot 11,0345ha) – Oopruimtesone 1 as publieke oopruimte
- 2 erwe (groot 2,0005ha) – Gemeenskapsone 1 as skool/creche persele
- 1 erf (groot 5065m^2) – Gemeenskapsone 2 as kerkperseel
- 1 erf (groot 4270m^2) – Owerheidsone as owerheidsgebruik
- 2 erwe (groot 13,9715ha) – Vervoersone 2 as paaie

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **4 Augustus 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25418

SWARTLAND MUNICIPALITY

NOTICE 100/2024/2025

PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF DEVELOPMENT PARAMETERS OF ERF 551, DARLING

Applicant:	CK Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022–4821845
Owner:	Swartland Municipality, Private Bag X52, Malmesbury, 7299. Tel nr 022–4879400
Reference number:	15/3/3–3/Erf_551 15/3/6–3/Erf_551 15/3/4–3/Erf_551
Property Description:	Erf 551, Darling
Physical Address:	Northern part of Darling

Detailed description of proposal:

An application for the subdivision of Erf 551, Darling, in terms of section 25(2)(d) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. It is proposed that Erf 551 (367,3495ha) be subdivided into a remainder (355,1559ha in extent) and portion A (12,1936ha in extent.)

An application for rezoning of portion A (12,1936ha) of Erf 551, Darling, in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Portion A be rezoned from a shared zoning to subdivision area in order to make provision for the following land uses, namely:

- Transport Zone 1 – 1 erf
- Residential Zone 2 – 362 erven
- Residential Zone 1 – 25 erven
- Open Space Zone 1–2 erven
- Community Zone 1 – 3 erven
- Authority Zone 1 – 2 erven

An application for subdivision of portion A (12,1936ha), in terms of section 25(2)(d) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. It is proposed that portion A be subdivided into 395 portions as indicated on the subdivision plan.

The application for departure of development parameters in the development, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020) has been received. The departure entails the departure of the communal side building lines on the erven with walk-up units.

The development creates the Darling Housing project Phase 2.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 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 be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25419

SWARTLAND MUNISIPALITEIT

KENNISGEWING 100/2024/2025

VOORGESTELDE HERSONERING, ONDERVERDELING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 551, DARLING

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022–4821845
Eienaar:	Swartland Munisipaliteit, Privaatsak X52, Malmesbury, 7299. Tel no. 022–4879400
Verwysingsnommer:	15/3/3–3/Erf_551 15/3/6–3/Erf_551 15/3/4–3/Erf_551
Eiendomsbeskrywing:	Erf 551, Darling
Fisiese Adres:	Noordelike deel van Darling

Volledige beskrywing van aansoek:

Die aansoek om onderverdeling van Erf 551, Darling, ingevolge artikel 25(2)(d) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat Erf 551 (groot 367,3495ha) onderverdeel word in 'n restant (groot 355,1559ha) en gedeelte A (groot 12,1936ha).

Die aansoek om hersonering van gedeelte A (groot 12,1936ha) van Erf 551, Darling, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat gedeelte A hersoneer word vanaf 'n gedeelde sonering na onderverdelingsgebied ten einde voorsiening te maak vir die volgende grondgebruike, naamlik:

- Vervoersone 1 – 1 erf
- Residensiële sone 2 – 362 erwe
- Residensiële sone 1 – 25 erwe
- Oopruimtesone 1 – 2 erwe
- Gemeenskapsone 1 – 3 erwe
- Owerheidsone 1 – 2 erwe

Die aansoek om onderverdeling van gedeelte A (groot 12,1936ha), ingevolge artikel 25(2)(d) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat gedeelte A onderverdeel word in 395 gedeeltes soos aangedui op die onderverdelingsplan.

Die aansoek om afwyking van ontwikkelingsparameters in die ontwikkeling, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die gemeenskaplike syboulyne op die erwe met dubbelverdieping eenhede.

Die ontwikkeling skep die Darling Behuisingsprojek Fase 2.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **4 Augustus 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25419

SWARTLAND MUNICIPALITY

NOTICE 101/2024/2025

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 1877, MALMESBURY

Applicant:	CK Rumboll & Vennote, P.O Box 211, Malmesbury, 7299. Tel no. 022–4821845
Owner:	NJ & E Warnich, 39 Skool Street, Malmesbury, 7300. Tel no. 0823254519
Reference number:	15/3/3–8/Erf_1877 15/3/4–8/Erf_1877
Property Description:	Erf 1877, Malmesbury
Physical Address:	39 Skool Street, Malmesbury

Detailed description of proposal:

An application for rezoning of Erf 1877, Malmesbury in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that Erf 1877 (1251m^2 in extent) be rezoned from Residential Zone 1 to Community Zone 2 in order to legalise the existing place of education.

The application for the departure of development parameters on Erf 1877, Malmesbury, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-law (PK 8226 of 25 March 2020) has been received. The departure entails the following:

- Departure of the 10m street building line (Skool Street) to 5.25m
- Departure of the 5m, side building line (Northern boundary) to 3.51m
- Departure of the 10 on-site parking bays to 7 parking bays

The application for temporary departure of Erf 1877, Malmesbury, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. The temporary use makes provision that a portion of the buildings will be used for residential purposes.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 08:00–13:00 and 13:45–15:45 at the Department Development Management, office of the Senior Manager: Development Management, Municipal Office, Church Street, Malmesbury. Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25420

SWARTLAND MUNISIPALITEIT

KENNISGEWING 101/2024/2025

VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 1877, MALMESBURY

Aansoeker:	CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022–4821845
Eienaar:	NJ & E Warnich, Skoolstraat 39, Malmesbury, 7300. Tel no. 0823254519
Verwysingsnommer:	15/3/3–8/Erf_1877 15/3/4–8/Erf_1877
Eiendomsbeskrywing:	Erf 1877, Malmesbury
Fisiese Adres:	Skoolstraat 39, Malmesbury

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 1877, Malmesbury, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat Erf 1877 (groot 1251m^2) hersoneer word vanaf Residensiële sone 1 na Gemeenskapsone 2 ten einde die bestaande plek van onderrig te wettig.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 1877, Malmesbury, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die volgende:

- Afwyking van die 10m straatboulyn (Skoolstraat) na 5,25m
- Afwyking van die 5m syboulyn(noordelike grens) na 3,51m
- Afwyking van die 10 op-perseel parkeerplekke na 7 parkeerplekke

Die aansoek om tydelike afwyking van Erf 1877, Malmesbury, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die tydelike gebruik maak voorsiening dat 'n gedeelte van die geboue vir woondoeleindes aangewend gaan word.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **4 August 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25420

SWARTLAND MUNICIPALITY

NOTICE 102/2024/2025

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 3615, MOORREESBURG

Applicant:	Planscape, PO Box 557, Moorresburg, 7310. Tel nr 022–4334408
Owner:	K & N S Jacobs, 23 Renonkel Street, Moorreesburg, 7310. Tel nr 0672513183
Reference number:	15/3/3–9/Erf_3615 15/3/4–9/Erf_3615
Property Description:	Erf 3615, Moorreesburg
Physical Address:	23 Renonkel Street, Moorreesburg

Detailed description of proposal:

An application for the subdivision of Erf 3615, Moorresburg, in terms of section 25(2)(a) of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. It is proposed that Erf 3615 (347m^2 in extent) be rezoned from Residential Zone 2 to Business Zone 2 in order to legalise the existing shop

The application for departure of development parameters on Erf 3615, Moorreesburg, in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226 of 25 March 2020) has been received. The departure entails the departure of the 3m side building line (eastern boundary) to 1,5m.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning 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 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 be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022–487 9440/e-mail – swartlandmun@swartland.org.za on or before **4 August 2025 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 by transcribing their comments.

J J SCHOLTZ
Municipal Manager
Municipal Office
1 Church Street
MALMESBURY
7300

4 July 2025 25421

SWARTLAND MUNISIPALITEIT

KENNISGEWING 102/2024/2025

VOORGESTELDE HERSONERING EN AFWYKING VAN ONTWIKKELINGSPARAMETERS OP ERF 3615, MOORREESBURG

Aansoeker:	Planscape, Posbus 557, Moorreesburg, 7310. Tel no. 022–4334408
Eienaar:	K & NS Jacobs, Renonkelstraat 23, Moorreesburg, 7310. Tel no. 0672513183
Verwysingsnommer:	15/3/3–9/Erf_3615 15/3/4–9/Erf_3615
Eiendomsbeskrywing:	Erf 3615, Moorreesburg
Fisiese Adres:	Renonkelstraat 23, Moorreesburg

Volledige beskrywing van aansoek:

Die aansoek om hersonering van Erf 3615, Moorreesburg, ingevolge artikel 25(2)(a) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die voorstel is dat Erf 3615 (groot 347m^2) hersoneer word vanaf Residensiële sone 2 na Sakesone 2 ten einde die bestaande winkel te wettig.

Die aansoek om afwyking van ontwikkelingsparameters op Erf 3615, Moorreesburg, ingevolge artikel 25(2)(b) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), is ontvang. Die afwykings behels die afwyking van die 3m syboulyn (oostelike grens) na 1,5m.

Kennis word hiermee gegee ingevolge artikel 55(1) van Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsbestuur, kantoor van die Senior Bestuurder: Ontwikkelingsbestuur, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 60 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022–487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op **4 Augustus 2025 om 17:00**. Diee kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbeplanningsafdeling (Alwyn Burger, Herman Olivier en Annelie de Jager) by 022–487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

J J SCHOLTZ
Munisipale Bestuurder
Munisipale Kantoor
Kerkstraat 1
MALMESBURY
7300

4 Julie 2025 25421

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 with regards to the application by Cornelia Van Zyl on behalf of Jacques and Lisa Maria Roux, removed condition D. 2. (b) and (d) as contained in Title Deed No. T35651/2024, in respect of Erf 2286, 1 Alvin Crescent, Golden Acre, Somerset West, in the following manner:

Removed condition: D. 2. (b) and (d).

4 July 2025 25429

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 mnr Cornelia Van Zyl namens Jacques and Lisa Maria Roux, op die volgende wyse voorwaarde D. 2. (b) and (d) opgehef het, soos vervat in titelakte No. T35651/2024 ten opsigte van Erf 2286, Alvinsingel 1, Golden Acre, Somerset-Wes:

Voorwaarde opgehef: D. 2. (b) and (d).

4 Julie 2025 25429

DRAFT ORDER

IN THE HIGH COURT OF SOUTH AFRICA

WESTERN CAPE DIVISION, CAPE TOWN

Cape Town, Wednesday, 14 May 2025
Before the Honourable Acting Justice Njokweni

Case No.: 2025–024495

In the matter between:

EMERALD SKY TRADING 710 (PTY) LTD Applicant

(Registration number: 2007/020209/07)

and

ANS TRUCKING (PTY) LTD Respondent

(Registration number: 2014/001250/07)

Registered address: Unit 6C
Palmiet Street
Stikland
Western Cape
7530

DRAFT ORDER

Having heard Counsel for the Applicant and having read the documents filed of record, an order is made in the following terms:

1. The Respondent is placed under provisional liquidation.
2. A *Rule Nisi* is issued calling upon the Respondent and all interested parties to show cause, if any, to the above Honourable Court on **8 JULY 2025** at **10h00**, or as soon thereafter as Counsel may be heard, why an Order in the following terms should not be granted:
   - 2.1 The Respondent is finally liquidated.
   - 2.2 Directing that the costs of this application be costs in the liquidation.
3. Service of this Order shall be effected as follows:
   - 3.1 by the Sheriff of this Court on the Respondent at its registered address ("**the premises**");
   - 3.2 by the Sheriff of this Court on the employees of the Respondent (if any) by affixing a copy of the Order to any notice board to which the employees have access inside the premises or by affixing a copy to the front gate or front door of the premises;
   - 3.3 by the Sheriff of this Court on every trade union that, as far as the Applicant can ascertain, represents any of the Respondent's employees, by affixing a copy of the Order to any notice board to which the employees have access inside the premises or by affixing a copy to the front gate or front door of the premises;
   - 3.4 by publication in "*Die Burger*" and "*The Cape Times"* newspapers and the Government Gazette; and
   - 3,5 by hand on the South African Revenue Service.

BY ORDER OF THE COURT

Box 57
A Chimes & Van Wyk Inc
c/o E Rowan Inc
Email: melissa@rowaninc.co.za

COURT REGISTRAR

4 July 2025 25427

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 Messrs Friedlander, Burger & Volkman removed a condition as contained in Title Deed No. T39308/2006, in respect of Erf 1809, Somerset West in the following manner:

Removed condition: F.IV(b)

and

Deletion of conditions of approval of establishment of the Stuarts Hill Estate Extension 1.

4 July 2025 25412

STAD KAAPSTAD

STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015

Kennisgewing 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 Friedlander, Burger en Volkman, 'n voorwaarde soos vervat in titelakte no. T39308/2006, ten opsigte van Erf 1809 Somerset-Wes, soos volg opgehef het:

Voorwaarde opgehef: F.IV(b)

en

Skrapping van goedkeuringsvoorwaardes vir die stigting van die Stuart Hills Estate Uitbreiding 1.

4 Julie 2025 25412

CITY OF CAPE TOWN

INFORMAL TRADING PLAN FOR WARD 114 (MFULENI) — SUBCOUNCIL 14

Notice is hereby given in terms of the City of Cape Town Informal Trading By-law promulgated on 20 November 2009, that:

(a) The area including Ward 114, Mfuleni as indicated in Annexure B which accompanies this notice, be declared as an area in which a valid informal trading permit trading is required. Based on the process prescribed in the Informal Trading By-law, that Council adopt the informal trading plan for the Mfuleni Public Transport Interchange, Ward 114, as indicated in **Annexure B.**

(b) The area indicated in **Annexure B** be 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 in **Annexure B** 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 a person is not in possession of a valid permit for the particular trading spaces.

(d) The trading hours for all approved informal trading sites be from 04:30 to 19:00 from Monday to Sundays.

4 July 2025 25428

STAD KAAPSTAD

INFORMELEHANDELSPLAN VIR WYK 114 (MFULENI) — SUBRAAD 14

Kennisgewing geskied hiermee ingevolge die Stad Kaapstad: Verordening op Informele Handel gepromulgeer op 20 November 2009 dat:

(a) Die area—wat wyk 114, Mfuleni – insluit, soos aangetoon in bylae B by hierdie kennisgewing, verklaar word as 'n area waarvoor 'n geldige informelehandelspermit verlang word. Op grond van die proses voorgeskryf in die Verordening op Informele Handel, die Raad die informelehandelsplan vir die Mfuleni-openbarevervoerwisselaar, wyk 114, soos in bylae B aangetoon, aanneem.

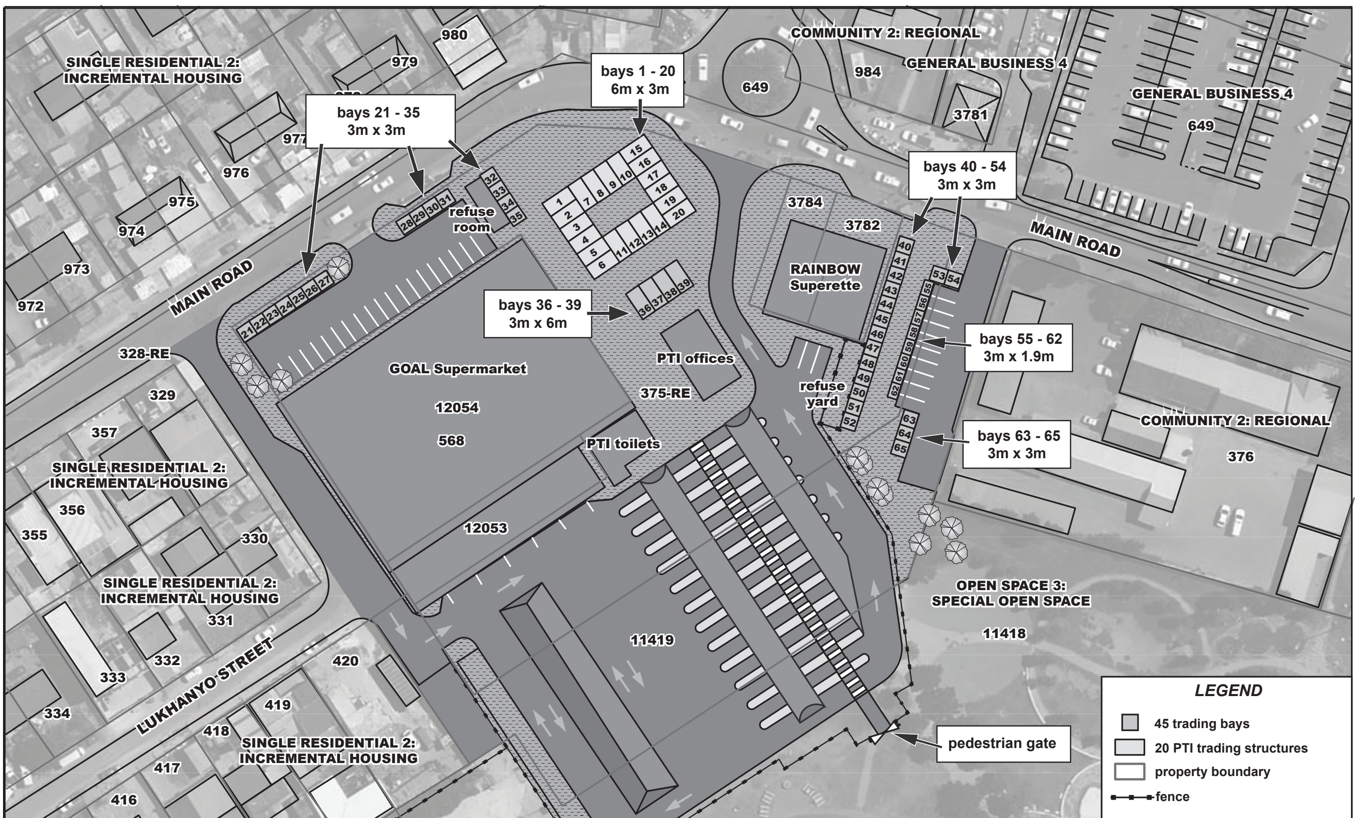
(b) Die area aangetoon in bylae B verklaar word as areas waar handel dryf beperk is tot persone in besit van 'n geldige informelehandelspermit uitgereik deur die Stad Kaapstad vir daardie spesifieke handelstaanplek.

(c) Die informelehandelsplekke wat in bylae B gemeld is, verhuur word deur middel van 'n permitstelsel en dat geen straatverkope, ventery of smousery in hierdie informelehandelstaanplekke toegelaat word as 'n persoon nie in besit is van 'n geldige permit vir die spesifieke handelstaansplek nie.

(d) Die handelsure vir alle goedgekeurde informelehandelsterreine van Maandag tot Sondag van 04:30 tot 19:00 sal wees.

4 Julie 2025 25428

Annexure B



PROJECT	LOCATION	SUBCOUNCIL	NUMBER OF BAYS	TARIFF/MONTH	
INFORMAL TRADING: Mfuleni PTI	Cnrs Main Rd, Nqubelani and Lukhanyo Street	14	65 Bays in total, various sizes	To be determined	
DATE: 2024		WARD 114		DAYS OF OPERATION 7 days a week, Mon-Sun	scale : 1:900

NOTICE TO CREDITORS IN DECEASED ESTATES

Notice to Creditors in Deceased Estate: In the estate of the Late:

Surname:	Hepker
First Name:	Hugh Bernard
Estate Number:	8992025EST010524
Identity Number:	4409145111083
Date of Death:	8 March 2025
Last Address:	San Antonio Complex, Devon Valley, Parklands

All persons having claims against the above-mentioned estate are required to lodge their claims with undersigned within 30 days after the date of publication hereof.

A Hepker, Executor
Email: efxvideoct@gmail.com

4 July 2025 25422

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 62, 42 and 44 Cross Street, Eersterivier, deletion of the restrictive conditions from the deed of transfer T56928/2015 in respect of Erf 62 and 63 Eesterivier:

1. APPLICATIONS GRANTED BY THE MPT IN TERMS OF SECTION 98(B) OF THE BYLAW:

1.1 Deletion of the following restrictive title deed conditions contained in title deed T56928/2014 that read as follows:

- The application in terms of Section 42(g) of the MPBL for the deletion of restrictive condition No. *(b)* contained in Title Deed T39196/2017 of Erf 62, relating to the use of the property.
- The application in terms of Section 42(g) of the MPBL for the deletion of restrictive condition No. *(a)* contained in Title Deed T36568/2019 of Erf 63, relating to the use of the property.

4 July 2025 25423

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 die eienaar van Erf 62 en 63 Eersterivier, 42 en 44 CrossStraat, beperkende voorwaardes in titelakte T2066/2014, ten opsigte van Erf 62 en 63 Eersterivierl, geskrap het:

1. AANSOEKE DEUR DIE MUNISIPALE BEPLANNINGSTRIBUNAAL INGEVOLGE ARTKEL 98(B) VAN DIE VERORDENING TOEGESTAAN:

1.1 Skrapping van die volgende beperkende titelaktevoorwaardes vervat in titelakte T56928/2015 wat soos volg lui:

- Aansoek om die skrapping van beperkende voorwaarde *(b)* in titelakte T39196/2017 van Erf 62, Eersterivier en voorwaarde *(a)* in titelakte T36568/2019 van Erf 63, Eersterivier
- Aansoek om die wysiging, skrapping of byvoeging, onderskeidelik, van voorwaardes ten opsigte van die bestaande titelaktebeperkings soos hier bo gemeld

4 Julie 2025 25423

SOUTH AFRICA FIRST –
BUY SOUTH AFRICAN
MANUFACTURED GOODS

SUID-AFRIKA EERSTE –
KOOP SUID-AFRIKAANS
VERVAARDIGDE GOEDERE

The "Provincial Gazette" of the Western Cape

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Fractions of cm are reckoned as a cm.

Notices must reach our offices not later than 10:00 on the last working day but one before the issue of the *Gazette*.

Whilst every effort will be made to ensure that notices are published as submitted and on the date desired, the Administration does not accept responsibility for errors, omissions, late publications or failure to publish.

All correspondence must be addressed to the Director-General, PO Box 9043, Cape Town 8000, and cheques, bank drafts, postal orders and money orders must be made payable to the Department of the Premier.

Die "Provinsiale Koerant" van die Wes-Kaap

verskyn elke Vrydag of, as die dag 'n openbare vakansiedag is, op die laaste vorige werkdag.

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Intekengeld moet vooruitbetaal word.

Individuele eksemplare is verkrygbaar by M-Vloer, Waalstraat 7, Kaapstad, 8001.

Advertensietarief

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Kennisgewings moet by ons kantore voor 10:00 op die voorlaaste werksdag voor die uitgawe van die *Koerant* bereik.

Hoewel alle pogings aangewend sal word om te sorg dat kennisgewings soos ingedien en op die vereiste datum gepubliseer word, aanvaar die Administrasie nie verantwoordelikheid vir foute, weglatings, laat publikasies of versuim om dit te publiseer nie.

Alle briefwisseling moet aan die Direkteur-generaal, Posbus 9043, Kaapstad 8000, gerig word en tjeks, bankwissels, posorders en poswissels moet aan die Departement van die Premier betaalbaar gemaak word.

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