

LAND USE PLANNING ASSESSMENT REPORT FOR THE LANGEBERG MUNICIPAL TRIBUNAL
(In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

**SUBDIVISION, CONSOLIDATION, REZONING AND DEPARTURE: ERVEN 7688, 4616 AND 4655, ROBERTSON
(LA VERNE - VOORTREKKER STREET)**

Reference number	15/4/12/2 & /7	Application submission date 14 Oct 2024	Last comments 27 Oct 2025	Date report finalised	10/11/2025
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PART A: AUTHOR DETAILS

First name(s) & Surname	Tracy Brunings
Job title	Manager: Town Planning
SACPLAN registration number	Pr. Pln A/951/1997

PART B: PROPERTY DETAILS

Property description (in accordance with Title Deed)	Erven 7688 (4683m²), 4616 (655 m²) and 4655 (661m²) Robertson					
Physical address	Voortrekker Street			Town	Robertson	
Current zoning	Erven 7688, 4616 and 4655 Robertson	Extent	As above	Are there existing buildings on the property?	Y	N
Applicable zoning scheme	Langeberg Integrated Zoning Scheme, 2018 (LIZS) - Industrial Zone I & Business Zone I					
Current land use	4616: Business: La Verne Wine Boutique 4655: Business: Robertson Art Gallery 7688: Public Parking			Title Deed number & date	Erf 4655 Rob T001151/08 Erf 4616 Rob T6167/2014 Erf 7688 Rob T4064/2017	
Any restrictive title conditions applicable	Y	N	If yes, list condition number(s)	As declared by applicant in application form.		
Any third-party conditions applicable?	Y	N	If yes, specify	As declared by applicant in application form.		
Any unauthorised land use/building work	Y	N	If yes, explain	1		

PART C: APPLICATION DESCRIPTION

Application in terms of Section 15 of the Langeberg Municipality: Land Use Planning By-law, 2015 for:

- Subdivision of erf 7688 Robertson into Ptn A (574m²) and Rem (4109m²).
- Rezoning Ptn A/7688 from Industrial Zone I to Business Zone I.
- Consolidation of A/7688 (574m²), erf 4616 (655m²) and erf 4655 (661m²) to create a new erf of 1890m²
- Permanent departure from the parking provisions: 43 bays to 19 on-site bays.

PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION

The purposes of the application are to consolidate adjoining business premises comprising the La Verne Wine Boutique and the Robertson Art Gallery as a more efficient and cost-effective business and tourist attraction; and to rationalize the parking provision for the business premises along Voortrekker Street, Robertson.

A Municipal Tender to alienate a 574m² portion of erf 7688 was awarded to the owner of erven 4616 and 4655 on 12 July 2024. One of the conditions of approval is that the purchaser finalise the applications required in terms of the Langeberg Land Use Planning Bylaw.

The following plans are attached at **Annexure 1**: Locality; Subdivision Plan; Consolidation Plan and Site Development Plan.

The proposal is discussed in more detail in the applicant's motivation report, attached as **Annexure 2**, which also includes the sales agreement between the Municipality and applicant. The desirability of the proposal in general is motivated on the following grounds:

- Consistent with planning principles required in terms of LUPA and SPLUMA, particularly spatial sustainability and efficiency.
- Will promote economic development.
- Desirable in terms of: location and accessibility, improved provision for parking, and no adverse impact on municipal engineering services.

PART E: SUMMARY OF PUBLIC PARTICIPATION

Public participation required in terms of Sections 45- 49 of the By-law?

Y

N

Where participation is required, state method of advertising

Press

Notices

Ward Councilor

Other

PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION (if applicable)

The application was advertised for comments in the local newspaper, municipal website and by means of notices to residents of the adjacent landowners. One objection was received.

PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (if applicable)

Electrical Engineering Services:

No objection, subject to the following conditions:

- The erf has an existing 60A Single Phase Prepaid Electrical connection.
- Currently no additional Electrical capacity is available for the Erf.
- Should Electrical capacity become available the Bulk services and connection costs will be applicable.
- All alternative Electrical Installations (UPS, Solar PV, LV Standby generator) to obtain written permission pre-installation.
- Local and National legislation prohibits Electrical supply to be taken across Erf boundaries.

Civil Engineering Services:

No objection in principle, subject to:

- Only one water and sewer connection for the consolidated erf. A plan must be submitted indicating which water and sewer connections will be retained and which will be removed.
- Should a larger connection be required, the associated costs will be for the account of the owner.
- Existing access/es to the consolidated erf will remain.
- A stormwater management plan must be submitted.

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Cape Winelands District Municipality: Environmental Health

No objection subject to municipal approval regarding the provision of basic services. The premises must comply with the requirements of the CWDM Health Bylaws Gazette 15 Feb 2010 and make sure any activity on the erf does not create any form of health nuisance.

Traffic Services

No comments received.

Ward Councilor

No comment received.

Dept of Infrastructure

No comment received.

PART H: OBJECTION AND APPLICANT'S RESPONSE

One objection was received from the tenant on the adjoining Transnet land (Re/1237), namely the New Cape Central Railway (NCCR).

The objection is attached at Annexure 3. In summary, the objector states that proposed ptn A was always part of the Railway Station property and was used for parking for the station. This area is required for parking of train passengers and selling it off for private use reduces the amount of well-located parking available for their customers. They object to not having been directly consulted during the process of selling this land. The objector notes that they will withdraw their objection if approval is given and an entrance is built on the McGregor side of the station to accommodate the train passengers.

The applicant's response to the objection is attached at Annexure 4. The applicant queries whether the objection was submitted within the required time frame. Further, the following points are made:

1. The station has lost its primary function due to declining passenger rail transport and the former railway houses were sold to private individuals with public parking and an access road being retained by the Municipality. The applicant commenced negotiations to purchase the parking area in 2013 which was long before the current NCCR train operation commenced. The acquisition process was approved by Council following a standard tender process which complied with all legal requirements.
2. NCCR has a temporary lease agreement with Transnet until 30 Nov 2026 and adequate parking is available on Transnet land to accommodate the train passengers.
3. The new NCCR land use was added a long time after the many already- established businesses along Voortrekker Street. This use must provide its own car park so as not to adversely affect the existing parking area which is used by long-established businesses on Voortrekker Street. If no parking is available on Ptn A, Voortrekker Street businesses are not supported on a Saturday. A situation where one (new) business monopolizes all parking spaces to the detriment of all other businesses is inherently unfair.

PART I: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

In terms of Section 65 of the Langeberg Land Use Planning Bylaw, PN 264/2015 of 30 July 2015 an application is required to be assessed in terms of the following:

- desirability of the proposed use (with reference to Province's "Relevant Considerations Guideline"),
- compliance with relevant plans (IDP, SDF, PSDF): The proposal must be consistent with the forward planning vision for the application area. Only in exceptional circumstances should deviation from these policies and/or plans be considered.
- compliance with relevant policies and principles,
- compliance with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014): In terms of section 49 of LUPA consideration must be given to applicable spatial development frameworks and structure plans, and the desirability of the proposal must be determined. In addition, the proposal must be consistent with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency, and good administration), and
- compliance with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013): The proposal must be consistent with the principles of spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration. Public interest, constitutional transformation imperatives, facts and circumstances of the application, rights, and obligations of those affected, impact on engineering services/social infrastructure/open space requirements, *inter alia*, must be considered.

In terms of the Promotion of Administrative Justice Act No 3 of 2000, administrative procedures followed, and decisions taken must be fair, sound, and consistent. Administrative procedures and decisions must be in accordance with Section 33 of the Constitution, namely:

- Everyone has the right to administrative action that is lawful, reasonable, and fair.
- Everyone whose rights have been affected by administrative action has the right to be given written reasons for decisions.

1. LIZS 2018 and LSDF 2025:

In terms of the LIZS, erven 4616 and 4655 are zoned Business Zone I. Erf 7688 is zoned Industrial Zone I. Given the alignment of the Main Road to McGregor, the proposed ptn A is not developable on its own as an industrial erf and the consolidation with the adjoining business uses is the most efficient and logical use of this land.

The erven fall within land use precinct D in terms of the LSDF 2025. In terms of the Land Use precinct proposals for Robertson on pg 124 of the SDF, Precinct D is "the CBD where mostly commercial and compatible uses are encouraged to enhance the node."



LAND USE PRECINCT PROPOSALS FOR ROBERTSON

Robertson has been divided into seven (7) precincts (areas with common characteristics) and the table below outlines potentially suitable land uses (and descriptions of these use at the end of this chapter) for every precinct.

ROBERTSON LAND USE PRECINCT		Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential	Secondary Educational Uses	Place of Instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self-catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
D	Precinct D is the central business district where mostly commercial and compatible uses are encouraged to enhance the node.	X	X	X	X	X	X	X	X	X	X	X	X	X	X 2

The use of proposed ptn A as an integral part of the existing business and tourist uses will enhance the commercial viability and aesthetics of this highly visible site within the Robertson CBD. The LUP application is therefore consistent with the intentions of the 2025 SDF and will promote economic development of this existing business node.

2. SPLUMA, LUPA and Development Principles:

With reference to the SPLUMA and LUPA principles, the development achieves the desired development principles of Spatial Justice, Spatial Sustainability, Resilience, Efficiency and Good Administration in terms of SPLUMA and LUPA. More specifically the proposed land uses will:

- Optimise the efficient use of available land and infrastructure.
- Improve access to land and facilitates security of tenure.
- Represent development in a sustainable location.
- Facilitate compliance with the conditions of the Sales Agreement with the Langeberg Municipality.

3. Desirability:

The applicant's motivation report addresses all relevant considerations adequately, based on which the proposal is deemed desirable. In particular, the approval will:

- Provide accessible and improved parking provision for existing well-established businesses.
- Formalise the existing use of the land for parking purposes.
- Ensure the improved maintenance and security of the use of this land.
- Prevent illegal land uses.
- Provide for a more functional and efficient built environment with dedicated parking.

There will be no impact on existing services or additional demand on municipal engineering services.

There are no restrictive title deed conditions which prevent the proposed subdivision, consolidation and rezoning.

All administrative procedures specified in the Langeberg Land Use Planning Bylaw, 2015 have been complied with.

4. Assessment of Objection and Applicant's Response thereto:

The objection was submitted timeously. However, the objection is primarily to the sale of ptn A and the apparent non-consultation with NCCR in this regard. This process has already been concluded, which followed the correct procedures and Council decision. This is not considered to be a valid ground for objection.

The train can only accommodate 108 passengers and the objector, in referring to 250 visitors, exaggerates the need for parking on this particular portion of land, which in any event would only supply a small proportion of the total parking needs. There is more than sufficient land available for parking relating to the train trips on land adjoining the station and the train trip operator must negotiate these options with the lessor.

More importantly, train trips as a tourist facility, and the proposed related tourist attractions (e.g. pub, restaurant and curio shop) are not primary use rights on this erf, and the Town Planning Department has met with NCCR and requested an application and Site Development Plan from NCCR in order to address these requirements. The application is awaited. The approval of the current subdivision, consolidation and rezoning will not adversely impact on the alternative options available for the station development.

It is further noted that the NCCR only has a temporary lease agreement and there is no guarantee of the ongoing permanent use by NCCR and the related parking needs. As this need is potentially temporary, the need for parking for train passengers is not sufficient reason to not approve the subdivision, consolidation and rezoning application.

If Ptn A remains public parking, Saturday parking for businesses along Voortrekker Street will remain problematic and will continue to adversely impact existing well-established businesses that are an asset to the town.

On balance the application for subdivision, consolidation, rezoning and departure from the minimum parking requirements for proposed consolidated erf is recommended for approval subject to the conditions outlined below.

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PART J: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS (REFER TO ROR GUIDELINE)

N/A

PART K: RECOMMENDATION

That, in terms of section 60 of the Langeberg Land Use Planning Bylaw, 2015 (the Bylaw) the Langeberg Municipal Planning Tribunal **approves** the following application, as depicted on the plans marked ROB7688/4616 & 4655-LBM-LP, OP and TP (Nov 2025), and **subject to conditions** in terms of Section 66 of the Bylaw, as set out below:

- Subdivision of erf 7688 Robertson into Ptn A (574m²) and Rem (4109m²).
- Rezoning Ptn A/7688 from Industrial Zone I to Business Zone I.
- Consolidation of A/7688 (574m²), erf 4616 (655m²) and erf 4655 (661m²) to create a new erf of 1890m²
- Permanent departure from the parking provisions for the new consolidated erf: 43 bays to 19 on-site bays.

Conditions of approval:

1. The subdivision, consolidation and rezoning must be implemented in accordance with the plans marked ROB7688/4616 & 4655-LBM-LP, OP and TP (Nov 2025)
2. The consolidated erf must be registered within 5 years after the date of this approval, failing which the approval will lapse regardless of whether an erf diagram has been approved by the Surveyor-General or not.
3. The subdivision and consolidation plans will only be endorsed in terms of Section 60 of the Bylaw after:
 - 3.1. The applicant has accepted these conditions in writing by means of the standard agreement.
 - 3.2. Draft erf diagram/s with the new erf numbers on have been submitted by a Land Surveyor to the Municipal Town Planning Department.
4. To give effect to Sections 20(5)(c) of the Langeberg Municipal Land Use Planning Bylaw, 2015 the appointed Land Surveyor must submit a survey diagram with the new erf number on to the Municipal Town Planning Department for endorsement in terms of Section 60 of the Langeberg Municipal Land Use Planning Bylaw, 2015.
5. Conditions 3 and 6 of this approval must be complied with before a Certificate may be issued in terms of Sections 20(6) and 28 of the Bylaw. This certificate must be submitted with the transfer documents before the subdivisions are registered in the Deeds Office.
6. Regarding Civil Engineering Services, the following must be provided to the satisfaction of the Manager: Civil Engineering Services:
 - 6.1 Only one water and sewer connection for the consolidated erf. A plan must be submitted indicating which water and sewer connections will be retained and which will be removed.
 - 6.2 Should a larger connection be required, the associated costs will be for the account of the owner.
 - 6.3 Existing access/es to the consolidated erf must remain.
 - 6.4 A stormwater management plan must be submitted.
7. Regarding Municipal Electricity, the erf has an existing 60A Single Phase prepaid electrical connection. Currently no additional Electrical capacity is available for the Erf. Should Electrical capacity become available the Bulk services and connection costs will be applicable.
8. Any alternative energy generation (even off-grid systems) must be registered with the Langeberg Municipality prior to installation.
9. Before any commencement of building work, alternations to existing buildings and/or usage change of existing buildings, Building Plans must be submitted to and approved by the Building Control Department.
10. No advertising signs may be erected or displayed on either property without formal application to, and prior written approval from, the Manager: Town Planning. No additional flags, banners or freestanding signs visible from the street are permitted on either property

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Reasons for approval:

- a) The development is consistent with the proposals of the Langeberg SDF, 2025 and will contribute positively to economic development at a key intersection within the Robertson CBD.
- b) The proposed development is consistent with the planning principles outlined in SPLUMA, 2013 and LUPA, 2014.
- c) The objection is not considered to be a valid reason for not approving the application, as alternative options are available for the station development should such application and Site Development Plan be approved, noting that such land use application is still awaited.

PART L: ANNEXURES

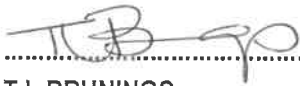
Annexure 1: Plans: Locality Plan, Subdivision Plan, and Consolidation and Site Development Plan.

Annexure 2: Applicant's motivation report.

Annexure 3: Objection.

Annexure 4: Applicant's response to objection.

PART M: AUTHOR SIGNATURE


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T L BRUNINGS
MANAGER- TOWN PLANNING
REGISTERED PROFESSIONAL PLANNER – NO. A/951/1997

10 | 11 | 2025
DATE

APPROVED

APPROVED CONDITIONALLY

APPROVED IN PART

REFUSED

LANGERBERG MUNICIPAL PLANNING TRIBUNAL

Date:

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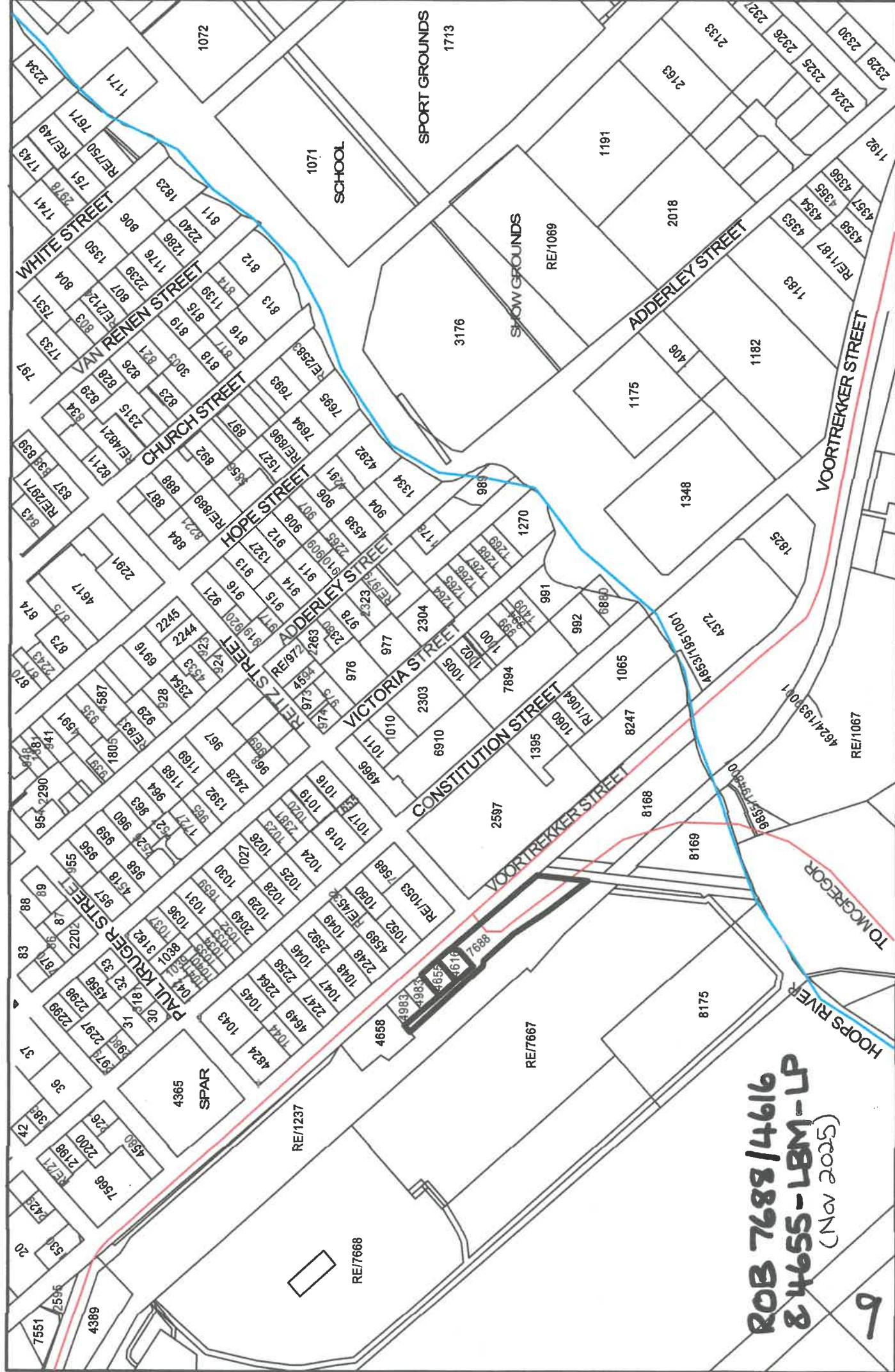
ANNEXURE 1

Plans:

Locality Plan

Subdivision & Consolidation plan

Site Development Plan



LOCALITY PLAN: ERVEN 4616, 4655 & 7688 ROBERTSON

**ROB 7688/4616
& 4655-LBM-LP**
(Nov 2025)

6

Robertson
Nursery
4984

Strictly
Coffee
4983

Robertson
Art
4655

La Verne
WineBoutique
4616

Portion A
574m²

Station

railway line

Bourbon Street
1052

RE/1053
Robertson Tourism

Roode

R/7688
4109m²

RE/7667

vacant land

1237

To McGregor

ROB 7688 / 4616 & 4655 - LBM - OP
(Nov 2025)

SUBDIVISION PLAN: ERF 7688 ROBERTSON
(& consolidation of A with Erven 4616 and 4655)



UMSIZA
PLANNING
Town and Regional Planner

SCALE 1:800

10

Bourbon Street
1052

RE/1053

Robertson Tourism

Strictly
Coffee

4983

VOORTREKKER STREET
centre line

Robertson
Art
Galery
BZI

Total area
1065m²

proposed extension / linkage
of buildings to become one

La Verne
WineBoutique
BZI

signage

existing building lines

574m² parking area
Rezoning to BZI

1237

ROB 7688/4616 & 4655
- LBM-TP (Nov 2025)

----- existing boundaries

Development parameters (BZI):

Coverage: 1065/1890m² = 56,3%

Street centre line setback: 18,7m

Floor factor: Max 3

Height: Max 15m

Building lines: 0m

Parking: 1065m² GLA: 43 parking bays

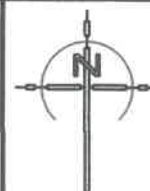
Departure for 43 bays to 19 full
parkings on site

Robertson Station

7688

Note: Extended size and form of buildings will be finalized in building plan phase.

SDP: CONSOLIDATED A/7688 & 4616 & 4655 ROBERTSON



UMSIZA
PLANNING
Town and Regional Planner

SCALE 1:400

ANNEXURE 2

Applicant's motivation report

MOTIVATIONAL REPORT

ERF 7688 ROBERTSON & ERF 4616 ROBERTSON & ERF 4655 ROBERTSON: SUBDIVISION, REZONING, CONSOLIDATIONS & DEPARTURE

1. BACKGROUND & PURPOSE OF APPLICATION

It has been a long-lived dream to amalgamate and extend the two adjacent buildings on Erven 4616 (La Verne Wine Boutique) and 4655 (Robertson Art Gallery) Robertson to one combined and more efficient and cost-effective business/tourist attraction.

Both erven belong to the Pat Paulsen Familietrust.

The majority of space available for expansion is between the two buildings that is 9,3m wide. The intention is to consolidate these two erven for maximum potential.

The subsequent expansion of gross leasable area (GLA), will, however, requires additional parking according to the Langeberg Integrated Zoning Scheme (IZS) By-Law of 2018.

Although public parking is available next to La Verne on municipal Erf 7688, this erf is zoned Industrial Zone I and cannot be considered as a secured facility.

During 2013, a request was submitted by the owners of the La Verne Wine Boutique and Robertson Art Gallery to the Council for the rezoning of the open square from industrial use to transport use (parking).

At that stage, the land belonged to Transnet and the request could not be processed. Erf 7688 Robertson was sold by Transnet to the Langeberg Municipality in 2017.

Another request has been submitted to Council on 3 February 2023 for the reservation of the parking area for public parking.

The intention was again to secure this area for public parking to the advantage of all the businesses in Voortrekker Street.

The Council decided on 25 April 2023 that the application cannot be approved and that the parking area of 574m² as part of Erf 7688 Robertson should be alienated by means of public tender for parking purposes.

The tender to buy the land was awarded to Mr PJ Paulsen on 12 July 2024.
A sale agreement was signed and the 10% deposit was paid.

One of the conditions in the sales agreement is that land use approval has to be obtained.

Private parking is not a zoning per se, and has to be included in another zone as a required development parameter. The purpose of this application is therefore to consolidate the parking area with Erven 4616 and 4655 adjacent.

Approval of the application will ensure that the parking area will remain for parking use, not only for the new owner, but also for use by other business owners in Voortrekker Street.

2. APPLICABLE LEGISLATION

According to Section 15(1) of the Langeberg Municipal Land Use Planning Bylaw of 2015, no person may commence land development without the approval of the Municipality. According to Section 15(2) the owner of land may apply to the Municipality for, *inter alia*, subdivision, rezoning, consolidation and permanent departures.

According to the Langeberg Municipality: Integrated Zoning Scheme (IZS) By-Law of 2018, Erf 7688 is zoned Industrial Zone I with "industry" as primary use, while Erven 4616 and 4655 are zoned Business Zone I with "business premises" as primary use.

"Industry" means a property used as a factory and in which an article or part of the article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage.

"Business premises" means a property from which business is conducted with the following development parameters:

- Max 100% coverage
- Minimum 8m street centre line setback
- Max floor factor of 3
- Max height 15m
- All building lines are 0m
- 1 parking bays per 100m² GLA

3. APPLICATION SITES

3.1 Erf 7688 Robertson

Erf 7688 Robertson is 4683m² in extent and belongs to the Langeberg Municipality according to Deed of Transfer T4064/2017.

Erf 7688 Robertson is a long, unequal and narrow erf between the railway line and Voortrekker Street. It lies at the southern end of Reitz Street and includes the following:

- The start (T-junction, turn and $\pm 80\text{m}$ straight portion) of provincial Main Road (MR) 290 to McGregor;
- an open area on the outer corner of MR290 that is currently used for public parking;
- an access road to and at the back of the business sites (La Verne, Roberts Art Gallery and Strictly Coffee) up to the boundary of the Robertson Nursery.

The open area has been illegally used in the past for the parking of buses as well as for the trading of informal hawkers. These uses have been successfully terminated and the area is used for public parking by mostly visitors to the surrounding business uses.

3.2 Erf 4616 Robertson

Erf 4616 Robertson is 655m² in extent and belongs to the Pat Paulsen Familietrust according to Deed of Transfer T6167/2014.

This erf consists of the La Verne Wine Boutique and two partial (extended on pavement) parking bays in front.

3.3 Erf 4655 Robertson

Erf 4655 Robertson is 661m² in extent and belongs to the Pat Paulsen Familietrust according to Deed of Transfer T1151/2008.

The Robertson Art Gallery is located on this erf with 2,5 partial parkings in front, as well as space for 3 full parkings at the side of the building, only if Erf 4616 space is combined and/or the back exit is used.

4. APPLICATION

Application is made in terms of Section 15(2) of the Land Use Planning Bylaw, 2015 for the following:

Section 15(2)d):

Subdivision of municipal Erf 7688 in Remainder of 4109m² and Portion A of 574m²

Section 15(2)(a):

Rezoning of Portion A from Industrial Zone I to Business Zone I

Section 15(2)(e):

Consolidation of Portion A (574m²) with Erf 4616 (655m²) and Erf 4655 (661m²)

Robertson, total of 1890m²

Section 15(2)(d):

Permanent departure for 43 parking bays to 19 full bays on site.

5. MOTIVATION

5.1 Adherence to Development Principles

Development principles are referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

- **Spatial Justice**

Although Erf 7688 Robertson is zoned for industrial use, the Council recognized the need for parking in Voortrekker Street and agreed to sell this land for private parking purposes.

Since private parking is not a zoning on its own but is seen as a requirement for other land uses, the parking area needs to be consolidated with the land adjacent.

The application will therefore secure the land for parking to the advantage of all the businesses in Voortrekker Street.

Although private owned, it will be secured to be used by the public, similar to other shops with parking that is used by public.

- **Spatial Sustainability**

The selling of the parking area and consolidation with the two adjacent erven will ensure a cost-effective development / facility for both the owner and the Municipality. Although the use of the parking area remains the same, the use and maintenance will become the responsibility of the private sector.

The consolidation will provide additional parkings that are required for the cost-effective merging of the two shops / increased GLA on Erven 4616 and 4655.

- **Efficiency**

The consolidation of the erven and amalgamation of shops into a one-stop tourist attraction along Voortrekker Street with secured parking will optimize the use of this land to the benefit of the tourism industry.

- **Spatial resilience**

The consolidation of the three erven will contribute to a more functional, efficient and sustainable business.

The security of the parking area will also be to the advantage of the other businesses in Voortrekker Street whose clients will be sharing the parking facility.

- **Good administration**

The Council resolved that the parking area be alienated after requests that this land be secured for parking purposes.

Due to legislative requirements, the parking area needs to be consolidated to another property with similar zoning.

The parking area will be managed by the private owners, but will also be available for the public, as at present.

5.2 Need

The Robertson Art Gallery and the La Verne Wine Boutique are well-established businesses and well-known landmarks that contribute significantly to the success of tourism in Robertson.

Both establishments benefit from prominent locations at the beginning of the business corridor on Voortrekker Street near the intersection with McGregor Road.

The Robertson Art Gallery is a popular destination for international tourists and is renowned for its extensive art collections. Many visitors specifically plan their travel routes through Robertson to visit and make purchases at the gallery.

From September 2022 to 24 January 2023, the gallery welcomed an average of 80 visitors per day, excluding online sales.

The La Verne Wine Boutique is a major attraction, offering a range of products from grape juice to wine sourced from over 50 local cellars. The boutique represents the character of the Langeberg/Breede River wine valley and provides valuable exposure to the many local wineries.

On average, approximately 64 visitors per day frequent La Verne, excluding online sales and orders from Wine Club members.

The applicant, who is a co-owner of both businesses, urgently requires additional space to optimize operations, including sales, storage, and administrative functions.

The goal is to create a combined, more efficient, and cost-effective business and tourist attraction, featuring a shared entrance to provide a comprehensive one-stop facility offering art, jewelry, wine, food, décor, and gifts.

The only available space for expansion lies between the two buildings, measuring approximately 9,5 meters in width. The intention is to consolidate the two properties to be able to establish a state-of-the-art facility.

However, the proposed increase in gross leasable area (GLA) will necessitate additional parking, which cannot meet the requirements of the Integrated Zoning Scheme (IZS) By-Law of 2018. The available 9.5-meter space is insufficient to accommodate a parking strip of 5 meters (the length of a bay) plus 7 meters for ingress and egress movements.

Furthermore, except for a few meters towards the road, this is the sole space available for building expansion.

Consequently, additional land is required for parking to support the proposed GLA expansion.

The reservation of Erf 7688 Robertson for parking would facilitate the growth of La Verne and the Art Gallery, benefiting the owner, the municipality, the town of Robertson, and tourists alike:

Owner: The synergy between the two businesses will lead to mutual growth, attracting significantly more visitors. The consolidation into a single facility with one entrance is expected to increase foot traffic. This increase in visitation and sales will ensure the sustainability of both businesses and support local livelihoods.

Municipality: Sustainable businesses contribute to healthy financial revenues and improved service delivery. A thriving business can create a snowball effect, encouraging

further commercial opportunities. Adequate parking availability plays a crucial role in motivating visitors to stop and explore.

Town of Robertson: Increased visitor numbers and more frequent stops along Voortrekker Street will stimulate economic growth.

Clients/Tourists: A combined, attractive one-stop destination with available parking will become a prominent landmark along the busy Route 60/62 toward Cape Town. This development could be compared to established attractions like the Bali Shop in Riversdal or the Diesel & Crème restaurant in Barrydale along Route 62.

5.3 Desirability

Location and accessibility of the property & Parking

Although Erf 7688 Robertson is zoned for industrial use, it has always functioned as a public parking and access area.

The location, size, shape, and existing uses of the erf render it unsuitable for desirable industrial development. Any industrial construction on the remaining open buildable space - currently used for parking - would result in a small and economically unviable development, with no provision for parking. Additionally, any industrial structure would be aesthetically unappealing at this key entrance to the town and would obstruct the visibility of the station building.

The loss of this parking area due to development would remove a valuable resource regularly used by both locals and visitors to the businesses and tourist attractions along Voortrekker Street.

This parking area significantly enhances the appeal of this important tourism and business corridor along Voortrekker Street.

Repurposing this area for anything other than public parking would create serious traffic congestion and parking shortages along Voortrekker Street, negatively impacting the local economy.

Therefore, the reservation of this land by consolidating it with the adjacent erven for parking purposes are crucial to maintain the attractiveness of this tourism corridor.

Overall character of the surrounding area

Erf 7688 Robertson is part of the main tourism strip in Voortrekker Street together with the following erven on the same side of the road:

- Erf 4616 La Verne Wine Boutique (Business Zone I);
- Erf 4655 Robertson Art Gallery (Business Zone I);
- Erf 4983 Strictly Coffee (Business Zone I);
- Erf 4984 Coffee Shop/offices (Business Zone I);
- Erf 4658 Robertson Garden World and offices (Business Zone I);
- Erf 7668 KVV Wine shop (Business Zone II);
- Re/Erf 1237 Transnet railway line & Station Building (Industrial Zone I); and
- Erf 7668 & 7667 & 8175 Robertson Winery (Industrial Zone I).

The business sites mentioned above, together with the other business erven across Voortrekker Street are the main tourist attractions and the backbone of Robertson tourism.

Parking areas are available on the north-eastern side of Voortrekker Street such as at the *Robertson Wine Valley Tourist office*, at the back of Bourbon Street as well as on other business erven up to the KFC.

However, except for a parking area on the northern part of Erf 4659 and on Re/1237 for the Steam Train customers, the businesses located on the south-western part of Voortrekker Street do not have parking on site. Consequently, public parking has been provided on the sidewalk parallel to Voortrekker Street to accommodate this need. As these parkings are not enough to accommodate the visitors to these businesses, the open square part of Erf 7688 contribute largely to absorb the overspill parking need. This area is especially used during the day by tourists and locals who visit the nearest tourist/business sites, especially the La Verne Wine Boutique, the Robertson Art Gallery and the Nursery, and during the evenings by customers of Bourbon Street opposite the street.

Physical characteristics of the property & potential of property

Proposed Portion A is used for public parking (19 parking bays) by clients of the two shops as well as of the surrounding shops / businesses in Voortrekker Street.

The location and form and access to and from Portion A is ideal for parking purposes.

The location next to La Verne and Robertson Art makes it possible to be consolidated to secure the parking.

Services, including parking

No additional water, sewage and electricity will be needed with the consolidation and amalgamation / expansion of two existing buildings.

At present 3 full on-site parking bays and 4,5 half bays in front of the erven are servicing both Erven 4616 and 4655 with approx. 650m² GLA, therefore a shortfall of ±20 bays.

This is similar to the other shops in Voortrekker Street.

These shops make use of the parking strip in front and proposed Portion A.

Portion A is, however, municipal land and zoned for industrial use that may be sold and/or developed accordingly.

The be able to enlarge/merged La Verne/Robertson Art Gallery with an additional 415m² the applicant has requested to buy Portion A to secure this parking area for itself, but also for the remainder of Voortrekker Street.

Therefore, although the parking requirements are not met, the approval of the application will make the existing parking arrangement permanent to the benefit of the applicant as well as for the remainder of Voortrekker Street and Robertson tourism.

6. SUMMARY

The proposed amalgamation of Robertson Art Gallery and La Verne will require more secured parking.

This can only be done by securing proposed Portion A for parking purposes, for use by applicant as well as the remainder of Voortrekker Street.

This can be done by the proposed rezoning and consolidation with the adjacent site/s where the parking will form part of the business use/zoning.

Although the parking requirements of the IZS are still not met, the application will secure the parking and improve the existing situation to the benefit of tourism in general.

The application is both needed and desirable from a land use point of view.

KOOPOOREENKOMS VAN VASTE EIENDOM

MEMORANDUM VAN OOREENKOMS VAN KOOP EN VERKOOP

Aangegaan deur en tussen:

DIE LANGEBOEG MUNISIPALITEIT hierin verteenwoordig deur **DP LUBBE** in sy hoedanigheid as Munisipale Bestuurder en behoorlik daartoe gemagtig

(hierna die Verkoper genoem)

Wie se adres is:

Hoofweg 28
ASHTON
6715

En

PAT PAULSEN FAMILIETRUST TRUSTNOMMER: IT 4876/2005 hierin verteenwoordig deur **PETRUS JOHANNES PAULSEN** (Identiteitsnommer 611124 5100 085

(hierna die Koper genoem)

Wie se adres is:

Voortrekkerweg 1 & 3
ROBERTSON
6705

GEE TE KENNE

1. Die Verkoper verklaar dat hy aan die Koper verkoop het wat verklaar dat hy van die Verkoper gekoop het die eiendom hierinlater beskryf (hierna genoem die Eiendom) onderhewig aan die volgende terme en voorwaardes:

Eiendomsbeskrywing

Gedeelte van erf 7688, Robertson

Geleë in die Langeberg Munisipaliteit; Administratiewe distrik van Robertson Provinsie Wes-Kaap

Groot: 574m²

2. Die koopprijs beloop die bedrag van R253 000.00 (BTW ingesluit) (Tweehonderd Drie en Vyftig Duisend Rand) en rente gedra deur die koopprijs.
 - 2.1 'n Deposito van 10% van die koopsom op datum van ondertekening hiervan.
 - 2.2 Die balans van die koopsom in kontant op datum van registrasie van oordrag van die eiendom in naam van die Koper.



[Handwritten signature]

[Handwritten signature]
HCF

22

3. Die Koper neem besit van die eiendom op datum van registrasie van oordrag van die eiendom in naam van die Koper, vanaf welke datum die eiendom op die Koper se risiko is en vanaf welke datum die Koper aanspreeklik is vir alle eiendomsbelasting en ander munisipale gelde wat deur die Verkoper gehef word.
4. Die eiendom word verkoop voetstoots en soos dit nou staan, en die Verkoper gee geen waarborg met betrekking tot die eiendom nie. Die Verkoper sal nie aanspreeklik wees vir enige defekte in die eiendom nie, hetsy latent of patent. Die Verkoper is nie verplig om aan die Koper die posisie van bakens of penne op die eiendom aan te dui of die grense daarvan nie en die Verkoper sal ook nie aanspreeklik wees vir die koste om sodanige bakens, penne of grense vas te stel nie. Die Koper erken dat hy ten volle vertrouwd en tevrede is met die toestand van die eiendom.
5. Transport sal deur die Verkoper se aktebesorger gegee word nadat alle gelde wat ingevolge hierdie koop-ooreenkoms betaal is. Alle transportkoste, insluitende hereregte, LG diagramme, indien enige, of BTW moet deur die Koper aan die Verkoper se aktebesorgers op aanvraag betaal word.
6. Die erf word as 'n droë erf verkoop en die Koper het geen aanspraak op besproeiingswater ten opsigte daarvan nie.
7. Ingeval hierdie koop-ooreenkoms onderteken word deur 'n trustee wat optree vir 'n maatskappy wat gestig staan te word en sodanige maatskappy om watter rede ookal nie gestig word nie of weier of versuim om die verkoop binne 'n redelike tyd aan te neem en te bekragtig, word sodanige trustee in sy persoonlike hoedanigheid aanspreeklik gehou vir voldoening aan al die voorwaardes vir hierdie koop-ooreenkoms.
8. Dit word ooreengekom tussen die partye dat hulle onderskeie adresse hierbo vermeld, die adresse sal wees waarheen alle kennisgewings en dokumente gestuur sal word in verband met hierdie Ooreenkoms.
9. **Spesiale Voorwaardes**

Die eiendom word verkoop onder die volgende voorwaardes opgelê deur en ten gunste van die Langeberg Munisipaliteit:

- 9.1 Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg van toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- 9.2 Hierdie erf mag alleenlik gebruik word vir sulke doeleindes as wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
- 9.3 Geen dier, soos bepaal in die Skutordonnansie 1938 en verordening, of enige wysiging daarvan, ingeslote pluimvee en/of duiwe, mag op die erf aangehou word nie, behalwe met die skriftelike toestemming van die Verkoper gegee onder die handtekening van die Munisipale Bestuurder.
- 9.4 Die gedeelte van erf 7688 (574m²), Robertson is slegs vir parkering doeleindes.
- 9.5 Indien dit noodsaaklik sou wees om munisipale dienste op te gradeer, te herstel en te installeer op die gedeelte, die Verkoper die reg daartoe het, sonder dat die Verkoper verantwoordelik gehou sal word vir enige skade.
- 9.6 Die Koper sal verantwoordelik wees vir alle aansluitingsfooe vir munisipale dienste gelewer aan die perseel.
- 9.7 Die Koper sal verantwoordelik wees vir alle koste met betrekking tot die vervreemding.



Handwritten signatures and initials, including a large signature and the number 23.

9.8 Die Koper sal verantwoordelik wees vir alle kostes met betrekking tot die vervreemding wat mag insluit onderverdeling, hersonering, konsolidasie, sluit van openbare plek, opmeting, registrasie van servituut vir dienste, indiening van bouplanne registrasie van die eiendom in sy/ haar naam asook enige verwante nodige kostes.

9.9 Dat die ooreenkoms om die grond te verkoop geen verpligting plaas op die Munisipaliteit om die aansoek om die onderverdeling en hersonering goed te keur nie. Voormelde aansoek sal evalueer word in terme van relevante stadsbeplannings oorwegings en die ooreenkoms om die eiendom te verkoop moenie gesien word as 'n verpligting om die aansoek goed te keur.

9.10 Die kooptransaksie moet binne 'n periode van 8 maande vanaf datum van toekenning van erf afgehandel word, by versuim, waarvan, die aanbod onherroeplik verval.

9.11 Indien die koper die kooptransaksie kanselleer, is 'n administrasie fooi van R766.00 betaalbaar.

GETEKEN te Robertson op die 22 dag van Julie 2024

AS GETUIES:

1

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[Signature]
KOPER

GETEKEN te Robertson op die 24ste dag van Junie 2024

AS GETUIES:

1

2

[Signature]
VERKOPER

24



[Signature]
3
[Signature]



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SEARCH CRITERIA

Search Date	2023/02/03 10:39	Erf Number	4655
Reference	Art	Portion Number	-
Report Print Date	2023/02/03 10:40	Township Remaining Extent	NO
Township	ROBERTSON	Search Source	WinDeed Database
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T19179/1996
Township	ROBERTSON	Local Authority	ROBERTSON MUN
Erf Number	4655	Province	WESTERN CAPE
Portion Number	0	Remaining Extent	NO
Registration Division	ROBERTSON RD	Extent	661.00005QM
Previous Description	-	LPI Code	C06500030000465500000

OWNER INFORMATION (1)

PAT PAULSEN FAMILIETRUST		Owner 1 of 1	
Company Type	TRUST	Document	T1151/2008
Registration Number	4876/2005	Microfilm / Scanned Date	2008 0237 0976
Name	PAT PAULSEN FAMILIETRUST	Purchase Price (R)	1 200 000
Multiple Owners	NO	Purchase Date	2007/10/08
Multiple Properties	NO	Registration Date	2008/01/09
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B1137/2008	NEDBANK LTD	1 500 000	2008 0244 2612
2	FROM 4653,4654	-	-	-

25

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14

14

VANDERSPUY
CAPE TOWN

VanderSpuy Kaapstad

Tel: 419 3622

HMGITTRANSPORTE.DOKSIPAULSEN

Opgestel deur my,

Transportbesorger

F DE VRIES

OLGA ROZALIA VAN ZYL

FEE

R. 500,00

VERBIND

MORTGAGED

VIR
FOR R

1 500 000,00

B 001137/08

(4)

09.01.08

REGISTRATEUR/REGISTRAR

T

000015/08
001151/08

TRANSPORTAKTE

Hiermee word bekend gemaak dat

FUAD DE VRIES OLGA ROZALIA VAN ZYL
Transportbesorger

voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe
gemagtig deur 'n Volmag ten gunste van hom geteken te ROBERTSON
op die 14DE dag van NOVEMBER 2007 deur

PETRUS JOHANNES PAULSEN
IDENTITEITSNOMMER 611124 5100 08 5
GETROUD BUIE GEMEENSAP VAN GOED

DIE KOMPARANT ALDUS GEMAGTIG HET VERKLAAR DAT:

DATA / VERIFY

06 FEB 2008

TRANSPORTEUR

DATA / CAPTURE

LARNEX-F

26

NADEMAAL die hiernavermelde eiendom waarlik en wettiglik verkoop is aan die hiernavermelde Transportnemer/s op **8 OKTOBER 2007**

NOU DERHALWE sedeer en transporteer die Komparant in sy voormelde hoedanigheid hiermee in volle en vrye eiendom aan en ten gunste van

PAT PAULSEN FAMILIETRUST
NR IT 4876/2005

Die se opvolgers in Amp of Gemagtigdes:

ERF 4655 ROBERTSON

In die **BREËRIVIER/WYNLAND MUNISIPALITEIT**,
Afdeling **ROBERTSON**, Provinsie **WES-KAAP**;

GROOT: 661 (SES HONDERD EEN EN SESTIG) Vierkante Meter

AANVANKLIK GEREГИSTREER kragtens Sertifikaat van Verenigde Titel nr **T19179/1996** met Kaart nr **7016/1994** wat daarop betrekking het; en

GEHOU kragtens Transportakte nr **T64474/2004**

I. WAT BETREF die figuur **A b x y** op Kaart nr **7016/1994**:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte nr **T20809/1960**.

II. WAT BETREF die **HELE EIENDOM**:

ONDERHEWIG aan die Serwituut waarna verwys word in Transportakte nr **T19178/1996** opgelê deur Transnet Beperk, Nr **1990/000900/06** in huldung naamlik dat binnegemelde eiendom onderhewig is aan die beperking en die voordeel van die serwituut aangaande rioolaansluiting en – netwerk, opgelê deur Transnet Beperk as Verkoper ten tyde van die goedkeuring van die onderverdeling van die eiendom. Dit sluit in, onder andere, die verpligting van die verkoper om op 'n pro rata basis by te dra tot die onkoste van installasie, instandhouding, skoonmaak as gevolg van 'n rioolblokkasie ensovoorts, en ook die toestemming tot die aansluiting van rioolvore oor die Verkoper se eiendom vanaf aangrensende eiendomme tot die gemeenskaplike mangat wat die Verkoper se eiendom bedien.

WESHALWE die Komparant afstand doen van al die regte en titel wat die gesegde Transportgewer

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy/sy/hulle/dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde Transportnemer Trust

Die se opvolvers in Amp of Gemagtigdes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die koopsom ten bedrae van **R1 200 000.00** behoorlik betaal of verseker is.

TEN BEWYSE WAARVAN ek, genoemde REGISTRATEUR, tesame met die **KOMPARANT** hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES **TE KAAPSTAD** op hede die 9de dag van JANUARIE 2008.


q.q. SY PRINSIPAAL

In my teenwoordigheid


REGISTRATEUR VAN AKTES

28

d



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SEARCH CRITERIA

Search Date	2024/07/31 13:17	Erf Number	4616
Reference	paulsen	Portion Number	-
Report Print Date	2024/07/31 13:17	Deeds Office	Cape Town
Township	ROBERTSON	Search Source	WinDeed Database

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T61863/1998
Township	ROBERTSON	Local Authority	ROBERTSON MUN
Erf Number	4616	Province	WESTERN CAPE
Portion Number	0	Extent	655.0000SQM
Registration Division	ROBERTSON RD	LPI Code	C06500030000461600000
Previous Description	-		

OWNER INFORMATION (1)

PAT PAULSEN FAMILIETRUST		Owner 1 of 1	
Company Type	TRUST	Document	T6167/2014
Registration Number	4876/2005	Microfilm / Scanned Date	-
Name	PAT PAULSEN FAMILIETRUST	Purchase Price (R)	1 250 000
Multiple Owners	NO	Purchase Date	2013/01/24
Multiple Properties	NO	Registration Date	2014/02/14
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	CONSOLIDATE FROM	TOWN ROBERTSON ,ERF 4615 ,PRTN 0	-	0000000*
2	CONSOLIDATE FROM	TOWN ROBERTSON ,ERF 4614 ,PRTN 0	-	0000000*
3	B4195/2014	NEDBANK LTD	1 700 000	-

29

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PURCHASE PRICE		DEFERRED
Purchase price/Value	R. 250 000,00	R. 900,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t.o.	
Cal.	section.	Ad.

Opgestel deur my

TRANSPORTBESORGER
Stephanus Cornelius Nell

8002 2400 88401

VERBIND		MORTGAGED
VIR FOR R. 1700 000,00		
B 000004195 / 2014		 REGISTRAR/REGISTRAR
2014-02-14		

Kannenbergh & Louw
Posbus 2 Robertson 6705
Tel. (023) 626 3046

TRANSPORTAKTE

T	000006167 / 2014
	000006167 / 2014

HIERMEE WORD BEKEND GEMAAK

DAT STEPHANUS CORNELIUS NELL

Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, versky het, behoorlik daartoe gemagtig deur 'n volmag geteken te Robertson op 19 November 2013 deur

- GABRIEL FRANCOIS VILJOEN
Identiteitsnommer 690117 5056 08 7
getroud buite gemeenskap van goedere
- PETRUS JOHANNES PAULSEN
Identiteitsnommer 611124 5100 08 5
Getroud buite gemeenskap van goedere

DATA / VERIFY
19 FEB 2014
MASIU TAMARA

Welke Prokurasie hede aan my getoon is, En die Komparant het verklaar dat

DATA / CAPTURE
18 FEB 2014
-LEEUWD

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837

NADEMAAL die hiernavermelde eiendom waarlik en wettiglik verkoop is op 24 Januarie 2013 en dat die Komparant in sy voormelde hoedanigheid hiermee in volle en vrye eiendom sedeer en transporteer aan en ten gunste van:

DIE TRUSTEES INDERTYD VAN
PAT PAULSEN FAMILIETRUST
REGISTRASIENOMMER: IT 4876/2005

Hul Administrateurs of Regverkrygendes

ERF 4616 ROBERTSON
MUNISIPALITEIT LANGEBOEG
AFDELING ROBERTSON
PROVINSIE WES-KAAP

GROOT: 655 (Ses Honderd Vyf en Vyftig) Vierkante meter

Eerste geregistreer kragtens Sertifikaat van Verenigde Titel Nr T61863/1998 met Kaart Nr 3159/1993 wat daarop betrekking het en gehou kragtens Titelakte Nr. T98382/2004.

I. WAT BETREF die figuur A B x y op gemelde Kaart Nr 3159/1993:-

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T20809/1960.

B.

C. ONDERHEWIG VERDER aan die voorwaardes waarna verwys word in Transportakte Nr T.61863/1998 en opgelê deur die ROBERTSON MUNISIPALITEIT (NOU: MUNISIPALITEIT BREËRIVIER/WYNLAND) kragtens Artikel 25 van Ordonnansie 15 van 1985 tydens die goedkeuring van die onderverdeling van Restant Erf 1666 Robertson.

11. WAT BETREF die figuur y x C D E op gemelde Kaart Nr 3159/1993:-

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T.1557 gedateer 28 Maart 1893.

B. ONDERHEWIG VERDER aan die voorwaardes waarna verwys word in Transportakte Nr T.61863/98 en opgelê deur die ROBERTSON MUNISIPALITEIT (NOU: MUNISIPALITEIT BREËRIVIER/WYNLAND) kragtens Artikel 25 van Ordonnansie 15 van 1985 tydens die goedkeuring van die onderverdeling van Restant Erf 1237 Robertson.

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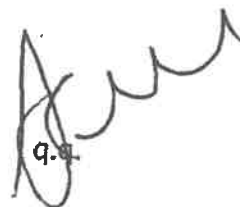
WESHALWE die Komparant afstand doen van al die regte en titel wat GABRIEL FRANCOIS VILJOEN en PETRUS JOHANNES PAULSEN voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER/S geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie Akte, bogenoemde TRANSPORTNEMER DIE TRUSTEES INDERTYD VAN PAT PAULSEN FAMILIETRUST hul Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslik gebruik, behoudens die regte van die Staat: en erken hy/sy ten slotte dat die gehele koopsom die bedrag van R1 250 000.00 (Een Miljoen Twee Honderd en Vyftig Duisend Rand) bedrae, wat ten volle betaal of verseker is.

TEN BEWYSE WAARVAN, ek die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseel bekragtig het.

ALDUS GEDOEN EN VERLY te die kantoor van die Registrateur van Aktes in KAAPSTAD, op 14 September 2014.

In my teenwoordigheid,


REGISTRATEUR VAN AKTES.


q.s.

32

83M

B

Anna-Christa Redelinghuys

From: Du Plessis, R. (Riaan) <RiaanDu@Nedbank.co.za>
Sent: Thursday, 10 October 2024 08:26
To: Anna-Christa Redelinghuys
Cc: 'Elaine Paulsen'; 'Pat Paulsen - Robertson Art Gallery'; 'Franzelle Paulsen'
Subject: RE: La Verne en Robertson Art

Importance: High

Goeie dag Anna Christa.

Julle kan voortgaan met die aansoek om Konsolidasie.
Interne prosesse gevolg via Waardasiesentrum en Krediet.

Hou ons op hoogte en ons ontvang verdere instruksies.

Groete.



NEDBANK

Riaan du Plessis
Business Manager | Worcester & Overberg Inland | Commercial Banking
47 van Reenen Street, Robertson, 6705 South Africa
T +27 (0)10 237 4925 Cell +27 (083) 6334872 @ riaandu@nedbank.co.za
Website nedbank.co.za

From: Anna-Christa Redelinghuys <annachris@mweb.co.za>
Sent: Tuesday, September 10, 2024 1:06 PM
To: Du Plessis, R. (Riaan) <RiaanDu@Nedbank.co.za>
Cc: 'Elaine Paulsen' <elaine@robertsonart.co.za>; 'Pat Paulsen - Robertson Art Gallery' <pat@robertsonart.co.za>; 'Franzelle Paulsen' <franzelle@lavernewines.co.za>
Subject: RE: La Verne en Robertson Art

⚠ CAUTION: EXTERNAL SENDER - Please be careful when opening links and attachments.

Please report any suspicious mail to phishing@nedbank.co.za. Nedbank Information Security

Hallo Riaan

Kan jy asb aanduiding gee wanneer ons julle terugvoering kan verwag?

Dankie

Anna-Christa

From: Du Plessis, R. (Riaan) [<mailto:RiaanDu@Nedbank.co.za>]
Sent: Tuesday, 13 August 2024 12:20
To: Anna-Christa Redelinghuys
Cc: 'Pat Paulsen - Robertson Art Gallery'; 'Elaine Paulsen'; 'Franzelle Paulsen'
Subject: RE: La Verne en Robertson Art



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SEARCH CRITERIA

Search Date	2023/01/19 14:38	Erf Number	7688
Reference	elaine	Portion Number	-
Report Print Date	2023/01/19 14:38	Township Remaining Extent	NO
Township	robertson	Search Source	WinDeed Database
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T4064/2017
Township	ROBERTSON	Local Authority	ROBERTSON MUN
Erf Number	7688	Province	WESTERN CAPE
Portion Number	0	Remaining Extent	NO
Registration Division	ROBERTSON RD	Extent	4683.0005QM
Previous Description	-	LPI Code	C06500030000768800000

OWNER INFORMATION (1)

MUN LANGE BERG				Owner 1 of 1
Company Type	LOCAL AUTHORITY	Document	T4064/2017	
Registration Number	-	Microfilm / Scanned Date	-	
Name	MUN LANGE BERG	Purchase Price (R)	162 000	
Multiple Owners	NO	Purchase Date	2013/01/23	
Multiple Properties	NO	Registration Date	2017/02/03	
Share (%)	-			

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SUBDIVISION FROM	TOWN ROBERTSON ,ERF 1237 ,PRTN 0	-	0000000000 00 *

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ANNEXURE 3

Objection



15 Januarie 2025

Die Bestuurder Stadsbeplanning
Privaatsak X2
Ashton
6715

Geagte Meneer/Dame

VOORGETELDE ONDEVERDELING, HERSONERING, KONSOLIDASIE EN AFWYKING: ERWE 7688, 4616 & 4655, VOORTREKKERSTRAAT, ROBERTSON

Hiermee ons antwoord op U brief soos ontvang op 19 Desember 2024.

Ons is onlangs deur 'n persoon ingelig dat daar 'n aanbod gemaak is op die publieke parkeerterrein wat altyd die stasie se parkeerarea was.

Op Grond daarvan het ons toe na die munisipaliteit gegaan en navraag gaan doen. Ons het opgemerk dat New Cape Central Railway, onder wie se beheer die NCCR Stasie is, nie eens gelys was as iemand wat moontlik geraak kan word nie. Ons dink dit is onderduims en moedswillig en het aangedring om ook geken te word aangesien ons die meeste hierdeur beïnvloed sal word.

Ons het dit ook onder Transnet se aandag gebring en hulle sal self ook reageer op die brief wat ons vir hulle aangestuur het.

Ons teenkant is gegrond op die feit dat hierdie grond altyd deelwas van die NCCR Stasie perseel sedert die laat 1800's

Sien die fotos hieronder.

New Cape Central Railway (Pty) Ltd, Po Box 368, Robertson, 6705
Directors: Derick du Toit (Managing), Angelique du Toit

Die hele area tussen die ou spoorweghuis wat nou La Verne is en die ou pad was die stasie se parkeerarea, nog so onlangs as 2003.



Hierna, het die owerhede 'n gedeelte gevat om die McGregor pad te skuif en so die stasie se parkeerarea verder verminder.

Die Stasie is al hier vanaf ongeveer 1892 en soos julle hieronder kan sien met baie parking.



Railway Station — Robertson

New Cape Central Railway (Pty) Ltd, Po Box 368, Robertson, 6705
Directors: Derick du Toit (Managing), Angelique du Toit

Wat egter nou vir ons vreemd is, is dat dit goedgeag was om aansoek te doen om dit te vervreem sonder om die inpak op ons met ons te bespreek.



Die feit dat ons meer as 250 besoekers van buite Robertson elke Saterdag die dorp inbring word heeltemal misken, en nie ons of Transnet is eens as moontlike "geaffekteerde" bure gelys nie.

Indien die laaste publieke parkeerarea voor die stasie vervreem en privaat gemaak word het die hele dorp 'n probleem want dan kan ons nie meer parkering vir ons treinpassasiers naby die perseel gee nie. Die area wat ons huidiglik ook gebruik vir addisionele parkering oorkant die KFC kan ook deur La Verne se kliënte gebruik word en is nader aan hulle as wat dit aan die stasie is.

NCCR is ook nie gewaarborg dat ons altyd toegang tot daardie eiendom sal hê nie.

Al die stasie aflewings word ook hier gedoen en die stasie is een van die belangrikste toerime geboue op die dorp indien nie die belangrikste toerisme gebou nie!

Ons weet ons besigheid lewer 'n positiewe bydra aan die meeste mense en besighede in die area, insluitende La Verne.

In die lig hiervan het ons die volgende besluite geneem:

1. Ons staan die onderverdeling en vervreemding van die publieke parkeerarea teë.
2. Ons sal ons teestand slegs heroorweeg indien daar toestemming verkry word en 'n ingang gebou word na die area aan die McGregor kant van die Stasie. Ons sal dan die treinpassasiers op hierdie gedeelte van die stasie erf laat parkeer.

New Cape Central Railway (Pty) Ltd, Po Box 368, Robertson, 6705
Directors: Derick du Toit (Managing), Angelique du Toit

3. Ons het die stasiegebou en omliggende area op ons onkoste reggemaak met die gedagte dat die publieke parkeerarea voor die stasie deur die passasiers gebruik kan word en gaan nie vir die nuwe ingang betaal nie.

Byvoorbaat dankie



Derick du Toit

ANNEXURE 4

Applicant's Response to Objection

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24 January 2025

Municipal Manager
Langeberg Municipality
Private Bag X 2
ASHTON
6715

For attention: Jack van Zyl

ERVEN 7688 & 4616 & 4655 ROBERTSON: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND PERMANENT DEPARTURE (PARKING): Reply to objection

1. The objection submitted by Mr. Derick du Toit, dated 15 January 2025, has reference.
2. The application was advertised in the Gazette on 7 November 2024, which is more than 60 days before Mr. Du Toit lodged his objection.
3. A similar letter to this objection was received by the applicant/owner of Erf 4616 and Erf 4655, Robertson, from Mr. Du Toit on 3 December 2024, following his awareness of the application.
4. In his objection to the Municipality, Mr. Du Toit responded to correspondence from the Municipality dated 19 December 2024. Considering that Mr. Du Toit was already aware of the application as of 3 December 2024, does his objection still fall within the prescribed timeframes of the public participation process?

A short history of the application site:

5. Due to changes in transport patterns and the declining use of passenger rail, the former Robertson Station has lost its primary function. In 2017, the area between the station building and Voortrekker Road was sold to the Municipality.
6. The former railway houses were sold to private owners and have since been developed into private business attractions, forming the centerpiece of Robertson's tourism industry.
7. The remaining area, which is still owned by the Municipality (Erf 7688 Robertson), includes the start of McGregor Road, a public parking area, and an access road that serves the adjoining business premises.
8. The applicant has made repeated efforts to safeguard the parking area or acquire this land for parking purposes. These efforts date back to an approach to the Municipality in 2013 (when the

land was still owned by Transnet), followed by continuous engagement with the Municipality since 2017 - long before any reference to or presence of the current NCCR train.

Council Resolution:

9. Although the latest application requested that the land be reserved for public parking, the Council decided in 2024 to sell the land to the highest private bidder.
10. The bid was awarded to the applicant who is in process of applying for the subdivision, rezoning and consolidation of the land with the erven adjacent to accommodate adequate parking as required by the Scheme.
11. Fortunately, the land will remain available to the public in support of all businesses along Voortrekker Road, all of which work together and share the limited parking along Voortrekker Road.

NCCR train:

12. New Cape Central Railway (Pty) Ltd represented by Mr. Du Toit as shareholder and director only has a temporary lease agreement with Transnet for the Robertson Station building for the period 1 December 2021 to 30 November 2026. We have been advised that the contract *inter alia* stipulates:
 - 12.1 "The lessee shall not use any parking/loading space other than that allocated to it by the Lessor without the Lessor's prior written consent."
 - 12.2 "The lessor hereby lets to the Lessee the parking facilities specified in Annexure A which, notwithstanding the provisions of Clause 7 of Main Agreement of Lease, does not form part of the total floor area of the Premises leased to the Lessee."
13. A Locality Plan and aerial photo show the lease area – "map of lease area" attached.
14. The lease area therefore includes the Station building as well as a piece of land to the south-east of the building.
15. An Annexure of the lease contract contains a table showing that the letting of parking facilities is NOT APPLICABLE.
16. The lessee would therefore rely on public parking.

Demand for parking:

17. The train has a capacity of 108 passengers per trip. With overlapping passengers from double trips, the number of passengers can increase significantly. It is reasonable to conclude that Mr. du Toit/NCCR did not intend to provide dedicated parking for his customers at the time of signing the contract. [This remains a critical factor for many land-use change applications.]
18. However, parking for train passengers is available on the western side of the property, opposite KFC and SPAR. This area, approximately 300 meters in length, can accommodate around 100

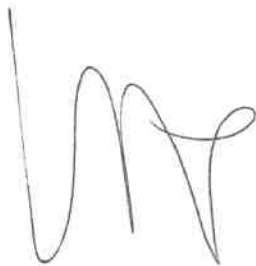
parking bays and is accessible opposite the start of Paul Kruger Street (see the attached "parking area opposite KFC and SPAR" for reference).

19. Despite this provision, the parking area is located approximately 200 meters from the train platform. As a result, many train passengers opt to park in closer open bays, including those on the application site and along Voortrekker Road. This behavior negatively impacts other businesses along Voortrekker Road, as train passengers occupy most available parking during business hours, benefiting only NCCR's operations.
20. Unfortunately, this land use (with a substantial demand for additional parking) together with other business activities within the Station building, were added a long time after the many already established businesses along Voortrekker Street with an already shortage of parking.
21. Fifteen train trips were made during December 2024 that had a big influence on the accessibility and success of other businesses in Voortrekker Road. If no parking is available, then people drive past to another destination.

In short / summary:

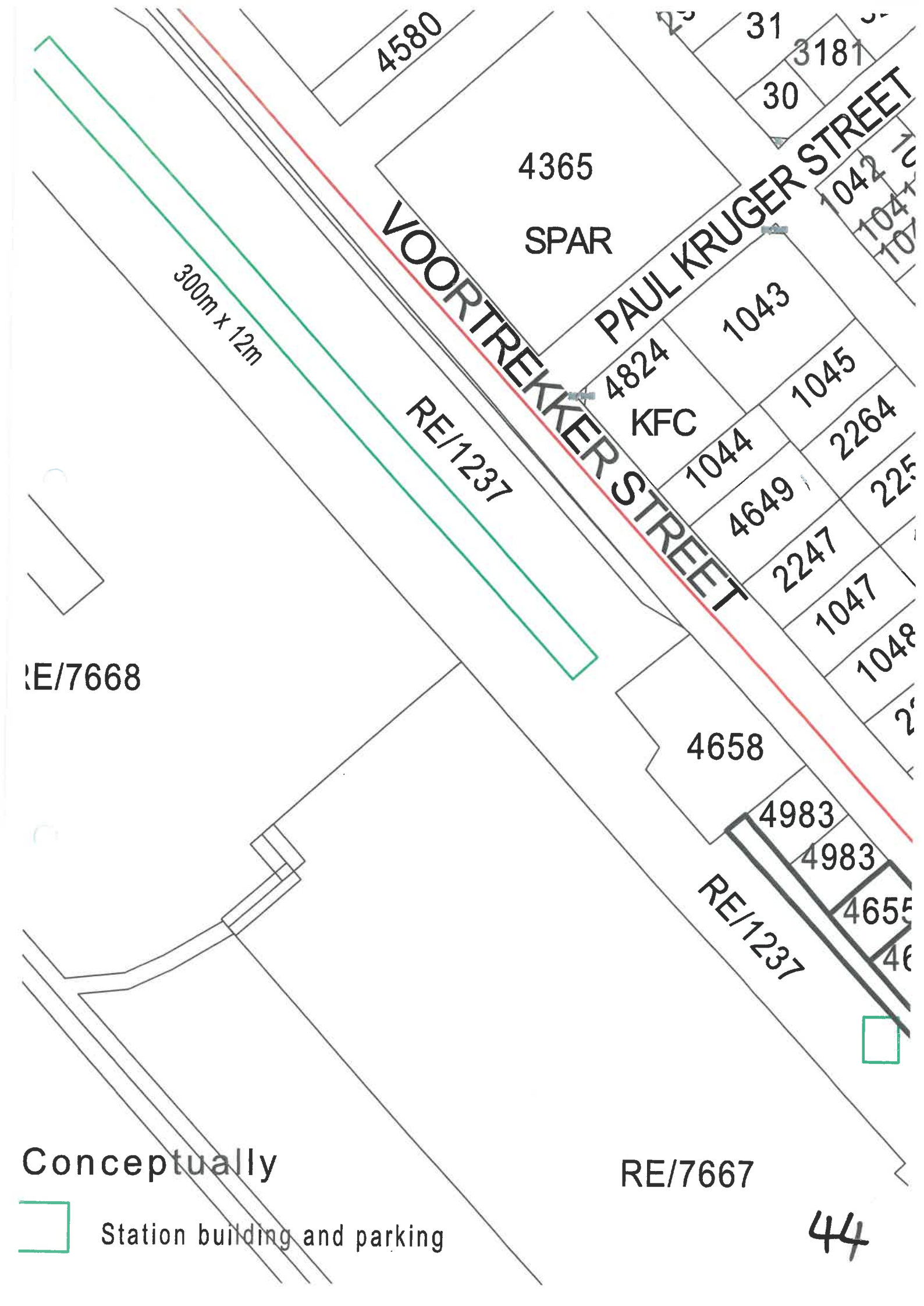
22. Adequate parking is available on the Transnet site to accommodate the train passengers. This will be in accordance to the Scheme that parking has to be provided on site.
23. There is no reason that this new activity of NCCR and a small percentage of its train passengers that can be accommodated on the application site have to impact negatively on the other remaining and long-standing business operations and shortage of parking in Voortrekker Street.
24. The application site is small and will assist in the parking demands of the applicant and shared by the surrounding businesses.
25. Robertson values and relies on its tourism amenities and attractions, making it essential for all business owners to collaborate toward a shared goal. However, a situation where one business monopolizes all parking spaces to the detriment of other businesses is inherently unfair and cannot be sanctioned.

For your favorable consideration please.



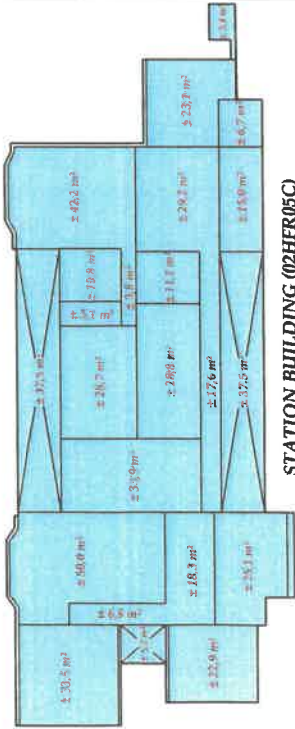
Anna-Christa Redelinghuys
Pr.Pln A/1076/1998

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LAYOUT PLAN

SCALE: 1 / 300



COORDINATE LIST

Please note:

The coordinates of figure A,B,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R as listed below, were scaled from existing P.M.P. plans. P.M.P. last updated: 2018-11-22

Pt.	System: WGS84 / 19°	
	Y:	X:
A	-81 424.9	+3 742 938.9
B	-81 424.1	+3 742 946.2
C	-81 428.2	+3 742 950.8
D	-81 427.7	+3 742 955.5
E	-81 342.4	+3 742 859.3
F	-81 341.9	+3 742 859.6
G	-81 338.7	+3 742 856.0
H	-81 339.1	+3 742 855.6
J	-81 335.1	+3 742 851.1
K	-81 336.3	+3 742 850.0
L	-81 332.8	+3 742 845.8
M	-81 342.6	+3 742 837.0
N	-81 341.1	+3 742 835.4
P	-81 346.5	+3 742 835.8
Q	-81 374.3	+3 742 867.1
R	-81 376.3	+3 742 900.8

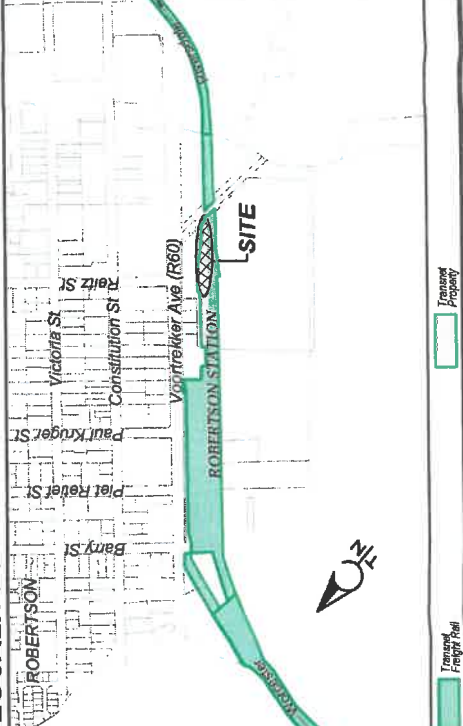
AERIAL PHOTO

SCALE: 1 / 2 000



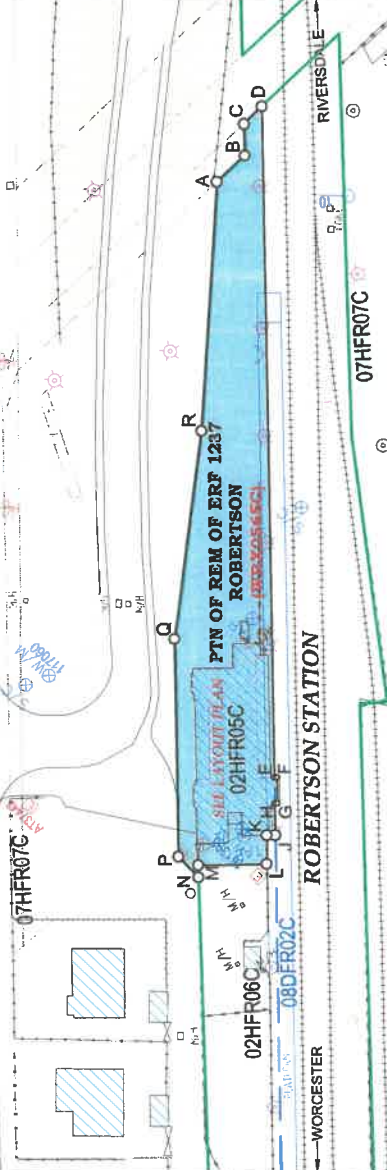
LOCALITY PLAN

SCALE: 1 / 10 000



REITZ STREET

VOORTREKKER AVENUE (R60)



Plan prepared for:

TRANSNET
PROPERTY MANAGEMENT
Contact person: Mr. Buntu Nkhoma
Tel: (021) 448-2215

LEGEND:

LEASE AREA
TRANSNET CADASTRAL BOUNDARIES
OPERATING DIVISIONS: INTERNAL BOUNDARIES

LEASE AREA:

Asset Description	Asset No.	Approx. Area (m²)
Station Building	02HFR05C	496.7
Pin of Possession Platform	08D-FR02C	1.61

LAND (INCL. IMPROVEMENTS):
Pin of Rem of Erf 1237
WR00565C
(m²)
2 006

TOTAL AREA: ± 2 006 m²

LESSEE DATE

1. WITNESS 2. WITNESS

LESSOR DATE

1. WITNESS 2. WITNESS



Also prepared by:
GEO-SPATIAL WESTERN REGION, TRANSNET PROPERTY
Room 505
No. 1 Adderley Street
CAPE TOWN
8001
Tel: (021) 448-4484
Tel: (021) 448-4857
central@transnet.co.za

ROBERTSON
LEASE AGREEMENT PLAN

LEASE OF PTN OF LAND & STATION BUILDING TO
NEW CAPE CENTRAL RAILWAY (PTY) LTD
OVER PTN OF REM OF ERP 1237 ROBERTSON

Compiled: [Signature] Client File Ref: [Signature]
GS File Ref: C.2286
Original Ref: ROR0024m: 32180A: ROR

Date: 2021-08-17 SCALE: 1 / 1 000
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Rev. 04: New Lease

PLAN No. C 02236/04

PLAN SIZE: A3

ROR0002m_05