



08 May 2025

Attention: Director – City's Spatial Planning and Development

Re: Application –Urgent Site Specific Application to Amend Urban Edge and Land Use rights for Shopping Centre Development. Velasker Property (Portion 16 of Farm 20) R304 Road, Witsand Atlantis.

From: Cllr Allister Lightburn

Good day Sir/Madam,

Hope that this correspondence will find you in good health and spirit. I am hereby writing this letter to request in kind that the Urban Edge be amended in order to bring much needed employment opportunities but also economic investment for the Witsand community.

The Witsand community population has seen a massive growth over the years and you will witnessed first-hand how these residents has to make use of Public transport to access the nearest shopping facilities which is in Atlantis. The development of a shopping mall within the parameters of the Witsand Community would ease the burden of traveling costs and also the dire unemployment rate which hovers at 60% presently and it will also contribute to the City's coffers regarding rates and tax and services that are being rendered. By bring services closer to the community of Witsand it also enhances the "City of Hope and Inclusivity".

My understanding is that the said land is zoned for agricultural purposes but there was a study done and the findings was that the land is too small for sustainable agricultural purposes and the sand is loose and soil is not correct and also none special species has been found on the land hence therefor my request for the Urban Edge to be amended.

Through this development we can create sustainable jobs and economic growth to the residents of Witsand and they can reach their full potential in contributing to the economy of the City of Cape Town.

I therefore request the Department to look at this request objectively and see the benefits of this said development in the context of the people of Witsand.

Democratic Greetings,



Cllr Allister Lightburn
Ward 29- Councillor
Subcouncil 1-Chairperson
Urban Mobility Portfolio Committee
Tel: 021 444 4481
Cell: 069 580 8901
E-mail: Allister.Lightburn@capetown.gov.za

PINELANDS TRAINING CENTRE

ST STEPHENS ROAD, CENTRAL SQUARE PINELANDS 7405 PO BOX 298 CAPE TOWN 8000
www.capetown.gov.za

Making progress possible. Together.

Masakhe Group NPC

Registration No. 2013/095660/08
16518 Ncorha Street, Witsands
Atlantis, Western Cape 7349
Director - Lucas Yiba 078 581 6262
email. Ukhanyo.yiba@gmail.com

To: Manager

Town Planning Department and Spatial Development

City of Cape Town

Re: Motivational Letter of Support for a Proposed Development (Velasker Property-R304 Road and Saxonwold Road)

Dear Sir/Madam

1. MASAKHE GROUP NPC is the Community structure that is busy with Housing construction of 400 Houses in Witsand. We have compiled the list of 400 Approved people in 2011, and they are staying in Witsnad and surrounding farms.
2. We support the Proposed development because of the growth of Witsand and the housing delivery thus far, Masakhe Group have built 210 houses between 2013 and 2023. This is 210 Families that has received houses.
3. Masakhe has 190 beneficiaries that are staying in informal dwellings waiting for their houses, we can notify you that these Informal settlements are growing Everyday. Also, kids that were born in the year 2000 are grown up now.
4. We would like to Mention that MASIPHUMELELE PHP has also built 428 houses in Witsand, that is 428 families that has received houses.

5. Masiphumelele PHP is the third deliver mechanism in Witsand to deliver Houses for their Members, these members are all coming from the Waiting List of the City of Cape Town (Witsnad).
6. The Need for the Proposed Development can be justified by the Growth of Witsand that can be seen on the Attached Memorandum of Demands from Witsand, This Memorandum was handed over by the Stakeholders of Witsand to the Subconcil and copied the Mayor of the City of Cape Town on the 25 of February 2025.
7. We therefore we request the City of Cape Town to see this Development as a startup solution to the bigger Challenge of all Expected Changes for the Communities of Witsand and Atlantis at Large, Please note, The growth in Any parts of Atlantis will affect all the resources of Atlantis City that is why we support this Development.

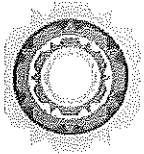
Yours Sincerely

Date-09 May 2025

Name-Lucas Yiba Sig.....



MASAKHE GROUP NPC



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

CORPORATE SERVICES: AREA NORTH

Wessie van der Westhuizen
Manager: Subcouncil 1

T: +27 21 444 6037
E: Wessie.vanderwesthuizen@capetown.gov.za

12 May 2025

Mr Rafiq Allie
Head: Spatial Planning and Development
87 Pienaar Road
Milnerton
7441

Dear Sir

SUPPORT: Shopping Centre, Velasker Properties, Witsand

Subcouncil 1 administration was informed of the intent to develop a shopping centre in Witsand, Atlantis. We also take note of the application for the amendment of the Urban edge, as the proposed development fall outside the Urban edge.

We really want to support this application as we currently have already developments taking place outside the Urban edge. The CoCT really try its best to enforce the law when it comes to all these illegal activities. The following activities already take place outside the Urban edge:

Pallets manufacturing, steel shop, hardware shop, butchery, scrap yard, mechanic and panel beating services, private primary school and chreches.

There are even more developments on Cape farms that we might not be aware off. All these developments are on the R304 and Klein Dassenberg road and Saxonworld road.

The amendment of the Urban edge will assist to get these businesses legal so that they can contribute to the revenue income of the CoCT.

We hope that the Tribunal will handle this request in a favourable manner as it will only be a benefit to the CoCT.

Thanks

Wessie van der Westhuizen
Manager: Subcouncil 1
Cnr of Hermes and Grosvenor Avenue
Saxon Sea
Atlantis

Saxonwold Taxi Association
Mgxam Street
Witsand
Saxonwold
Atlantis
2 February 2025

To whom it may concern:

Velasker Property Investment
Epping Industrial
Cape Town
8000

Re: Taxi Rank-Request for a Space in your Land

Dear Sir/Madam

We as the Saxonwold Taxi Association want to tell you that we were told about your plan to build a Shopping Center in your Land in the Corner of R304 and Saxonwold Road

We want to thank you for not telling us that we must not vacate in the Corner where we are parking with our Taxis in your Land.

We are in need of a Proper Taxi Rank, but the Land is the problem, and the City of Cape Town is willing to help us to build a Taxi Rank.

We had a meeting with the City Of Cape Town, and they agreed that we can identify a Piece of Land, The City of Cape Town is willing to start negotiations with the owner if the Land is privately owned.

We therefore **submit our request to you for our Taxi Rank** in the Corner on your Land so that we can run our services better and with dignity for our commuters. We were told that you are willing to Assist us and willing to have Discussions with us and the City of Cape Town

Yours Faithfully

Name *T. K. Sule* Sig. *TH* 09-MAY 2025



The Manager
Planning Department of the City of Cape Town

I am the Ward Councillor of Ward 32. I was informed about the proposed development of a shopping centre in Witsand, Atlantis which falls within the boundaries of my ward. I was also informed by the developer that they experience challenges as the proposed erf:

- Falls outside the current urban edge
- Land is zoned for agricultural purposes.

I also understand that these challenges must be addressed before any application can be submit to the Planning Department of the City of Cape Town. I am in full support of this development for the following reasons:

1. The **population growth** of Witsand hugely escalated over the past few years as per the Statistics of 2022. The new establishment of Covid Informal settlement in 2020, already have more than 1000 inhabitants. There is thus an urgent need for such a development in the immediate area.
2. Residents of Witsand and surrounding areas are forced to take **public transport** to the nearest shopping facilities in Atlantis and surrounds. Escalating commuting costs became a very costly exercise and adds to the financial strains.
3. As the **unemployment rate** is currently more that 60%, such a development will not only address this problem, but will also bring financial stability to families who will be able to get job opportunities.
4. I believe that when people in Witsand can have sustainable jobs, it will help to build their **own houses** and bring relieve to the housing list of the CoCT.

I therefore support this application in full and request that the administration of the CoCT to allow for the necessary deviation on the policy so that this urgent need of the community of Witsand and surrounding can be addressed.

Kindest regards

**Cllr Moosa
Raise (DA)**

Digitally signed by Cllr
Moosa Raise (DA)
Date: 2025.05.08
15:35:09 +02'00'

Councillor Moosa Raise

WITSAND "EEECO" HOUSING BENEFICIARY SUPPORT ORGANISATION



WEHBSO (EST. 2000)

Reg Nr. 2008/003937/23

OFFICIAL SUPPORT ORGANISATION OF THE WITSAND HOUSING PROJECT

To: Manager-Planning Department
City of Cape Town
7349

Re: Application for a Shopping Center on the R304 Road and Saxon world Road.
(Support Letter for the Shopping Center-Velasker Property)

1. Background

For the past 24 years we have been in Witsand serving as a Community Support Organization, we can say today we have changed this community, and that brought some dignity to the people that has stayed in bad conditions way before 1999, off course with the help of the City of Cape Town.

We've done holistic and inclusive community surveys, beneficiary subsidy applications and being involved in the Construction phases of **2400** opportunities and have all the records of Witsand Community.

It's proud to report that the development under WEHBSO has delivered **1147** houses to the families over the past 17 years through the City of Cape Town Integrated development plan.

2. Support for the Shopping Center

The vision for Witsand was to see that the community will have all Community facilities as near as Possible to them, we therefore support the Proposed Shopping Center for easy access to do needed Essential Shopping without paying for transport.

We must admit that Witsand has grown, and it is still growing with the Informal settlements that are there because the area has a Potential of Job Opportunities due to the industrial area/Factories.

We would like to mention that we can imagine the Construction SMME's, permanent jobs for Community and exploring experience in the Construction phase of the Shopping center and in future.

We, therefore, as WEHBSO we support the Proposed shopping Canter 100%because it will bring a dream into a reality. (Community Facilities near to the People)

Compiled by: Mr Thato P.Hlwili (Chairperson)

Date: 7th May 2025

Signature : _____

