

**BOARD NOTICE 135 OF 2021****REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS FOR ERF 1214 BEACON BAY,  
5 PENTLANDS PLACE**

In terms of Section 47(1) of the Spatial Planning and Land Use Management Act No.16 of 2013, read with Section 59 of the Buffalo City Metropolitan Municipal Spatial Planning and Land Use Management Bylaw of 2016, approval is hereby granted for the removal of restrictive title conditions C. 3. (a-d) found in Deed of Transfer No. T4676/2011.

Please be advised that you will be required to place a notice of the approval in the Provincial Gazette and thereafter arrange for the endorsement of your Title Deed with the local Registrar of Deeds in King Williams Town to ensure that the conditions/ clauses are removed.

Please note that you can request a quote for the Provincial Gazette notice at [www.gpwonline.co.za](http://www.gpwonline.co.za). Alternatively, you can contact the GPW contact centre on (012)7486200 or email [info.egazette@gpwco.za](mailto:info.egazette@gpwco.za).

Please provide the City Planning Division with the following information for your application to be finalized:

- a) Proof of Gazette notice.
- b) Proof of lodgment with the Deeds office.

Should you require any additional information regarding the approval for Erf 797 Beacon Bay, please do not hesitate to contact Mr. H. Schluter on 043 705 2267 or alternatively Mr. A. Kotzee on 043 705 2268.

Yours faithfully



**N. MBALI-MAJENG**  
**HOD: SPATIAL PLANNING AND DEVELOPMENT**

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  5. REGISTER OF DEEDS (KING WILLIAMS TOWN), PRIVATE BAG X7402, KING WILLIAMS TOWN, 5600

## BOARD NOTICE 136 OF 2021

Category	Building types	Definitions
Agriculture	Barns and sheds	<b>Simple building structures</b> provided typically on farms for sheltering of animals and or for the handling and storage of <b>low-risk materials and equipment</b> .
	Stable	<b>Simple building structures</b> provided typically on farms for sheltering of animals.
	Animal Breeding units	Building structures provided typically for breeding of animals.
Commercial	Speculative shops	Building structures where a commercial or non-industrial process is carried out.
	Surface car parks	<b>Simple</b> open surface car park without structures.
	Multi-storey/underground car parks	<b>Complex</b> car parks designed as part of building for more than 10 vehicles.
	Supermarkets	A <b>building</b> structure larger than 250m <sup>2</sup> of <b>medium complexity</b> , offering retail services, where merchandise is displayed and offered for sale to the public.
	Banks	A <b>building or group of buildings of medium complexity</b> , with the specific purpose to be used by a financial institution, which includes secure storage facilities.
	Purpose-built shops	A building where a specialised commercial, non-industrial or industrial process is carried out.
	Office developments	A <b>building or group of buildings of high complexity</b> , specifically designed for occupancy comprising offices, banks, consulting rooms and other similar business usage.
	Retail warehouses	A building used for <b>storage only</b> of goods for distribution to different retail outlets.
	Garages/showrooms	A building used primarily for the display and sale of vehicles of all types, with service centres attached.
	Department stores	A retail <b>building or group of buildings of high complexity</b> , where a range of consumer related goods in different areas of the stores are sold.
	Shopping centres (Complex Malls)	A <b>building or group of buildings of high complexity</b> , incorporating different retail outlets.

Category	Building types	Definitions
	Food processing units	A <b>building or group of buildings of high complexity</b> , where food items are prepared from raw materials, processed, packed and stored for distribution. This does not include retail food establishments.
	Breweries	A <b>building or group of buildings of high complexity</b> , where beverages are typically prepared from raw materials, processed, packed and stored for distribution.
	Telecommunications/computer buildings	A <b>building or group of buildings of high complexity</b> , used solely for the purpose of telecommunications or electronic data services.
	Restaurants	A <b>building or group of buildings of medium complexity</b> , where persons pay to sit and eat meals which are cooked on premises.
	High-risk research/production	A <b>building or group of buildings of high complexity</b> , where controlled industrial processes are carried out for the purposes of research or production which may include bio hazards.
	Research/development labs	A <b>building or group of buildings of high complexity</b> , where controlled industrial processes are carried out for the purposes of research or product development, including technology, scientific, and other laboratories.
	Radio/TV/recording studios	A <b>building or group of buildings of high complexity</b> , used solely for the purpose of Radio/TV/music and other recording services.
<b>Community</b>	Community halls	A single structure of <b>medium complexity</b> , used for the gathering of community members for civic purposes, which may include an elevated platform for a stage.
	Community centres	A <b>building or group of buildings of high complexity</b> , used for the gathering of community members for civic purposes, which may include an elevated platform for a stage and other facilities.
	Branch libraries	A <b>building or group of buildings of high complexity</b> , located in a community, which is a public library typically provided by the Local Authority.
	Fire stations/Ambulance	A <b>building or group of buildings of high complexity</b> , for the storage and maintenance of fire fighting vehicles as well as medical and rescue vehicles, and equipment, which building/s include the relevant working, training and living spaces for the personnel.

Category	Building types	Definitions
	Bus stations	A <b>building or group of buildings of high complexity</b> , for the pickup and drop off of passengers and related services.
	Railway stations	A <b>building or group of buildings of high complexity</b> , for the pickup and drop off of passengers and related services.
	Airports	A <b>building or group of buildings of high complexity</b> , which includes runways, for take-off and landing for civil aircraft and with facilities for passengers and goods.
	Police stations	A <b>building or group of buildings of high complexity</b> , which accommodates police officers and other members of the staff and the public, which may include holding cells, gun safes, and related services.
	Prisons	A <b>building or group of buildings of high complexity</b> , where people are detained for punitive or corrective reasons, which accommodates prison warders and other members of the staff and the public.
	Postal buildings	A <b>building or group of buildings of high complexity</b> , where postal services are carried out, including storage and distribution, which accommodates postal staff, members of the staff and the public.
	Broadcasting	A <b>building or group of buildings of high complexity</b> , used solely for the purpose of broadcasting services.
	Civic centres	A <b>building or group of buildings of high complexity</b> , containing municipal administrative offices and various departments or other community or cultural facilities.
	Religious and crematoria	A <b>building or group of buildings of high complexity</b> , for the gathering of the public for religious purposes which <u>may</u> include a crematorium.
	Specialist libraries	A <b>building or group of buildings of high complexity</b> that provides <u>specialist</u> resources.
	Museums and art galleries	A <b>building or group of buildings of high complexity</b> , that comprises a museum or art gallery.
	Sheriff courts	A <b>building or group of buildings of medium complexity</b> , for the offices of the Sheriff, which accommodates the Sheriff's staff, and the public.

Category	Building types	Definitions
	Courts of session	A <b>building or group of buildings of high complexity</b> , for the purposes of judicial services, which accommodates the judiciary, support staff and the public.
	Theatres	A <b>building or group of buildings of high complexity</b> , where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematography.
	Opera houses	A <b>building or group of buildings of high complexity</b> , where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematography.
	Concert halls	A <b>building or group of buildings of high complexity</b> , where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematography.
	High courts	A <b>building or group of buildings of high complexity</b> , for the purposes of judicial services, which accommodates the judiciary, filing, support staff and the public.
<b>Educational</b>	Nursery/first schools	A <b>building or group of buildings of medium complexity</b> , where pre-school children assemble for the purpose of tuition or learning.
	Primary school	A <b>building or group of buildings of medium complexity</b> , where learners assemble for the purpose of tuition or learning.
	Secondary school	A <b>building or group of buildings of high complexity</b> , where learners assemble for the purpose of tuition or learning.
	University complexes	A <b>building or group of buildings of high complexity</b> , where students or other persons assemble for the purpose of tuition or learning.
	University laboratories	A <b>building or group of buildings of high complexity</b> , where controlled processes are carried out for the purposes of teaching and research including academic, technology, scientific or experimentation.
<b>Industrial</b>	Speculative factories and warehouses	A <b>building or group of buildings of medium complexity</b> , where an industrial process is carried out which include storage of the raw materials and finished products for distribution.
	Assembly/machine workshops	A <b>building or group of buildings of high complexity</b> , where an industrial process is carried out.

Category	Building types	Definitions
	Transport garages	A <b>building or group of buildings of medium complexity</b> , for storing or parking of more than 10 transport vehicles and where material is stored and where the stored material is liable, in the event of fire, to cause combustion or give rise to poisonous fumes, or cause explosions.
	Purpose-built factories	A <b>building or group of buildings of high complexity</b> , where a specialised industrial process is carried out.
<b>Medical Social Services</b>	Clinics	A <b>building or group of buildings of high complexity</b> , which is a health facility that is primarily focused on the health care and treatment of outpatients.
	Health centres	A <b>building or group of buildings of high complexity</b> , which is a health facility that is a network of clinics staffed by medical practitioners, nurses and support staff.
	General hospitals	A <b>building or group of buildings of high complexity</b> , which is a health facility where people are cared for or treated because of physical or mental disabilities and where they are generally bedridden.
	Nursing homes	A <b>building or group of buildings of high complexity</b> , which is a common place of long term or transient living for a number of unrelated persons consisting of a single unit on its own site due to varying degrees of incapacity who are provided with personal care services or are undergoing medical treatment.
	Surgeries (Doctors consulting rooms)	A <b>building of high complexity</b> , which is a health facility staffed by medical practitioner/s, nurses and support staff.
	Teaching hospitals	A <b>building or group of buildings of high complexity</b> , which is an academic health facility where people are cared for or treated because of physical or mental disabilities and where they are generally bedridden.
	Hospitals	A <b>building or group of buildings of high complexity</b> , which is a health facility where people are cared for or treated because of physical or mental disabilities and where they are generally bedridden.
	Laboratories	A <b>building or group of buildings of high complexity</b> , where controlled processes are carried out for the purposes of research including academic, technology, scientific or experimentation.

Category	Building types	Definitions
	Dental surgeries (Dentist's consulting rooms)	A <b>building of medium complexity</b> , which is a health facility staffed by medical practitioner/s, nurses and support staff.
<b>Recreational</b>	Sports halls	A <b>building or group of buildings of high complexity</b> , where persons gather primarily for the viewing of sport performances and participating in sporting activities.
	Squash courts	A <b>building or group of buildings of medium complexity</b> , where persons gather primarily for viewing and or engaging in squash activities.
	Swimming pools <b>(Recreational)</b>	A <b>building or group of buildings of low to medium complexity</b> , where persons gather primarily for viewing and or engaging in aquatic activities.
	Leisure complexes	A <b>building or group of buildings of high complexity</b> , where persons gather to eat, drink, dance or participate in other recreation or where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematography or sport performances or where persons view take part in sports events.
	Specialised complexes	A <b>building or group of buildings of high complexity</b> , for the purposes of specialised recreational activities.
<b>Residential</b>	Dormitory/hostels	A <b>building or group of buildings of high complexity</b> , where groups of people are accommodated for low-cost, short-term lodging with associated facilities.
	State-Aided Housing	A <b>high complexity project</b> for a <b>group of buildings</b> , in State aided housing developments.
	Barracks	A large building or group of buildings <b>of medium complexity</b> used to house soldiers.
	Student housing	A <b>building or group of buildings of high complexity</b> , for the sole purpose of providing student accommodation.
	Private Apartment blocks	A <b>building or group of buildings of high complexity</b> , consisting of multiple dwelling units (apartments) on a single site.
	Hotels	A <b>building or group of buildings of high complexity</b> , where persons rent furnished rooms for leisure, which are not dwelling units.



Category	Building types	Definitions
	Hospitality, B+B, guesthouses and self-catering units	A <b>building or group of buildings of medium complexity</b> , where unrelated persons rent furnished rooms on a transient basis within a dwelling house or domestic residence with sleeping accommodation for not more than 16 persons within a dwelling unit.
	Special Needs Housing	A <b>building or group of buildings of medium complexity</b> , for specialised accommodation, which may be for groups of people who either are not fully fit, or who are restricted in their movements or their ability to make decisions, reside and are cared for or an occupancy which is a common place of long term or transient living for a number of unrelated persons, due to varying degrees of incapacity, are provided with personal care services or are undergoing medical treatment.
	Housing for the frail and elderly	A <b>building or group of buildings of high complexity</b> , for specialised accommodation, which may be for groups of people who either not fully fit, or who are restricted in their movements or their ability to make decisions. They reside and are cared for or an occupancy which is a common place of long term or transient living for a number of unrelated persons, due to varying degrees of incapacity, are provided with personal care services or are undergoing medical treatment.
	Single Dwelling Unit – Simple single storey	A <b>building or group of buildings of low complexity</b> , consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.
	Single Dwelling Unit – Simple double storey	A <b>building or group of buildings of medium complexity</b> , consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.
	Single Dwelling Unit – complex design criteria and complex content	A <b>building or group of buildings of high complexity</b> , consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.
	Swimming pools – residential use	A <b>building of low complexity</b> , where persons or engaging in aquatic activities.
	Minor works	As defined in the definitions section of the National Building Regulations.
	Boundary walls	Any wall erected on, above or over the physical boundary between two properties.