

SIDES Metres	ANGLES OF DIRECTION			CO-ORDINATES System WG 19' X	
	CONSTANTS			+0,00	+3 700 000,00
AB	10,21	250 25 30	A	+48 647,37	+59 943,82
BC	2,53	161 26 50	B	+48 637,75	+59 940,39
CD	10,60	250 25 30	C	+48 638,56	+59 937,99
DE	5,85	341 23 20	D	+48 628,57	+59 934,45
EF	9,06	342 02 50	E	+48 626,70	+59 939,99
FG	20,49	70 50 00	F	+48 623,91	+59 948,61
GA	12,23	160 23 10	G	+48 643,27	+59 955,34
		26 N13	⊕	+48 756,77	+59 940,96
		27 N13	⊕	+48 812,01	+59 963,06
Indicatory data					
AH	1,00	250 25 30	H	+48 646,43	+59 943,48
Servitude data					
AJ	35,07	160 23 10	J	+48 659,14	+59 910,78
JK	2,70	251 03 10	K	+48 656,59	+59 909,91
KH	35,08	343 09 40			

4901/2002
Approved
Alfredson
For Surveyor General
13-5-2004

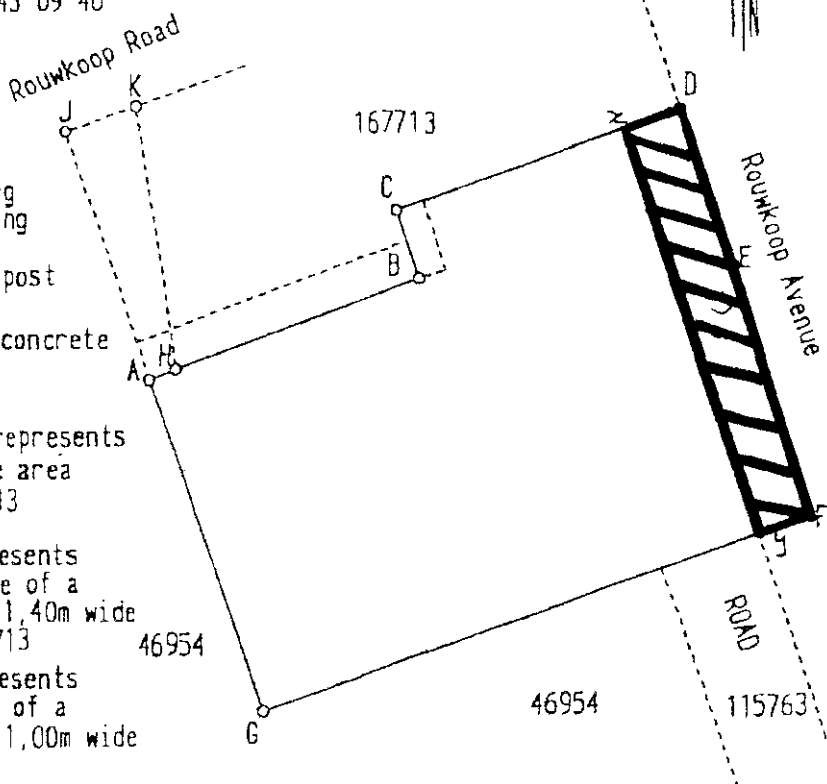
SCALE 1:250

Beacon descriptions

- G,B,H - 12mm iron peg
- E - Corner of building
- C,D - Wall corner
- F - Iron rail fence post
- A - No beacon
- J,K - Drill hole in concrete

Servitude notes

1. The figure JKHA represents a sewer servitude area over Erf 167713
2. The Line AB represents the southern side of a sewer servitude 1,40m wide over Erf 167713
3. The Line BC represents the western side of a sewer servitude 1,00m wide



The figure represents **A B C D E F G**
281 Square metres of land, being
Erf 167714, a portion of Erf 167712 Cape Town

Situate in Rouw Koop Estate, at Rondebosch, in the City of Cape Town
Administrative District of Cape Province of the Western Cape
Surveyed in September 2000 - September 2002

by me *Trevor Stander* Trevor Stander PLS 0905 Professional Land Surveyor

This diagram is annexed to No. dated i.f.o.	The original diagram is No. 4899/2002	File No. S/7951/13
	Annexed to Transfer No.	S.R. No. E 2224/2002
Registrar of Deeds		Comp. BHSX-32534(M1451)
		Gen. Plan R.21a (8587)

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970
SECTION 1(a)

APPROVED IN TERMS OF SECT. 27(1)(b) OF ORD. 15/1985
REF. SE 16267 (2011) / af
DATE 2001-06-05 2004-05-11

GGG/fm1

45-5461

503

THE TOWN CLERK

S 6219

15. APR. 1976


PRESCRIPTIVE CLAIM TO PORTION OF ROUWKOOP AVENUE,
 RONDEBOSCH: DR F A H WILSON: LETTER DATED
 23 OCTOBER 1975 FROM MESSRS WALKER, LEWIS, GOOLEY
 AND FIELD: YOUR MEMORANOUm REFERENCE C.22/2323
 DATED 4 NOVEMBER 1975

1. The extent of the prescriptively claimed portion of Rouwkoop Avenue, admitted by Council on 31 July, 1975, is approximately 111 m² and not 151 m² as mentioned in Council's resolution.
2. Concerning the applicant's objection to a possible widening of Rouwkoop Avenue, kindly note that, although there is no Town Planning Scheme for this road, it might nevertheless be necessary to effect some road improvements and restore Rouwkoop Avenue to its registered width in the future and in this connection I offer the following comments:
 - 2.1 This prescriptive claim has reduced the relevant section of Rouwkoop Avenue to a mere 7 m reserve with less than 1 m verges behind the kerbs and channels of the 5 m road. Even as a quiet one way street, Rouwkoop Avenue serves some dozen properties and these widths must be regarded as substandard.
 - 2.2 The Cape Technical College is preparing to transfer to Council certain strips of land adjacent to Rouwkoop Avenue and Rouwkoop Road as shown on Plan SS.635 (copy attached - your reference L.7/12/34). These widening strips stop short on either side of Erf 46919, the property of Dr. Wilson, but nevertheless indicate that it would be extremely unwise for the land claimed by him not to be restored with the full status of roadway.
 - 2.3 The Dak Tree, which is a fine specimen and should be retained at all costs, could remain as an encroachment whether Rouwkoop Avenue is going to be widened or not.
 - 2.4 / -

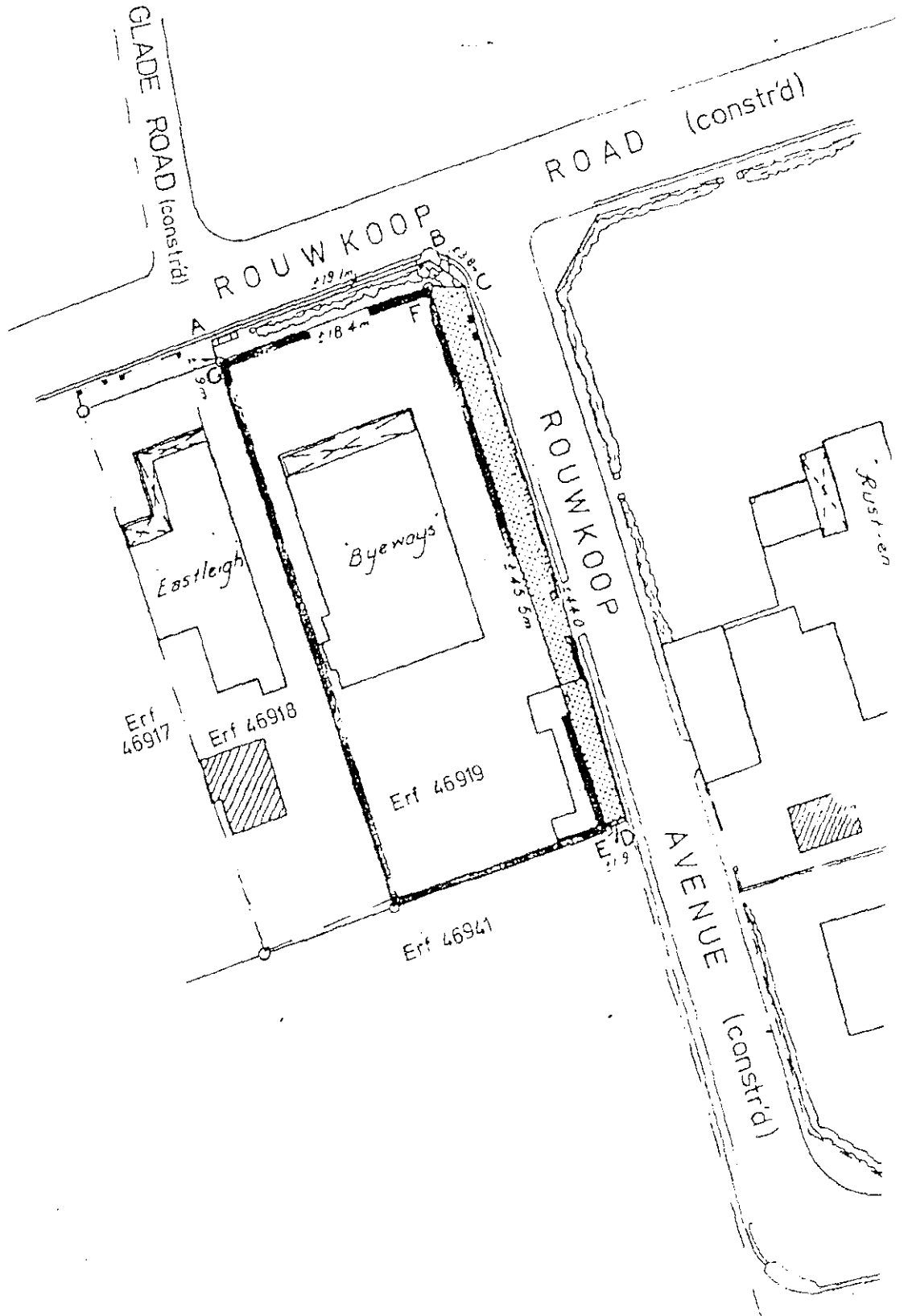
2.

Ref. No. S 6219

- 2.4 The small area of dead ground at the eastern splay of the intersection (Rouwkoop Road and Rouwkoop Avenue) is a voluntary splay. The radius cannot be improved unless this land is dedicated to Council or acquired under some Town Planning Scheme.
3. It is thus my recommendation that the encroaching area in Rouwkoop Avenue to which Council has admitted a prescriptive claim should, in terms of Section 11(2) of the Town Planning Scheme, continue to be reserved for the widening or improving of Rouwkoop Avenue.
4. In conclusion, it is confirmed that paragraph 4 of my memorandum dated 14 February, 1975, is incorrect. No road closure in terms of Section 137 of Ordinance 20 of 1974 is necessary.


CITY ENGINEER

City of C.



R TO B117DD X442 (1105) Roll 29 ✓
 N 13 ✓

CITY ENGINEER'S DEPT

CHIEF LAND SURVEYOR

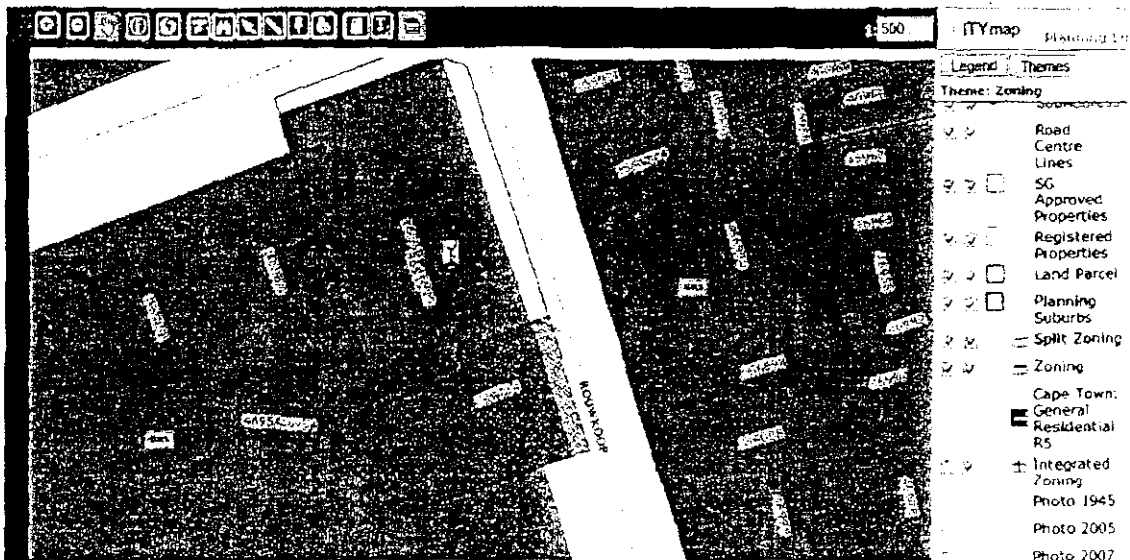
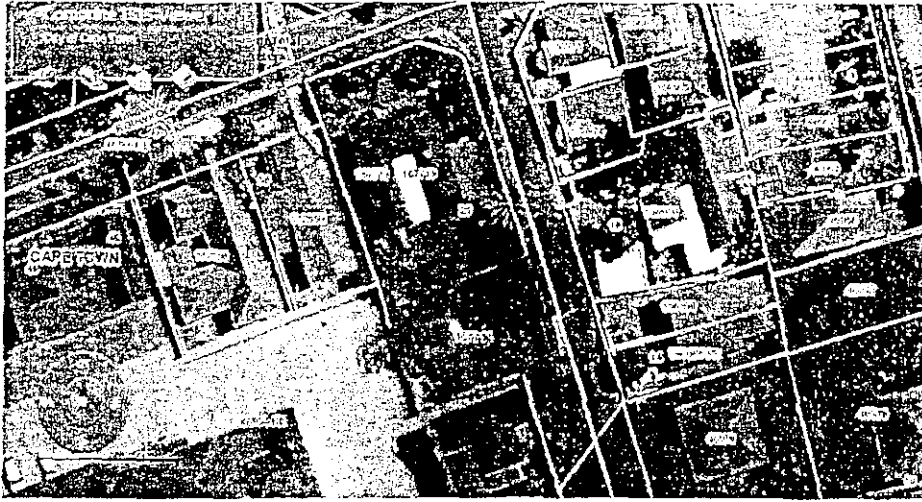
From: Mark.Pinder@capetown.gov.za
To: JohanWilliam.deGoede@capetown.gov.za
CC: Stuart.DenoonStevens@capetown.gov.za; lilycreations@live.co.za; Pierre.Hoffa@capetown.gov.za;
Chris.Atkins@capetown.gov.za; Marlyn.Botha@capetown.gov.za; charlt@walkers.co.za
Subject: FW: Scans of Plans for House Wilson Erf 167714, Roukoop Rd, Rondebosch
Date: Tue, 5 Mar 2013 15:24:10 +0000
Hi Pierre, Johan, Stuart

Apologies for taking so long to respond but I needed to find information and clarify a few issues before responding

Gusan Crowson's email below and with reference to the building plans Drawing No. WIL/2012/CD/11
WIL/2012/CD/12 dated October 2012 and a follow up letter from Messrs Walkers Attorneys dated 5 March 2013
refers.

Comments from TNID are as follows:-

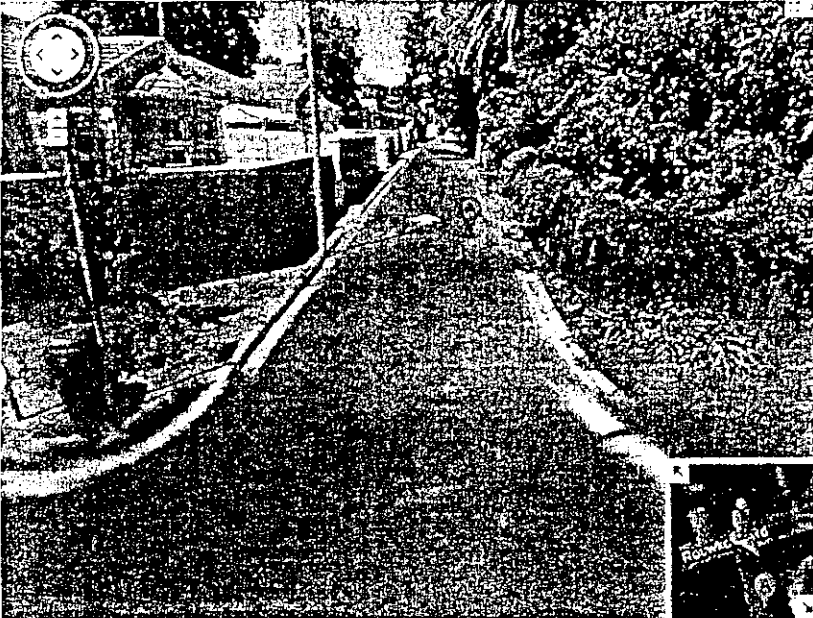
- 1) The proposed alterations and additions to Erf 167714 (blue below) do not appear to affect any future road schemes that I am aware of. The references to the old TPR 374 plans and schedule conditions, S/652 and S/604, refer to the portion of Rouwkoop Road between Main Road and St Andrews Road on the western side of the southern suburbs railway line. I have not found any references to improve the road reserve in this vicinity, apart from the conditions imposed under certain CTZS regulations relating to the construction of flats, boarding houses and hotels (GR 2 to GR 6)
- 2) With the development of Erf 46954 (behind Erf 167714), the Rouwkoop Road reserve has been widened to approx. 15m (via the Street Centreline setback condition for GR5 = 8m back from centreline of the road) and similarly Rouwkoop Ave has been widened from 7m to approx. 12m to create space for parallel parking embayment and sidewalks adjacent to blocks of flats



- 3) The widening of Rouwkoop Road to provide parking embayment and/or safe pedestrian facilities (sidewalks) along the road adjacent to blocks of flats and existing dwellings to and from the subway under the southern suburbs railway line remains supported.
- 4) Rouwkoop Ave, a one-way street off Rouwkoop Road, although very narrow, is very unlikely to be upgraded by Transport, Roads and Stormwater in the near future.
- 5) The 100 year old cottage is likely to be protected by Heritage Western Cape and if so, any notion of demolishing the building for street widening purposes will not be permitted.



- 6) The recommendation of the then City Engineer, paragraph 3 (Ref. No. S 6219, dated 1976) *"It is my recommendation that the encroaching area in Rouwkoop Ave to which Council has admitted a prescriptive claim should, in terms of Section 11(2) of the Town Planning Scheme, continue to be reserved for the widening or improving of Rouwkoop Ave"*. This was written when Heritage Legislation was not yet established and demolishing the cottage was an option.
- 7) Since this proposal is part renovation and a new single residential dwelling in character (GR1 type zoning), does not trigger the GR4 zoning 6.2.2 (d) Street centreline setback of 8m from the centre line of the abutting street (as for Erf 46954). Whilst this development remains single residential in nature the status quo can remain.
- 8) In conclusion, the widening and improvement of Rouwkoop Ave at (Erf 167714 only) is not going to be possible by virtue of the established and protected oak tree and the 100 year old cottage within the area acquired by prescription. As such, the approx. 1.9m wide prescription land area can be abandoned for street purposes.



- 9) With reference to Erf 167713, the "street purposes" zoning along the eastern and northern road boundary shall be retained for approx 1.9m widening and improvement of NMT facilities in the future.

I trust these comments assist with the way forward and the building plans can be processed accordingly.

Regards

Mark Pinder PrEng
 Head: Conceptual Design and Project Planning
 Transport Network Infrastructure Development
 Tel: 021 400 4918