



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Portion 9 of Farms 732, Paarl Farm, Wynland Industrial Park, Kraaifontein

Information Pack



Date: 2025-04-24

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1 Purpose

This report presents an overview of a premier industrial land parcel—Portion 9 of Farm 732, Paarl Farms—situated within the established Wynland Industrial Park, Kraaifontein. It outlines the property's specifications, current status, and key planning parameters to inform prospective investors and support the disposal and development process through public auction.

2 Executive Summary and Investment Opportunity

The City of Cape Town intends to avail a premier industrial land parcel – Portion 9 of Farm 732, Paarl Farms, a strategically located industrial site in Wynland Industrial Park via a public auction. This vacant property—measuring approximately **9.2325 hectares** and zoned **General Industrial Subzone 2 (GI2)**—is positioned in one of the Northern District's fastest-growing logistics and industrial corridors.

The property's location—approximately 35 km from Cape Town CBD, 25 km from Cape Town International Airport, and 30 km from the Port of Cape Town—ensures seamless connectivity via the N1 freeway and nearby freight rail infrastructure. With access to a skilled labour force and zoned for versatile industrial uses, this site is poised to become a future logistics, warehousing, and light manufacturing hub.

The City is strategically releasing this asset to unlock private sector-led development, in alignment with the 2022–2027 **Integrated Development Plan (IDP)** and **Northern District Spatial Plan**, which earmark this precinct for industrial intensification.

3 Property Profile

3.1 Property Summary

Description	Details
Property	Portion 9 of Farm 732, Paarl Farms
Location	35 Sandringham Street, Wynland Industrial Park, Kraaifontein
Site Area	± 9.2325 hectares – refer to LIS Plan 2713v1, Annexure A
Current Zoning	General Industrial 2 (GI2) – see Annexure B
Title Deeds	T43026/1989 and T9786/2002 – see Annexure C
Ownership	City of Cape Town
Survey Info	SG Diagram LG6115/88 – see Annexure D

A subdivision is underway to exclude the northern portion overlapping with the Sandringham Street road reserve. The final disposal area is reflected on LIS Plan 2713v1, see **Annexure A**.

3.2 Planning and Zoning

The site is zoned **General Industrial Subzone 2 (GI 2)**, allowing for:

- Warehousing
- Light manufacturing
- Logistics and distribution

- Workshops and showrooms
- Ancillary offices and storage yards

A copy of the zoning extract, is attached as **Annexure B**.

The **Cape Town Spatial Development Framework (CTSDF)** and **Northern District Spatial Plan** designate the site as a **Potential Industrial Development Area**, noting its proximity to underdeveloped areas and its role in expanding the Kraaifontein Industrial node.

3.3 Valuation

The City's Valuations Branch has determined the estimated market value of the site at: **R91,800,000 (Excl. VAT)** (based on 107,972 m² x R850/m²)

4 Conditions of Sale

The sale will be subject to a comprehensive set of legal, title deed, development, and municipal compliance conditions, highlights of which include:

4.1 General Conditions

- Transfer subject to all existing title deed conditions and municipal regulations.
- Purchaser to obtain and fund all required statutory approvals (e.g., land use changes, environmental authorisations).
- Development contributions and all infrastructure-related costs (e.g., service connections, upgrades) are for the purchaser's account.

4.2 Infrastructure and Servicing

- No alteration to existing services without municipal consent.
- Stormwater infrastructure must comply with the **City's Stormwater Management Policy**.
- The City reserves the right to install infrastructure on the property without compensation.

4.3 Special Development Conditions

- A 20 m offset from Sandringham Street will be reserved for future road expansion and excluded from the disposal.
- Provision for a 16 m public road is required to facilitate access to the future Bloekombos Railway Station.
- A Transport Impact Assessment (TIA) must be conducted, considering public transport provisions including minibus taxi and bus stops.
- Eskom is the service provider for electricity. Supply is subject to capacity and network planning; all upgrades will be at the purchaser's cost.
 - The subject property, being Portion 9 of the Farm 732, Paarl, falls within Eskom's electricity supply area. The availability and sufficiency of electrical capacity for the property will be contingent upon the intended land use and the corresponding load requirements.

An 11 kV network is located in proximity to the site, fed from the following substations:

- ✓ Scottsdene 66/11 kV Substation (2 x 20 MVA),

- ✓ Muldersvlei 66/11 kV Substation (1 x 20 MVA), and
- ✓ Denova 132/11 kV Substation (1 x 40 MVA), recently commissioned to relieve existing network constraints in the area.

The actual provision of supply to the site will be subject to Eskom's Network Planning processes. The purchaser or developer will be required to submit a formal application to Eskom, specifying the proposed load requirements. Eskom will thereafter advise on the most feasible supply option and associated requirements to accommodate the proposed development.

- It is noted that any cost associated with network upgrades, connections, or capacity allocation shall be for the purchaser's account, and subject to Eskom's standard terms and conditions

5 Redevelopment Potential

The property's strategic location within the **Incremental Growth and Consolidation Spatial Transformation Area** provides excellent potential for industrial intensification. The site supports industrial-related development (excluding noxious industries), aligned with both zoning and spatial planning policy.

Key Strengths:

- Strategic N1 access
- Proximity to existing industrial developments
- Access to skilled labour
- Existing substation infrastructure (Scottsdale, Muldersvlei, Denova substations)
- Future public transport integration (Bloekombos Station)

The property is not ideally suited for uses outside of industrial activities due to limited current public transport services, but offers superior logistics potential due to proximity to key freight routes.

A **Land Potential Assessment** is included in **Annexure E**.

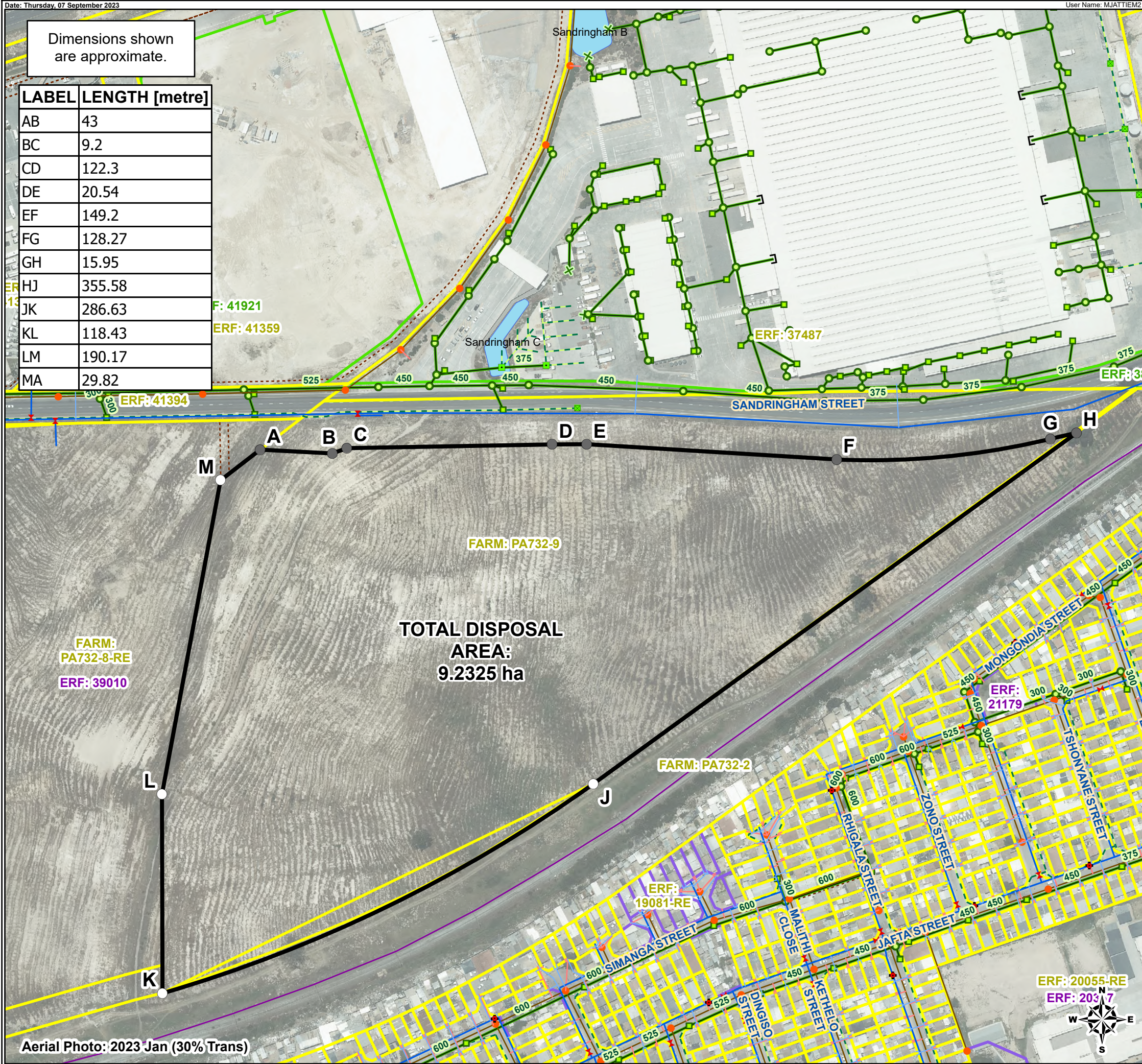
6 Disclaimer

This report has been prepared based on the latest information available at the time of publication. While care has been taken to ensure accuracy, the **City of Cape Town and its representatives accept no liability** for errors, omissions, or future changes. Prospective purchasers are advised to undertake their own due diligence and seek professional legal, environmental, and financial advice before bidding.

7 Annexures

- **Annexure A:** LIS Locality Plan (LIS 2713v1)
- **Annexure B:** Copy of the Zoning Extract
- **Annexure C:** Title Deeds
- **Annexure D:** Surveyor General Diagram (LG 6115/88)
- **Annexure E:** Land Potential Assessment

Annexure A: LIS Locality Plan (LIS 2713v1)



Project

Rev No: 1

User Name: MJATTIEM2

PROPERTY DISPOSAL

PORTION OF

PORTION 9 OF PAARL FARM NO. 732

35 SANDRINGHAM STREET WYNLAND INDUSTRIAL PARK

Overview

City of Cape Town Metropolitan

Ward 102

Subcouncil 2

Ward 111

PA732-7

1:38 266

Legend

Survey Title Points

PointType

- Non-Surveyed
- Surveyed

DISPOSAL AREA

- Water - Hydrants Reticulation
- Water - Valves Reticulation
- Water - Reticulation Connection
- Water - Mains Reticulation
- Sewer - Connection Line
- Sewer - Manholes
- Sewer - Mains Reticulation

Stormwater Junction

- STW - Manhole
- Manhole Catchpit Combination

- Catchpit
- SubSurface Manhole
- Closed End
- Stormwater Inlet Outlet

Stormwater Conduit

- STW - Pipe
- SubSurface Drain

Stormwater Storage Facility Pond

- Storage Facility Pond - Wet

Property

- Confirmed
- SG Approved
- Registered
- Servitude
- Railways

Notes:

1) The figure ABCDEF curve GHJ curve KLM represents a portion of registered **PORTION 9 OF PAARL FARM NO. 732, LAND PARCEL KEY 441514, ZONING SCHEME General Industrial 2 and Transport 2 : Public Road and Public Parking** in extent of approximately 9.2325 ha owned by **City Of Cape Town**.
The disposal area depicted on the map consists only of split zoning scheme General Industrial 2.

2) Title Deed No. **T 43026/1989** and **T 9786/2002**.

3) Line **ABCDEF curve GH** represents an offset of approximately 20 meters from the edge of the pavement along Sandringham Street.

Ward Number: 101, Subcouncil: 2

Scale: 1:2 300

0 25 50 100 150 200 Meters

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Date: **Thursday, 07 September 2023**



CITY OF CAPE TOWN
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City Of Cape Town Metropolitan Municipality
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Civic Center
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Project Manager: **[REDACTED]**

Email: **Shelton.Nhiwatiwa@capetown.gov.za**

Plan Number: **LIS2713v1**

File Reference: **NONE**

Disclaimer

City of Cape Town accepts no responsibility for the accuracy or completeness of the data presented on this map and will not be held liable for damages, including loss of profits or consequential damages, arising out of the use of this information.

Please note this is an A3 map.
To view the map print out in scale it must be printed on an A3 page.

Annexure B: Copy of the Zoning Extract

10 May 2024

ZONING SCHEME EXTRACT for:

Farm 732 portion 9, 35 Sandringham Street, Paarl Farms.

Council's records indicate that the property (ies) listed below is/are zoned for the following purposes:

Property description	Farm 732 portion 9, 35 Sandringham Street, Paarl Farms.
Physical address	Farm 732 portion 9, 35 Sandringham Street, Paarl Farms.
Applicable Zoning scheme	CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME
Zoning category	GENERAL INDUSTRY SUBZONING (GI 2)
Use Rights	(a) Primary uses are industry, restaurant, service station, motor repair garage, funeral parlour, scrap yard, authority use, utility service, crematorium, rooftop base telecommunication station, freestanding base telecommunication station, transport use, multiple parking garage, agricultural industry, private road, open space, filming, veterinary practice and additional use rights as listed in paragraph (b). [Para. (a) substituted by s. 45 of City of Cape Town: Municipal Planning Amendment By-Law, 2016] (b) Additional use rights are factory shop and adult shop, subject to the provisions of items 71 and 72, whichever is applicable. (c) Consent uses are abattoir, place of worship, institution, clinic, place of assembly, adult entertainment business, adult services, aqua-culture, informal trading, shop, office, sale of alcoholic beverages, place of entertainment, helicopter landing pad, wind turbine infrastructure and container site.
Other previously approved use rights	None

- The above zone is subject to various development parameters and land use restrictions which are contained in the applicable zoning scheme regulations, a copy of which is either attached or available on request at your nearest district planning office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals.
- The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the zoning scheme regulations or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zone does not exempt the owner/occupier from compliance with any other legal or statutory requirement which may affect the property.

Yours faithfully



For DIRECTOR: DEVELOPMENT MANAGEMENT

ANNEXURE :

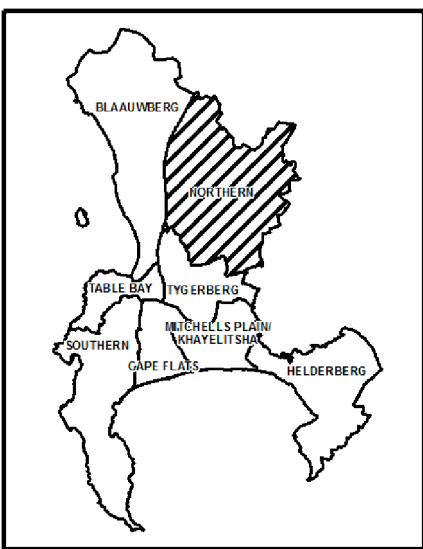


Table of building lines in Mixed Use Zonings

[Table substituted by s. 55 (d) of City of Cape Town: Municipal Planning Amendment By-Law, 2019]

Subzoning	Street building line and common building line		
	Points on a building above existing ground level		
	up to 10,0m	over 10,0 m and up to 25,0 m	over 25,0 m and up to 38,0 m
MU1	0,0 m	4,5 m	N/a
MU2	0,0 m	4,5 m	N/a
MU3	0,0 m	0,0 m	(H minus 25,0 m) divided by 2

(d) Canopy or balcony projection

The City may require, and may approve, a canopy or balcony projection over the street boundary in accordance with, but not limited to, the following conditions:

- (i) The canopy or balcony shall not project nearer than 500 mm to a vertical plane through the kerb line or proposed kerb line;
- (ii) No portion of a canopy or balcony projection shall be less than 2,8 m above the pavement;
- (iii) The City may lay down more restrictive requirements relating to the dimensions, design and materials of the canopy or balcony; and
- (iv) The owner shall enter into an encroachment agreement with the City and register a servitude area in the case of a balcony projection.

(e) Parking and access

- (i) Parking on and access to a land unit shall be provided in accordance with Chapter 15.
- (ii) In order to enhance the amenity of the street level, no parking bays shall be located closer than 10 m to the street boundary at ground floor level on the land unit either outside or within a building, without the approval of the City.

(f) Loading

Loading bays shall be provided on the land unit in accordance with item 144.

(g) Screening

The City may require screening in accordance with item 125.

65 Service station and motor repair garage

The development rules applicable to a service station and motor repair garage in Local Business Zoning 2 shall also apply to a service station and motor repair garage in this zoning.

66 Informal trading

Informal trading shall only be permitted on sites demarcated for informal trading in terms of the City's informal trading by-law.

CHAPTER 10.: INDUSTRIAL ZONINGS

(items 67 - 79)

The industrial zonings are designed to accommodate manufacturing and related processes, ranging from general industrial uses which may have some impact on surrounding areas, to hazardous or noxious uses which have a potentially high impact and must be carefully managed. Industrial development has particular requirements for road and waste infrastructure, and industrial-zoned land should generally be reserved for industrial purposes to optimise this infrastructure and mitigate potential impacts. In the General Industrial Zoning two different subzonings accommodate variations of built form, and opportunities are provided for consent uses associated with industrial areas, such as factory shops. A specific zoning is provided for noxious and risk industries.

Part 1: General Industry Subzonings (GI1 & GI2)
(items 67 - 73)

The GI zoning accommodates all forms of industry, except noxious trade and risk activity, in order to promote the manufacturing sector of the economy. Some allowance is made for non-industrial activities, but these should not compromise the general use of the area zoned for industry. It is accepted that the intensive nature of the industrial activity or the scale of the operation could generate some negative impact on adjacent properties.

67 Use of the property

The following use restrictions apply to property in this zoning:

- (a) Primary uses are industry, restaurant, service station, motor repair garage, funeral parlour, scrap yard, authority use, utility service, crematorium, rooftop base telecommunication station, freestanding base telecommunication station, transport use, multiple parking garage, agricultural industry, private road, open space, filming, veterinary practice and additional use rights as listed in paragraph (b).

[Para. (a) substituted by s. 45 of City of Cape Town: Municipal Planning Amendment By-Law, 2016]

- (b) Additional use rights are factory shop and adult shop, subject to the provisions of items 71 and 72, whichever is applicable.
- (c) Consent uses are abattoir, place of worship, institution, clinic, place of assembly, adult entertainment business, adult services, aqua-culture, informal trading, shop, office, sale of alcoholic beverages, place of entertainment, helicopter landing pad, wind turbine infrastructure and container site.

68 Development rules

The following development rules apply:

- (a) Floor factor and coverage
Floor factor and coverage shall be determined in accordance with the following 'Table of floor factor and coverage in General Industrial Zonings'.

Table of floor factor and coverage in General Industrial Zonings

Subzoning	Floor factor	Coverage
GI1	1,5	75%
GI2	4,0	75%

(b) Height

- (i) The maximum height of a building in General Industry Subzoning GI1 shall be 18 m measured from existing ground level to the top of the roof;

[Sub-para. (i) substituted by s. 56 (a) of City of Cape Town: Municipal Planning Amendment By-Law, 2019]

- (ii) No height restriction applies to buildings used for manufacturing purposes in General Industry Subzoning GI2;

- (iii) Any building in General Industry Subzoning GI2 that is not used for manufacturing purposes shall not exceed a height of 18 m measured from the existing ground level to the top of the roof;

[Sub-para. (iii) substituted by s. 56 (b) of City of Cape Town: Municipal Planning Amendment By-Law, 2019]

- (iv) Earth banks and retaining structures are subject to item 126; and

- (v) Shipping or transport containers, when stored or stacked outside a building, may not extend higher than 15 m above existing ground level.

[Sub-para. (v) substituted by s. 56 (c) of City of Cape Town: Municipal Planning Amendment By-Law, 2019]

(c) Street boundary building line

The street boundary building line is 5 m, subject to the general building line encroachments in item 121.

(d) Common boundary building line

The common boundary building line is 3 m, subject to the general building line encroachments in item 121.

(e) Boundary walls

Where a land unit has a common boundary with another land unit that is not zoned General Industry or Risk Industry, the City may require a 1,8 m high wall to be erected, to its satisfaction, along the common boundary.

(f) Parking and access

Parking and access shall be provided on the land unit in accordance with Chapter 15.

(g) Loading

Loading bays shall be provided on the land unit in accordance with item 144.

(h) Screening

The City may require screening in accordance with item 125.

69 Hazardous substances

Notwithstanding the fact that an activity constitutes a primary use right in terms of this zoning, no activity or use which includes the on-site storage of hazardous substances shall be permitted unless a risk management and prevention plan has been submitted and the City has given approval thereto.

70 Service station and motor repair garage

The development rules applicable to a service station and motor repair garage in Local Business Zoning 2 shall also apply to a service station and motor repair garage in this zoning.

71 Factory shop

The occupant of an industry may operate a factory shop provided that:

- (a) the total floor space devoted to the sale of goods shall not exceed 10% of the total floor space of all the buildings on the land unit; and
- (b) any goods that are offered for sale but have not been manufactured on the property, must be directly connected with the goods that are manufactured on the property.

72 Adult shop

The following development rules shall apply to an adult shop:

- (a) An adult shop shall not be located within 100 m of an existing adult shop, adult entertainment or adult services premises;
- (b) The street front and entrance shall be discreet and unobtrusive, and no pornographic, sexually explicit or erotic material shall be visible from outside the premises;
- (c) Outdoor signage must comply with the City's Outdoor Advertising and Signage By-Law; and
- (d) No form of public address or sound amplification shall be audible from outside the premises.

73 Informal trading

Informal trading shall only be permitted on sites demarcated for informal trading in terms of the City's informal trading by-law.

Part 2: Risk Industry Zoning (RI) (items 74 - 79)

~~The RI zoning provides for those industries which are noxious in terms of smell, product, waste or other objectionable consequence of their operation, or which carry a high risk in the event of fire or~~

Annexure C: Title Deeds

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/08/22 09:12	Farm Name	KRAAIFOR
Reference	Stikland Title Deed Leticia Potts	Registration Division	PAARL RD
Report Print Date	2024/08/22 09:12	Farm Number	732
Deeds Office	Cape Town	Portion Number	9

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T43026/1989
Farm Number	732	Registered Size	10.7972H
Portion Number	9	Municipality	CITY OF CAPE TOWN
Farm Name	KRAAIFOR	Province	WESTERN CAPE
Registration Division	PAARL RD	Coordinates (Lat/Long)	-33.837194 / 18.745948
Deed Office	CAPE TOWN		

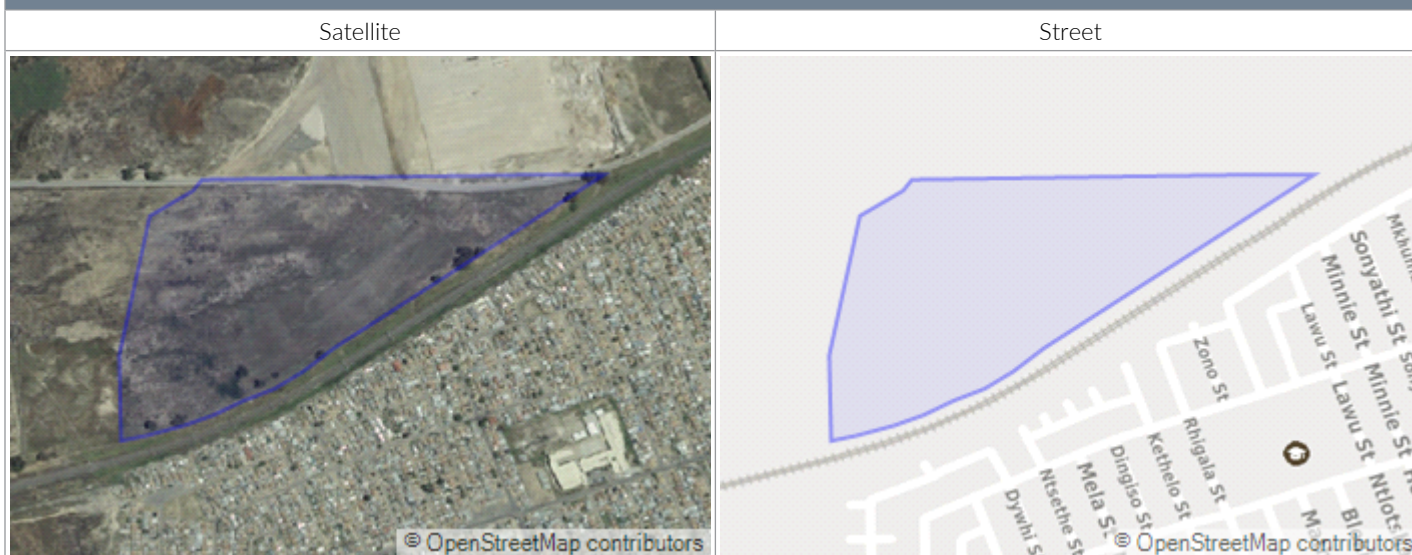
OWNER INFORMATION (2)

CITY OF CAPE TOWN		Owner 1 of 2	
Person Type	COMPANY	Title Deed	T43026/1989
Name	CITY OF CAPE TOWN	Purchase Date	-
Registration Number	-	Purchase Price (R)	147 900
Share (%)	-	Registration Date	1989/07/31
CITY OF CAPE TOWN		Owner 2 of 2	
Person Type	COMPANY	Title Deed	T9786/2002
Name	CITY OF CAPE TOWN	Purchase Date	-
Registration Number	-	Purchase Price (R)	-
Share (%)	-	Registration Date	2002/02/12

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MAPS



PROPERTY INFORMATION

Address	LUCULLUS STREET, PAARL RD, CAPE TOWN
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	-	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	19280 JAFSTA STREET, BLOEKOMBOS	131	200 000	214	2020/04/24	2023/05/10
B	19260 SIMANGA STREET, BLOEKOMBOS	131	80 000	196	2022/06/19	2023/01/27
C	,	131	190 000	285	2023/12/13	2024/07/02
D	,	131	400 000	317	2024/05/02	2024/05/31
E	19313 DINGISO STREET, BLOEKOMBOS	131	240 000	301	2023/07/03	2023/08/11
F	,	136	80 000	306	2022/12/19	2023/06/08
G	19344 MELA STREET, BLOEKOMBOS	131	150 000	284	2022/11/03	2022/12/14
H	19424 DLAYEDWA STREET, BLOEKOMBOS	131	230 000	284	2022/08/08	2022/11/30
I	,	140	220 000	346	2022/05/27	2023/10/25
J	20331 RHIGALA STREET, BLOEKOMBOS	131	450 000	318	2022/10/26	2023/02/09
K	19179 LESIBANE STREET, BLOEKOMBOS	242	180 000	376	2023/06/30	2024/07/04

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L	19244 LESIBANE STREET, BLOEKOMBOS	132	350 000	358	2023/02/27	2023/08/11
M	19334 MELA STREET, BLOEKOMBOS	131	250 000	260	2022/02/07	2022/04/07
M	19334 MELA STREET, BLOEKOMBOS	131	50 000	260	2015/01/11	2022/04/07
N	19348 MELA STREET, BLOEKOMBOS	131	170 000	314	2020/07/02	2022/09/05

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	450 000	1 860	242
Average Priced Property	225 714	1 445	156
Lowest Priced Property	50 000	382	131

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	VA5215/2011	CITY OF CAPE TOWN	-

PROPERTY HISTORY (3)

#	Document	Amount (R)	Holder
1	T43026/1989	147 900	METROPOLITAANSE OORGANGSUBSTRUKTUUR- KRAAIFONTEIN
2	VA7098/2002	-	-
3	T59/1950	-	REPUBLIEK VAN SUID-AFRIKA

AMENITIES (8)

#	Name	Type	Distance (m)
1	EKUTHULENI PRIMARY	EDUCATION	428
2	MASIBAMBANE SEC	EDUCATION	645
3	LOFDAL CHRISTIAN ACADEMY	EDUCATION	715
4	BLOEKOMBOS PRIM	EDUCATION	806
5	BLOEKOMBOS SEC	EDUCATION	881
6	EAGLE'S NEST CHRISTIAN PRIM	EDUCATION	1 841
7	EBEN DONGES HIGH SCHOOL	EDUCATION	1 859
8	WINELANDS 1-STOP	TRANSPORT AND PUBLIC SERVICES	1 940

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SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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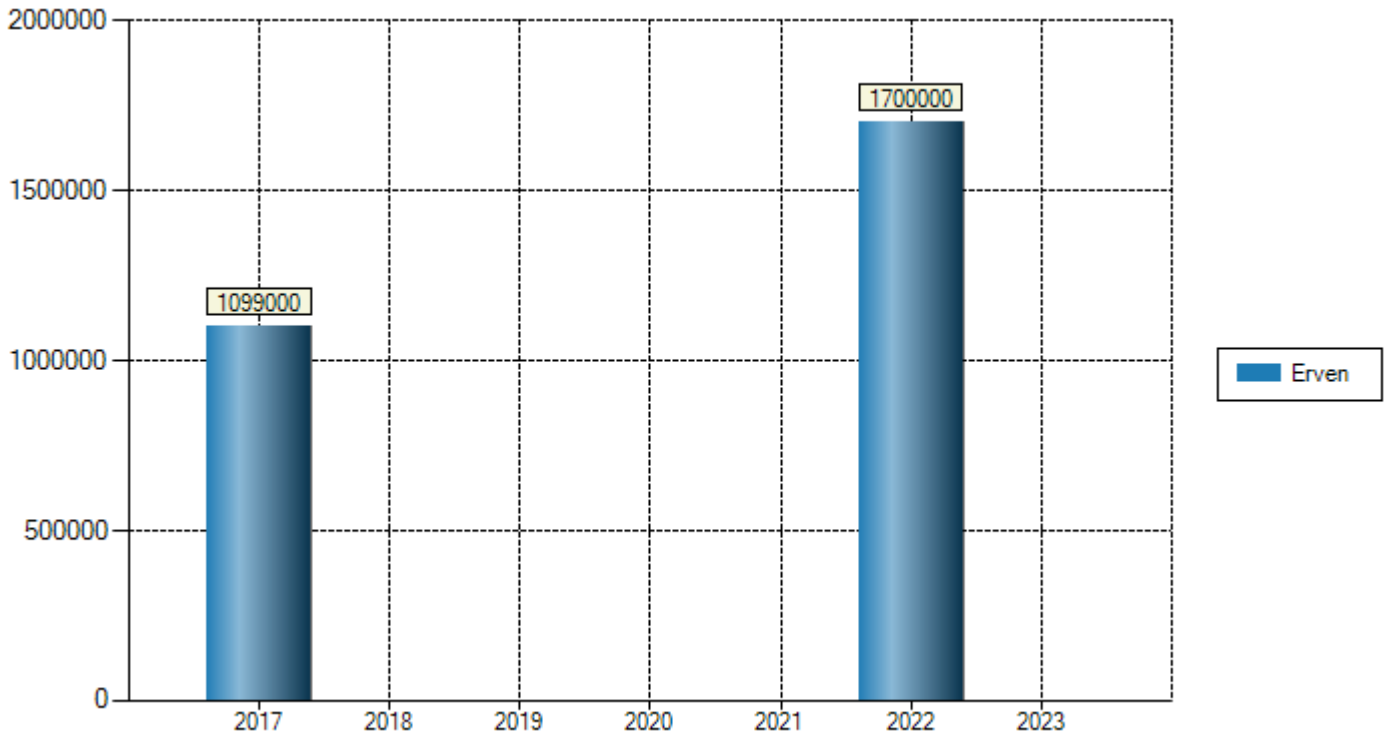
Number of Sales

Key	Average Freehold Price (R)	Total Freehold Sales	Average Sectional Price (R)	Total Sectional Sales
-----	----------------------------	----------------------	-----------------------------	-----------------------

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ANNUAL TRENDS

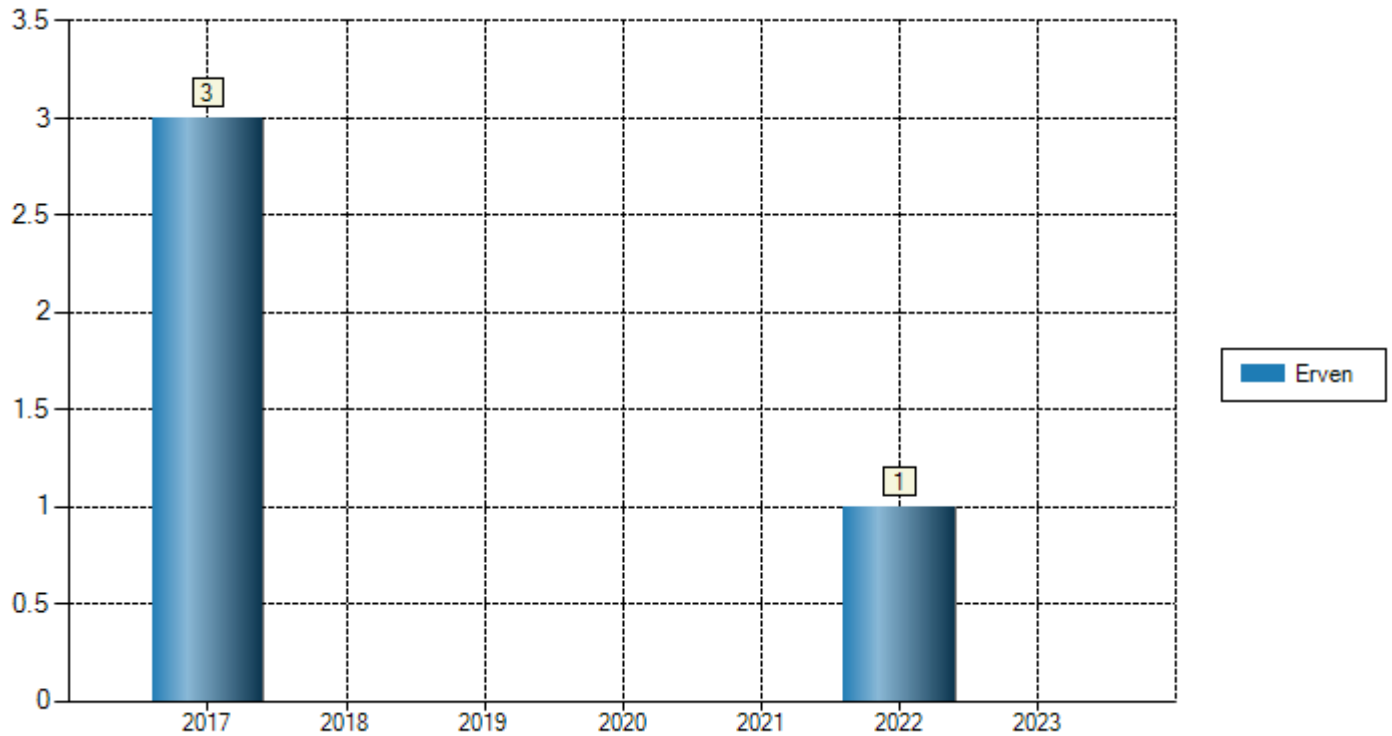
Average Price



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Number of Sales



Key	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2017	1 099 000	3	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-
2022	1 700 000	1	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-

DISCLAIMER

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T 43026.89

6520/5621/0

Wet op die Beskikking
oor Staatsgrond, 1961REPUBLIEK VAN SUID-AFRIKAGRONDBRIEF

NADEMAAL blykens Sertifikaat gedateer 11 Julie 1989 magtiging verleen is vir die uitreiking van 'n Grondbrief ten aansien van die ondergemelde eiendom, watter grond op 3 Maart 1987 verkoop is vir die bedrag van R147 900,75 (Eenhonderd Sewe-en-Veertigduisend Negehonderd Rand Vyf-en-Sewentig Sent).

A

NB

SO GETUIG hierdie Akte dat die REPUBLIEK VAN SUID-AFRIKA ingevolge die bepalings van die Wet op die Beskikking oor Staatsgrond, 1961 en behoudens die regte van die Staat, hierby toeken, afstaan en transporteer aan

MUNISIPALITEIT VAN KRAAIFONTEIN

Die se opvolgers-in-titel of regverkrygendes:

1. Gedeelte 7 van die Plaas Kraaifor Nr. 732, in die Administratiewe Distrik Paarl.

GROOT: 25,5601 (Vyf-en-Twintig komma vyf ses nul een) Hektaar.

SOOS BLYK UIT KAART NR. 6113/88 HIERBY AANGEHEG EN GEHOU KRAGTENS SERTIFIKAAT VAN GEREISTREERDE KROONTITEL NR. T59/1950.

ONDERHEWIG aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie soos in die Wet op Mynregte 1967 (Wet 20 van 1967) omskryf.

2. Gedeelte 9 van die Plaas Kraaifor Nr. 732, in die Administratiewe Distrik Paarl.

GROOT: 10,7972 (Tien komma sewe nege sewe twee) Hektaar.

SOOS BLYK UIT KAART NR. 6115/88 HIERBY AANGEHEG EN GEHOU KRAGTENS SERTIFIKAAT VAN GEREISTREERDE KROONTITEL NR. T59/1950.

ONDERHEWIG aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie soos in die Wet op Mynregte 1967 (Wet 20 van 1967) omskryf.

3. Gedeelte 10 van die Plaas Kraaifor Nr. 732, in die Administratiewe Distrik Paarl.

GROOT: 23,0410 (Drie-en-Twintig komma nul vier een nul) Hektaar.

SOOS BLYK UIT KAART NR. 6116/88 HIERBY AANGEHEG EN GEHOU KRAGTENS SERTIFIKAAT VAN GEREГИSTREERDE KROONTITEL NR. T59/1950.

ONDERHEWIG aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie soos in die Wet op Mynregte 1967) omskryf.

4. Gedeelte 20 van die Plaas Kraaifor Nr. 732, in die Administratiewe Distrik Paarl.

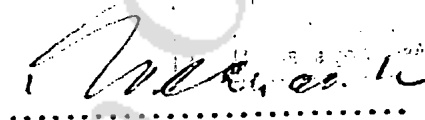
GROOT: 54,3141 (Vier-en-Vyftig komma drie een vier een) Hektaar.

SOOS BLYK UIT KAART NR. 6126/88 HIERBY AANGEHEG EN GEHOU KRAGTENS SERTIFIKAAT VAN GEREГИSTREERDE KROONTITEL NR. T59/1950.

ONDERHEWIG aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie soos in die Wet op Mynregte 1967) omskryf.

16

ALDUS GEDOEN en ONDERTEKEN deur die Senior Eiendomsadministrasie-beampte, Departement van Openbare Werke en Grondsaak te KAAPSTAD op die 19^{de} dag van Julie 1989, kragtens behoorlike magtiging volgens die Wet op die Beskikking oor Staatsgrond, 1961.



.....
SENIOR EIENDOMSADMINISTRASIE-
BEAMPTÉ

DEPARTEMENT VAN OPENBARE
WERKE EN GRONDSAAK

Volmag GPA. 139/89

Item C4(g)

Bylae 3

GEREGISTREER in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD hierdie 31^{ste} dag van Julie in die jaar van Ons Heer Eenduisend Negehonderd Nege-en-Tagtig. (1989)



.....
REGISTRATEUR VAN AKTES

VA 000005215/201

9

T43026/1989

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town

2011-08-22

Asst. Registrar of Deeds

PARA 4

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 29037-3 6,0536 H/A RESTANT REMAINDER 532,605 H/A
T 000065304/2012	
1 8 NOV 2011	REGISTRATEUR/REGISTRAR

PARA 4

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 29036-7 7,6970 H/A RESTANT REMAINDER 45,5635 H/A
T 65311/2010	
1 8 NOV 2011	REGISTRATEUR/REGISTRAR

PARA'S 1, 2, 4

DEUR ONDER GEMINDE VOORWAARDES ENTE VOEGES

Generated in terms of Section 4 (1) of Act 47
in terms van Artikel 4 (1) van Wet 47
of 1971, in accordance with a plan approved filed
with 1987, unless otherwise stated the following shall
with

55258/90

12 10 80

Deputy Office,
Lancaster,
Cape Town,
Republic.

12 10 80

ist. 4/10/80

PARA'S 1, 2, 4.

"Onderworpe aan die volgende voorwaardes, opgelê in terme van Artikel 12 van Wet 54 van 1971, ten gunste van die Suid-Afrikaanse Padraad (wie alle regte en verpligtinge van die Nasionale Vervoerkommissie oorgeneem het kragtens Wet 74 van 1988):

- "(a) Unless the South African Roads Board granted written approval to the contrary, the present use of land shall not be changed or developed.
- (b) In the event of the land being consolidated with any other land which is also situated within the building restriction area, the title to the consolidated land shall be subject to the above-mentioned condition."

VIR ENDOSSEMENTE SIE BLADSY 6 ET SEQ
FOR ENDORSEMENTS SEE PAGE 6 ET SEQ

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSFORTEER AAN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO
DIE REPUBLIEK VAN SUID-AFRIKA	THE REPUBLIC OF SOUTH AFRICA
Die Metropolitaanse Oorgangsubstruktuur Kraai Fontein.	
T 55757,95	
12/4/94	<i>[Signature]</i> REGISTRATEUR/REGISTRAR

Para 4

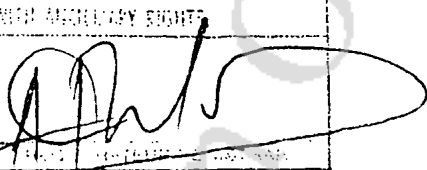
By virtue of Application in terms of Section 3(1)(v) of Act 47/1937 the property held under para 4 is subject to the following condition imposed in terms of Section 12(5)(a)(i) of the National Roads Act No. 54 of 1971, namely: With the exception of existing structures, no structure or any other thing whatsoever shall be erected, laid or established within a distance of 20 metres, measured from the national road reserve boundary, without the written approval of the SARB. As will more fully appear from application filed as BC 20250,95

12 04 95

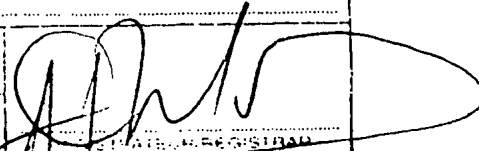
Deeds Office
Cape Town

[Signature]
Registrar of Deeds

Para 4

DIE BINNENLANDSE ESKOM IS ONDERWERP AAN 'N KRAAGLYNSEN- VUL TEN GUNSTE VAN	THE MENTIONED PROPERTY IS SUBJECT TO A POWERLINE SERVITUDE IN FAVOUR OF
ESKOM	ESKOM
MET BYKOMENDE REgte	WITH ANCILLARY RIGHTS
K 125/2002 S	
2002-02-12	

Para 3

ENDOSSEMENT KRAGTENS ARTIKEL 43 VAN WET 9 VAN 1927	ENDORSEMENT IN TERMS OF SECTION 43 OF ACT 9 OF 1927
DIE BESKRIVINGS-DESKRYPSIE VAN DIE BINNENLANDSE ESKOM IS GEWYSIG OM TE LÊS:	THE DESCRIPTION/DESKRYPSIE OF THE MENTIONED PROPERTY HAS BEEN AMENDED TO READ:
Erb 19073 Kragelofaan	
	
2002-02-12	REGISTRAR

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPOORTEER AAN DE REPUBLIEK VAN SUID-AFRIKA CITY OF CAPE TOWN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO THE REPUBLIC OF SOUTH AFRICA
T 009786/2002	
2002-02-12	REGISTRAR

200007098 / 2002

Certified a true copy of the duplicate original
 Gesertifiseer 'n ware afskrif van die duplikaat-
 filed of record in this Registry, issued to serve in
 oorspronklike in bewaring gegee op hierdie Regi-
 place of the original thereof under the provisions
 strasiekantoor, uitgereik om te dien in die plek van
 of Deeds Registries Regulation No. 68.
 die oorspronklike daarvan onder die bepalinge van
 die Registrasiekantoor-Regulasie No. 68.

Deeds Registry/Registrasiekantoor,
 Cape Town/Kaapstad.

2002-12-04

Asst. Registrar of Deeds
 Assn. Registrateur

BETAAL

PAID

Para 3

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED

NOU BEKEND AS
 HOW KNOWN AS

EA 19080 Kraaifontein
 meas = 50,0531 ha

T

104300 / 2002

2002-12-04

REGISTRATEUR/REGISTRAR

For further Endorsements see pg 9

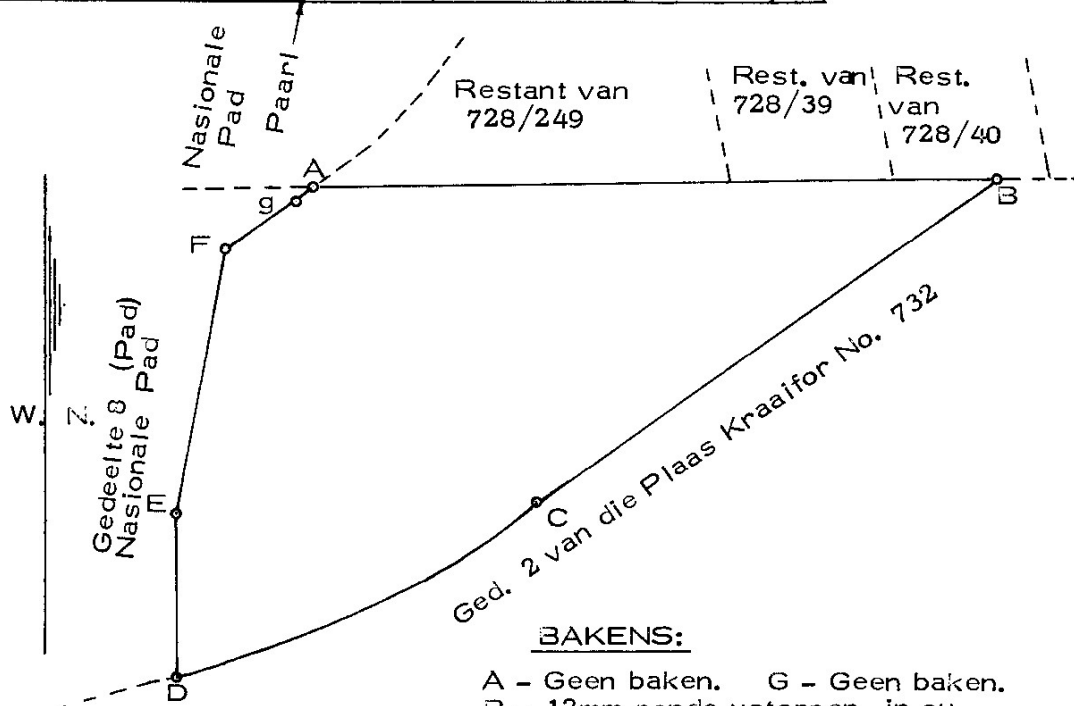
Annexure D: Surveyor General Diagram

SYE METER		RIGTINGS- HOEKE	KOÖRDINATE Stelsel Lo 19° X		L.G. No.
		Konstant	Y	X	
			+	0,00	+3700000,00
AB	484,47	269 07 40	A	+ 23 538,33	+ 45 152,97
BC	400,37	54 01 20	B	+ 23 053,92	+ 45 145,59
CD	285,27	64 05 30	C	+ 23 377,92	+ 45 380,79
DE	118,43	179 49 40	D	+ 23 634,52	+ 45 505,44
EF	190,17	190 34 40	E	+ 23 634,37	+ 45 387,01
FA	77,57	232 36 40	F	+ 23 599,95	+ 45 200,07
50 Kulls River			Δ	+ 24 347,99	+ 54 948,17
160 Bellevue			Δ	+ 22 275,94	+ 47 193,90
Ag	16,20	52 36 40	g	+ 23 551,20	+ 45 162,80
Middelpunt van boog CD			G	+ 23 342,21	+ 44 751,68

6115-88

Goedgekeur

[Signature]
Landmeter-generaal
1989.01.23



BAKENS:

- A - Geen baken. G - Geen baken.
- B - 12mm ronde ysterpen in ou betonbaken.
- C - 25mm gat in keëlvormige betonbaken.
- D, E, F, g - 18mm ronde ysterpen.
- g - Aanduidingsbaken.

Skaal 1: 5000

Die figuur ABC kurwe DEF

stel voor 10,7972 Hektaar

grond, synde

GEDEELTE 9 van die PLAAS KRAAIFOR NO. 732

geleë in die

Administratiewe Distrik

Paarl

Provinsie Kaap die Goeie Hoop.

Opgemeet in Junie 1981 + Julie 1988 & Aug. 1988

deur my,

[Signature]
Landmeter

Hierdie kaart is geheg aan

Gr. 43026/89

No.
gedateer

t.g.v.

Die oorspronklike kaart is.

No. 9925/1949 geheg aan
Grondbrief
Transport/Grondbrief

No. C. R. C. T.
1950-93-59

Lêer No. PARL. 732
E 2123/88

M.S. No.
E. 1700/82
Komp.
BHST-23 (M1315)
BHST-24 (M3120)

Registrateur van Aktes

Annexure E: Land Potential Assessment

LAND POTENTIAL ASSESSMENT ON THE PROPOSED DISPOSAL OF PORTIONS 5 & 9 OF FARM KRAAIFOR No 732: WINELANDS INDUSTRIAL PARK

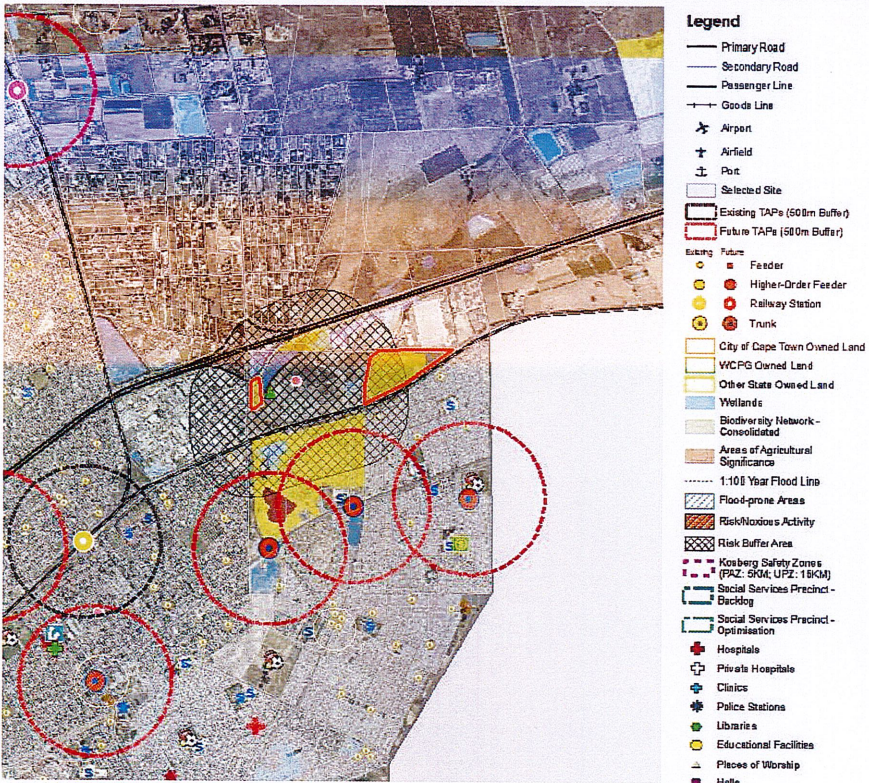
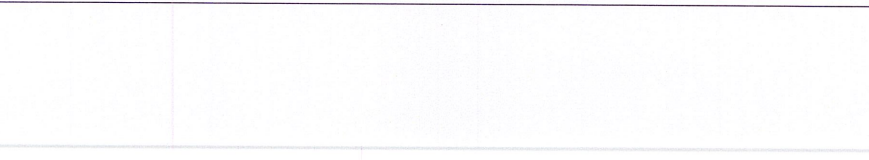
STATUS QUO ANALYSIS	MAP	STRATEGIC DEVELOPMENT POTENTIAL	RECOMMENDATION/NOTES
1. Size and Consolidation Potential		Policy Informants: The Metropolitan Spatial Development Framework (MSDF, 2018) highlights the sites' location within the Incremental Growth and Consolidation Spatial Transformation Area where the City is committed to servicing existing communities and where new development will be subject to infrastructure capacity.	Category 2
- Size Ptn 5/732: 1,11ha - Size of Ptn 9/732: 10,79ha - Consolidation Potential: Low			Based on the analysis described in this report Portions 5 & 9 of Farm 732 has limited strategic development potential given its surrounding context with limited access to public transport and opportunity for integration of non-industrial related activities.
2. Access & Location Potential Rating: Low		The Northern District Spatial Plan identifies this area as an extension of the Kraaifontein Industrial Area to be used for industrial related activities excluding noxious and heavy industrial activities, with access to the properties being taken off Sandringham Street.	
3. Land Use Context & Guidance Rating: Medium Zoning: - The properties are zoned General Industrial 2(GI2). Land use and surrounding Context: - The surrounding area is characterized by industrial land uses in the form of warehouses, motor and industrial repair shops. - On the southern side of the railway line is the residential suburbs of Kraaifontein East and Bloekompos. - Both sites are located within the buffer area of the Kraaifontein waste transfer station. Desired Land Use Outcome: - The City's TOD comprehensive land use model shows that the applicable transport zone is targeted for minor non-residential intensification.		Synthesis: The site has limited strategic development potential for land uses other than industrial related activities. It is located within an established industrial park with limited access to public transport, however has easy access to the N1 freeway which eases access for freight and industrial related movement. It needs to be noted that the Lucullus/ Maroela Road interchange has reached capacity already.	To this end the Urban Planning and Design Department (UP&D) supports the disposal of Portions 5 & 9 of Farm 732 for industrial purposes. However, access to Portion 5, as well as the biodiversity sensitivity of both sites should be clarified with the relevant departments, prior to a resolution be made.
4. Infrastructure Capacity Rating: High		The sites are located within the buffer area around the Kraaifontein solid waste transfer station where the types of land use and appropriateness thereof given the local context should be carefully considered. Further to the above the impact on the stormwater detention pond and open channels located adjacent to Portion 5 of Farm 732 should address how future development will incorporate stormwater management.	
5. Environment, Heritage & Risk Flag: Yes			
6. Social Facility Potential Flag: No			
			

Figure 1: Main Informants

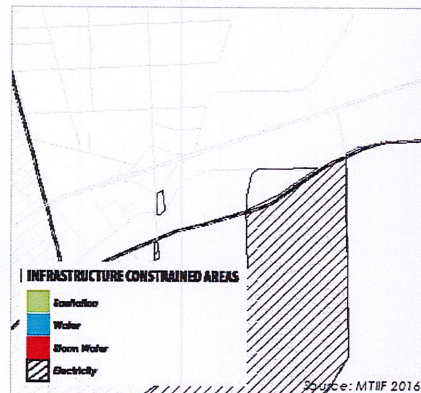


Figure 2: Infrastructure Constraints.



Figure 3: Aerial Photograph of site.

Date:

Erika Naude

Director: Urban Planning & Design