

# ANNEXURE E21: PROOF OF LAND USE RIGHTS



17 November 2020

**TO WHOM IT MAY CONCERN**

**ZONING CERTIFICATE**

The zoning of Farm 1259, Paternoster, is certified as :

**UNDETERMINED**

The Vredenburg-Saldanha Zoning Scheme Regulations determine that the property can be utilised

**EXISTING USES ONLY**

Undetermined is defined as follows : *Means the continuous use of such building or land for the purposes for which such building or land was actually and lawfully used on the effective date or immediately prior to the amendment of one or more of the provisions of the scheme regulations, as the case may be, and includes a use of a building or land approved by the Council pending the promulgation of the scheme regulations.*

Note the following:

- *The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.*
- *Use of the property in accordance with the above specified zoning category does not exempt the owner / occupier from compliance with any other legal or statutory requirement which may affect the property.*
- *This document has no status unless signed by the Senior Manager: Land Use and Development Control or other person exercising specific sub-delegated powers.*

Yours faithfully

for MUNICIPAL MANAGER  
/cm

T: (022) 701 7000 • F: (022) 715 1518  
[mun@sbm.gov.za](mailto:mun@sbm.gov.za) • [www.sbm.gov.za](http://www.sbm.gov.za)  
Private Bag X12 • Vredenburg • 7380

*Serve, Grow and Succeed Together.*

Farm 1259/0 - Paternoster

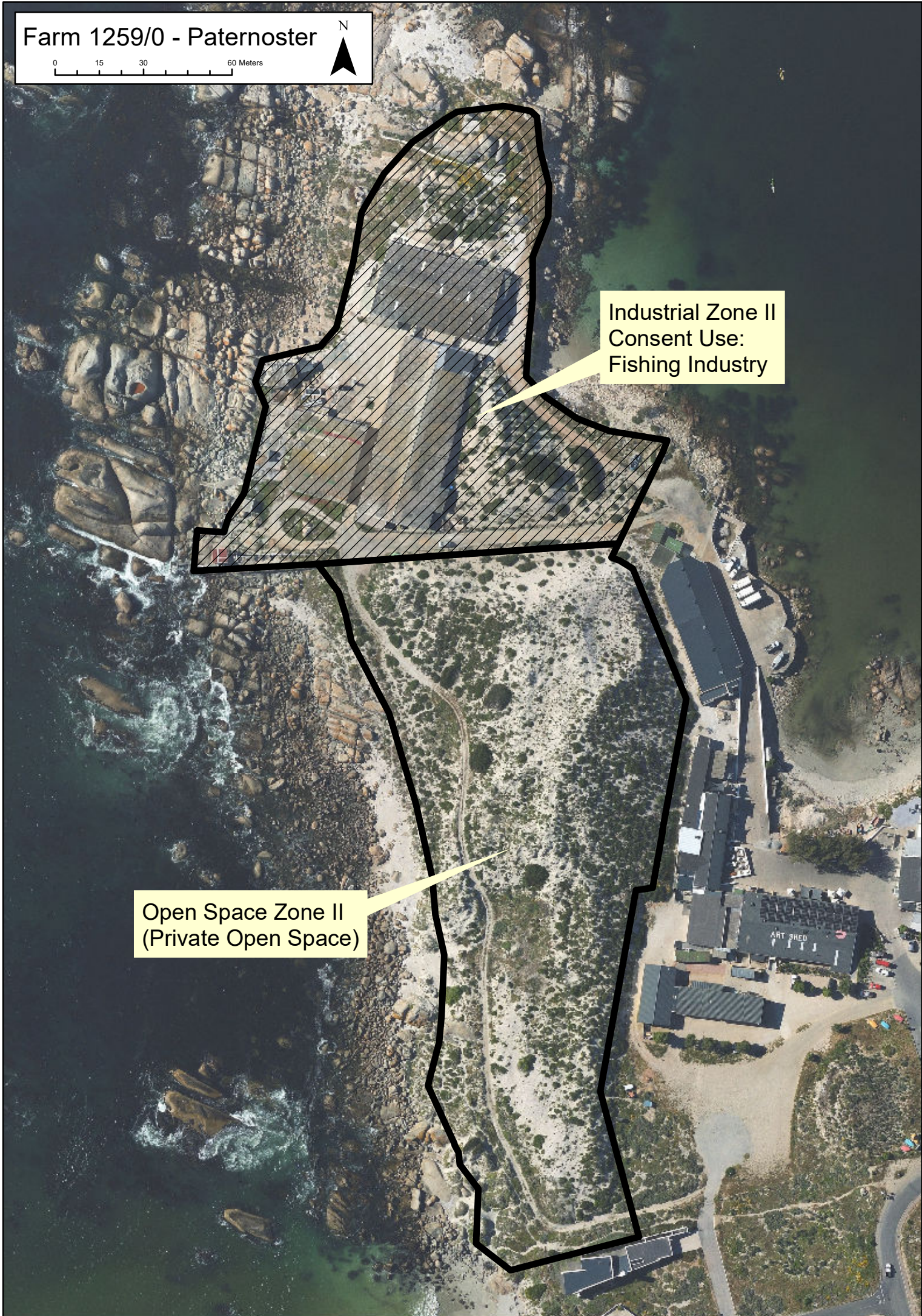
N

0 15 30 60 Meters



Industrial Zone II  
Consent Use:  
Fishing Industry

Open Space Zone II  
(Private Open Space)





Applicant/Aansoeker : Viridus Works (Pty) Ltd  
Owner/Eienaar : Paternoster Groepbelange Ltd  
Contact details/Kontak besonderhede : dupre.lombaard@viridus.com  
Reference number/Verwysingsnommer : 5517/2024  
ERF Property Description/Eiendomsbeskrywing : FARM\_1259/\_Paternoster  
Physical Address/Fisiese adres : Malmesbury Rd, Paternoster

Kennis word hiermee gegee in terme van Artikels 45 & 46 van die Saldanhabaai Munisipale Grondgebruik-beplanningsverordening:

Dat dit die voorneme van die Saldanhabaai Munisipaliteit is om die sonering van Plaas 1259, Paternoster, te bepaal.

Artikel 13 (3) van die Saldanhabaai Munisipaliteit se Bywet opor Grondgebruikbeplanning dikteer dat, op aansoek, moet die Munisipaliteit 'n sonering bepaal, indien die wetlike sonering van 'n eiendom nie bevestig kan word nie.

Dit is die voorneme van die Saldanhabaai Munisipaliteit om te bepaal dat die noordelike gedeelte van Plaas 1259, Paternoster, ongeveer 13 625,9 vk meter groot, gesoneer word as Industriële Sone II met 'n Toestemmingsgebruik vir Visserijbedryf, gebaseer op die inligting in die Paternoster Struktuurplan (Maart 1987) en ooreenstemmende grondgebruikkaart gedateer 16 Oktober 1986 (Verwysing 4.030.01), waar dit aangewys is vir industrie, bergings- en gepaardgaande gebou(e) doeleindes.

Dit is die Munisipaliteit se voorneme om verder te bepaal dat die oorblywende suidelike gedeelte van die eiendom, ongeveer 17 677,8 vk meter groot, van Plaas 1259, Paternoster, is mees gepas in lyn met die sonering van Privaat Oop Ruimte, gebaseer op die historiese onontwikkelde aard daarvan en die inligting vervat in die Paternoster Struktuurplan (Maart 1987).

Nadere besonderhede lê ter insae op die webblad van Saldanhabaai Munisipaliteit by die volgende skakel: <https://sbm.gov.za/notices/>

Geleentheid word hiermee verleen vir skriftelike kommentaar of insette wat gerig kan word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 15, Vredenburg & [shannon.wentzel@sbm.gov.za](mailto:shannon.wentzel@sbm.gov.za) voor of op **30 November 2025**, met vermelding van u naam, adres of kontakbesonderhede, belangstelling in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Bronwyn Hans, Tel: 022-701 6808 or [bronwyn.hans@sbm.gov.za](mailto:bronwyn.hans@sbm.gov.za) Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf sal bygestaan word deur 'n munisipale amptenaar vir transkribering van hul kommentaar. Besware/kommentare sal aan die applikant gestuur word vir sy/haar repliek.

Notice is hereby given in terms of Sections 45 & 46 of the Saldanha Bay Municipal Land Use Planning By-law:

That it is the intention of the Saldanha Bay Municipality to determine the zoning of Farm 1259, Paternoster., in response to an application in terms of Section 15(2) of the Bylaw on Municipal Land Use Planning:

Section 13 (3) of the Saldanha Bay Municipality By-Law on Land Use Planning dictates that., on application, the Municipality, must determine a zoning if the lawful zoning on a property cannot be established.

It is the intent of the Saldanha Bay Municipality to determine that the northern portion of Farm 1259, Paternoster approximately 13,625.9sqm in extent, be zoned Industrial Zone II with a Consent Use for Fishing Industry, based on the information contained in the Paternoster Structure Plan (March 1987) and corresponding land use map dated 16 October 1986 (Reference 4.030.01), where it was designated for industrial, storage, and associated building(s) purposes.

It is the Municipality's intent to further determine that the remaining southern portion of the property, approximately 17,677.8sqm in extent, of Farm 1259, Paternoster, is most appropriately aligned with the zoning of Private Open Space, based on the historically undeveloped nature of this portion and the information contained in the Paternoster Structure Plan (March 1987).

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link: <https://sbm.gov.za/notices/>

Opportunity is hereby provided for Any written comments or input that can be addressed to the Municipal Manager at Private Bag x 12 / 15 Main Street, Vredenburg & [shannon.wentzel@sbm.gov.za](mailto:shannon.wentzel@sbm.gov.za) on or before **30 November 2025**, quoting your name, address or contact details, interest in the application and reasons for comments. Enquiries can be made to Bronwyn Hans, Tel: 022-701 6808 or [bronwyn.hans@sbm.gov.za](mailto:bronwyn.hans@sbm.gov.za) The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.