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**Municipal Notice No: 217/2025**

**NOTICE OF LAND USE APPLICATIONS/  
GRONDGEBRUIKAANSOEK KENNISGEWING/  
ISAZISO NGESICELO SOKUSETYENZISWA KOMHLABA**

**BITOU MUNICIPALITY (WC047)  
NOTICE NUMBER: 217/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 1583, Plettenberg Bay	A permanent departure in terms of Section 15(2)(b) of the Bitou Municipality By-law on Municipal Land Use Planning (2015) to allow a 3rd storey to allow a terrace.
Erf 1583, Plettenbergbaai	'n Permanente afwyking ingevolge Artikel 15(2)(b) van die Bitou Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning (2015) om 'n 3de verdieping toe te laat om 'n terras toe te laat.
Isiza 1583, Plettenberg Bay	Ukuphambuka ngokusisigxina ngokweCandelo 15(2)(b) loMthetho kaMasipala waseBitou kuCwangeiso lokuSetyenziswa koMhlaba kaMasipala (2015) ukuvumela umgangatho wesi-3 ukuvumela i-terrace.

Application is available for viewing at Municipal office, 50 Melville's Corner, during office hours/ Aansoek kan bestudeer word by Kantoor 50, Melville's Corner gedurende kantooreure/ Ikopi yesicelo iyafumaneka ukuze ijongwe kwi-ofisi kaMasipala kwiyunithi engu-50 Melville's Corner, ngamaxesha omsebenzi aqhelekileyo.

Enquiries may be directed to/ Navrae kan gerig word na/ Imibuzo inokubhekiswa kuyo Town planning at 044 501 3303/ [townplanning@plett.gov.za](mailto:townplanning@plett.gov.za)

Comments/objections with reasons must be delivered or e-mailed to [townplanning@plett.gov.za](mailto:townplanning@plett.gov.za) within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na [townplanning@plett.gov.za](mailto:townplanning@plett.gov.za) gerig word binne 30 van publikasie van hierdie kennisgewing en moet 'n naam en kontakbesonderhede insluit./ Naziphi na izimvo/izichaso ezinezizathu mazisiwe okanye zithunyelwe nge-imeyile apha [townplanning@plett.gov.za](mailto:townplanning@plett.gov.za) zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi saziyo, kwaye mazibandakanye igama neenkcukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

**Mr. Mbulelo Memani**  
**MUNICIPAL MANAGER**  
**Bitou Local Municipality**



# **PLETTENBERG BAY ERF 1583**

**APPLICATION FOR:**

**PERMANENT DEPARTURES**



**CLIENT:** THE SEVE TRUST  
**PREPARED BY:** MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



**FEBRUARY 2025**



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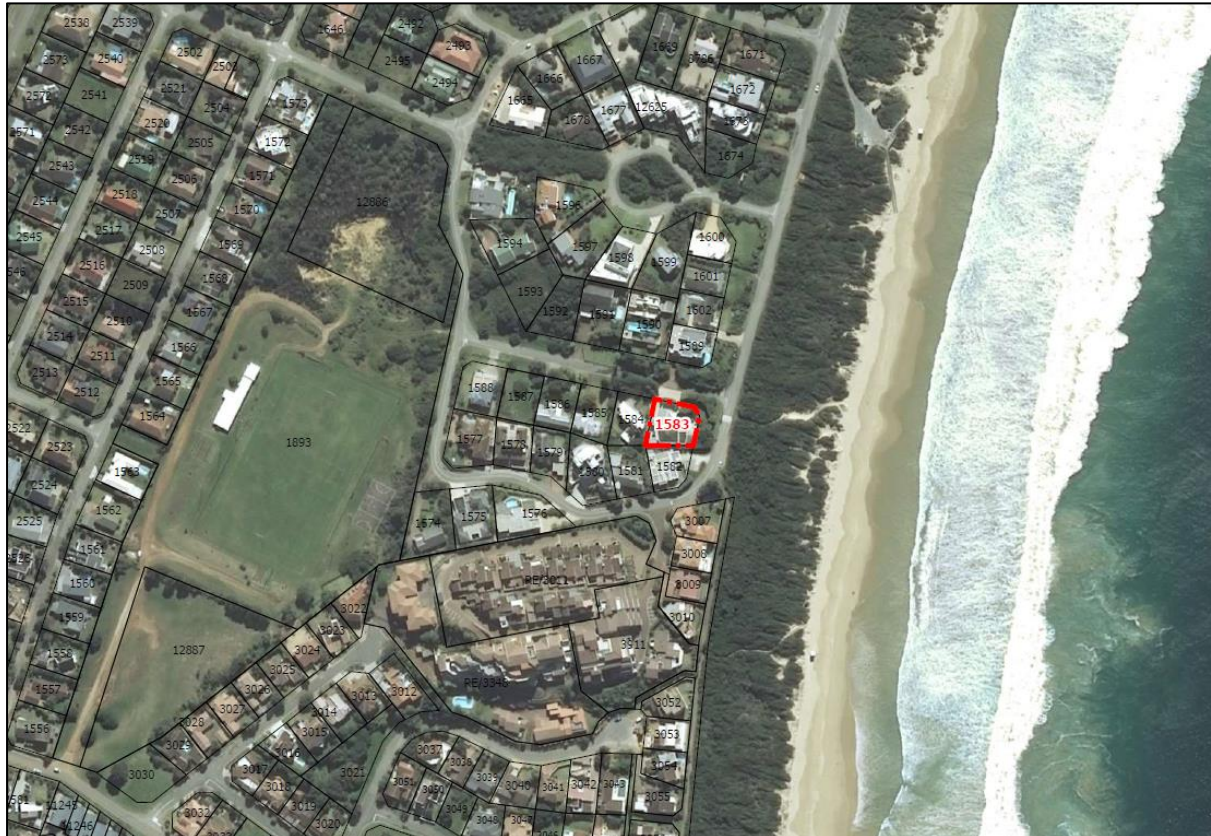


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**SECTION A :****BACKGROUND****1. BACKGROUND**

Plettenberg Bay Erf 1583 (*hereafter referred to as the "Application Area"*) is located at 2 Cordovan Crescent, Plettenberg Bay, and is 787m<sup>2</sup> in extent and is currently zoned "Single Residential Zone I" in terms of the Bitou Zoning Scheme By-law (2023).



**FIGURE 1: THE LOCALITY OF PLETTENBERG BAY ERF 1583**

Bitou Municipality approved the removal of the restrictive title deed conditions during November 2022 (see **ANNEXURE A**). This condition is related to a prohibition on the construction of flat roofs. The owners of Plettenberg Bay Erf 1583 envision constructing a terrace on top of the previously approved and constructed, flat roof of the double-storey building. The Bitou Zoning Scheme Bylaw regards a terrace as a floor/storey, and therefore the proposed roof top terrace is regarded as a 3<sup>rd</sup> storey.

The Bitou Zoning Scheme Bylaw limits single residential dwellings to a height of two (2) storeys with a maximum height of 8.5m from natural ground level. Whilst the total height of the dwelling (inclusive of the proposed terrace) complies with the 8.5m restriction, it will consist of three storeys. Therefore, a land use application must be submitted for a permanent departure to allow a third storey.



## 2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by The **SEVE TRUST** to prepare and submit the required application documentation (refer to **ANNEXURE B** for Signed Power of Attorney and Company Resolution) and refer to **ANNEXURE C** for the Application Form for:

- (i) A permanent departure in terms of Section 15(2)(b) of the Bitou Municipality By-law on Municipal Land Use Planning (2015) to allow a 3rd storey to allow a terrace.

## 3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (T13222/2021) that includes the information outlined below is contained in Error! Reference source not found.**D**. The General Plan No 1294 LD - SG2659/1995 for the application area is contained in **ANNEXURE EE**.

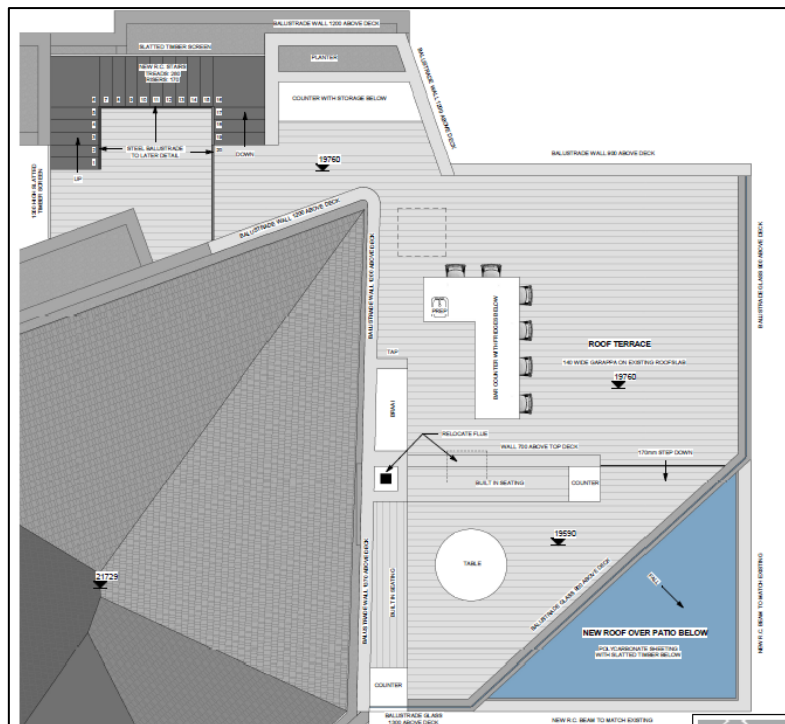
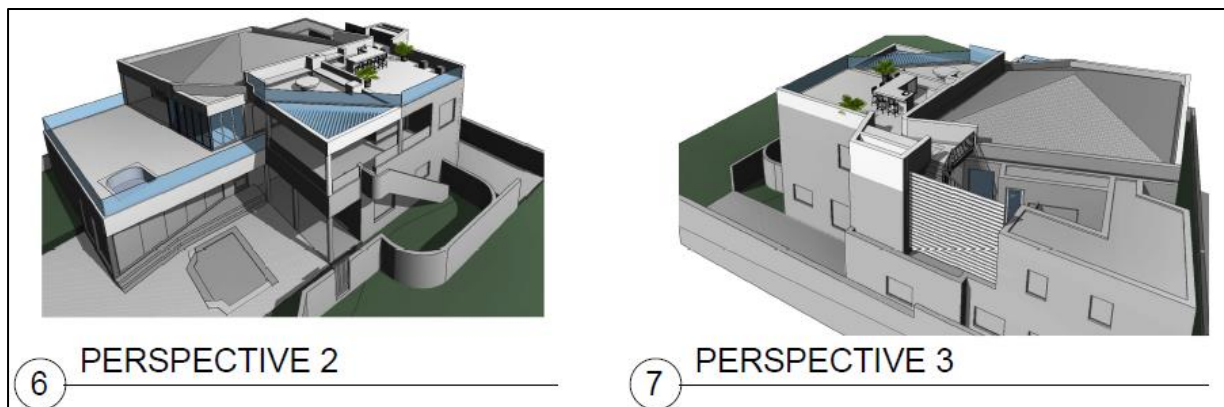
<b>Property Description:</b>	Erf 1583 Plettenberg Bay in the Bitou Municipality Division of Knysna, Province of the Western Cape.
<b>Title Deed No:</b>	T13222/2021
<b>Property Owners:</b>	The Seve Trust (Registration no. IT330/2005)
<b>Property Size:</b>	787m <sup>2</sup> (Seven Hundred and Eighty-Seven) Square Metres
<b>Title Deed Restrictions:</b>	None – refer <b>ANNEXURE A</b> for a copy of the approval to remove a restrictive Title Deed Condition.
<b>Servitude:</b>	There are no servitudes registered over this property.
<b>Bonds:</b>	There are no bonds registered over this property.



**SECTION B :****DEVELOPMENT PROPOSAL****4. DEVELOPMENT SPECIFICATIONS**

(Refer to **Plan 3: Proposed Development Plans** - dated June 2024)

The landowner has constructed a double-storey dwelling house, in accordance with approved building plans. A portion of the dwelling house has a flat roof, which the landowner seeks to convert into a terrace. An 8,5m, or 2-storey height restriction is prescribed for dwelling houses. The height of the proposed addition of the terrace is lower than the maximum permitted height of 8,5m, but the definitions of the Bitou Zoning Scheme Bylaw regard a rooftop terrace as a 3<sup>rd</sup> storey, which is not allowed. The figures below shows the proposed roof-top terrace.



**FIGURE 2: PROPOSED TERRACE ON THE ROOF OF THE SECOND FLOOR.**



#### 4.1. Access & Parking

Access and egress to the application area is gained from Cordovan Crescent. The existing dwelling house on the application area has one garage and additional space to park additional motors which can accommodate 1-2 motors. According to the Bitou Zoning Scheme By-law, 2x parking are required for a property larger than 350m<sup>2</sup>. This means that the application area has enough parking.

The current single entrance and exit way comply with the minimum width of 2.7m.



**FIGURE 3: EXISTING PARKING AND COMBINED ENTRANCE AND EGRESS.**

## 5. STATUTORY SPECIFICATIONS

The following land development application is lodged in terms of the Bitou Municipality By-law on Municipal Land Use Planning, 2015 to achieve the desired outcome.

#### 5.1. Permanent Departures

The Bitou Zoning Scheme Bylaw (2023) prescribes a maximum height restriction of 8,5m or 2 storeys for single residential dwelling houses. The landowner envisages building a rooftop terrace on the flat roof of the double-storey building. The definitions of the Bitou Zoning Scheme By-law regard a terrace as a floor/storey, and therefore the proposed rooftop terrace is regarded as a 3<sup>rd</sup> storey.



The current dwelling house encroaches on the Eastern street building line, southern lateral building line and Western lateral building lines of the property. This has previously been approved and is indicated on the approved building plan attached as **ANNEXURE F**).

Therefore, an application is made for the following permanent departure to allow the proposed terrace:

- A permanent departure in terms of Section 15(2)(b) from the Bitou Municipality By-law in Municipal Land Use Planning (2015) from the maximum amount of storeys from 2 storeys to 3 storeys to allow for the proposed terrace.

## 5.2. Bitou Zoning Scheme Bylaw (2023)

A summary of the prescribed development parameters for the Single Residential Zone (dwelling house) and a comparison of the development parameters are shown in the table below:

Prescribed Development Parameter		Erf 1583	Compliance
<b>Primary Use</b>	dwelling house	dwelling house	<b>Comply</b>
<b>Coverage</b>	50%	48%	<b>Comply</b>
<b>Building Lines</b>	Street building line: 4m (North)	4m	<b>Comply</b>
	Street building line: 4m (North-East)	4m	<b>Comply</b>
	Street building line: 4m (East)	<4m	<b>Non-Conforming</b>
	Southern lateral building line: 2m	<2m	<b>Non-Conforming</b>
	Western lateral building line: 2m	<2m	<b>Non-Conforming</b>
<b>Height</b>	At no point or any portion of the building shall be higher than 8.5m above the natural ground level directly below such point or any portion of the building	8.5m above ngl	<b>Comply</b>
	No building in this zone shall exceed two floors within a maximum height of 6m measured from a datum-line.	3 floors <6m from the datum line	<b>Departure Required</b>
	the height of a boundary wall shall not exceed 2,1m.	<2,1m	<b>Comply</b>
<b>Windows &amp; Doors</b>	Must be set back at least 1.5m from boundary	Further than 1.5m	<b>Comply</b>



Prescribed Development Parameter		Erf 1583	Compliance
Parking & Access	2 parking bays	2 bays is provided	Comply

## 6. SERVICES INFRASTRUCTURE

The application area is located within the existing urban fabric and within an existing residential area. The proposed roof-top terrace will not require any additional services capacity.

## SECTION C :

## CONTEXTUAL INFORMANTS

## 7. LOCALITY

(Plan 1: Locality Plan)

Plettenberg Bay Erf 1583 is located at 2 Cordovan Crescent, on the south western corner of Beachy Head Drive and Cordovan Crescent, Plettenberg Bay. The application area is situated in a residential area in close proximity to Plettenberg Bay Rugby Club, to the west. The application area is situated approximately 240m from Plettenberg Bay Rugby Club, and approximately 265m from Robberg 5 Beach. The coordinates for the centre of the property are located at **34° 4'41.08"S** and **23°22'12.60"E**.

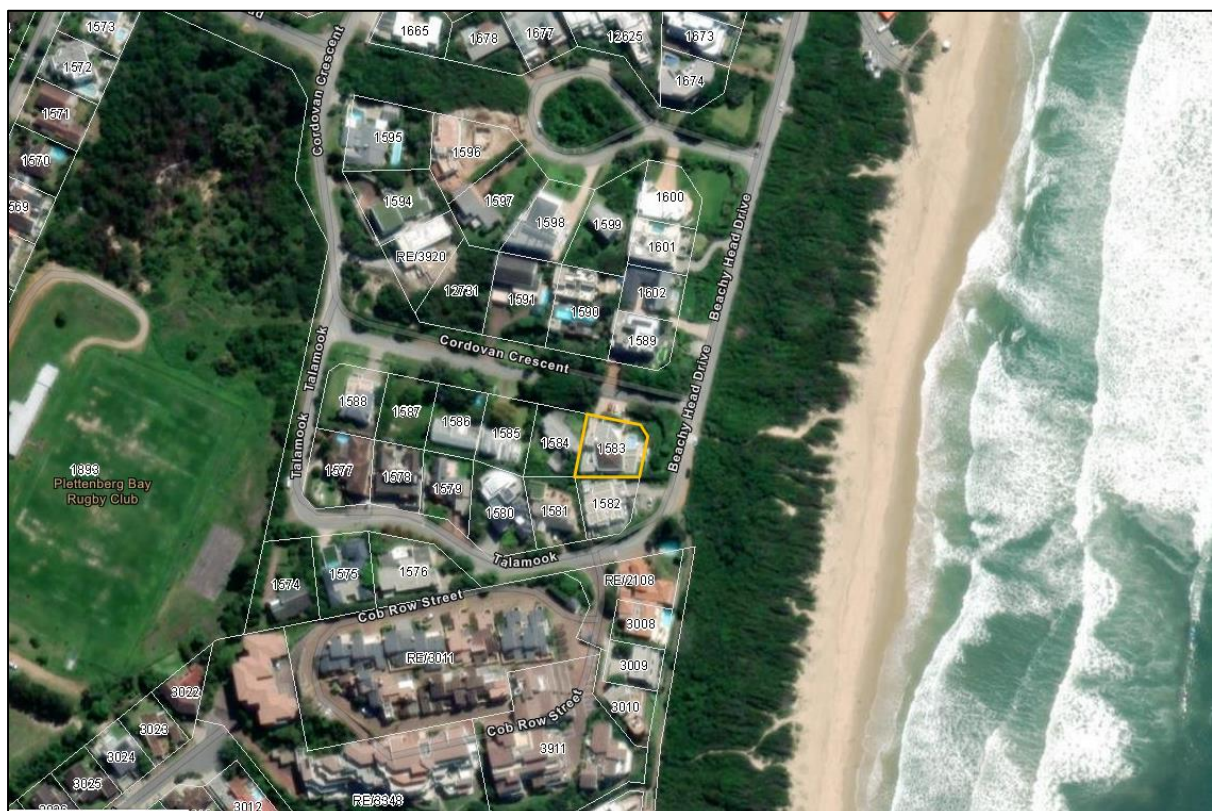


FIGURE 4: LOCALITY



## 8. CURRENT LAND USE AND ZONING

### 8.1. Land Use

Plettenberg Bay Erf 1583 is currently used for single residential purposes (dwelling house) and within a residential neighbourhood.



FIGURE 5: EXISTING DWELLING ON ERF 1583

### 8.2. Zoning

Plettenberg Bay Erf 1583 is currently zoned "Single Residential Zone I" in terms of the Bitou Zoning Scheme By-Law, 2023.

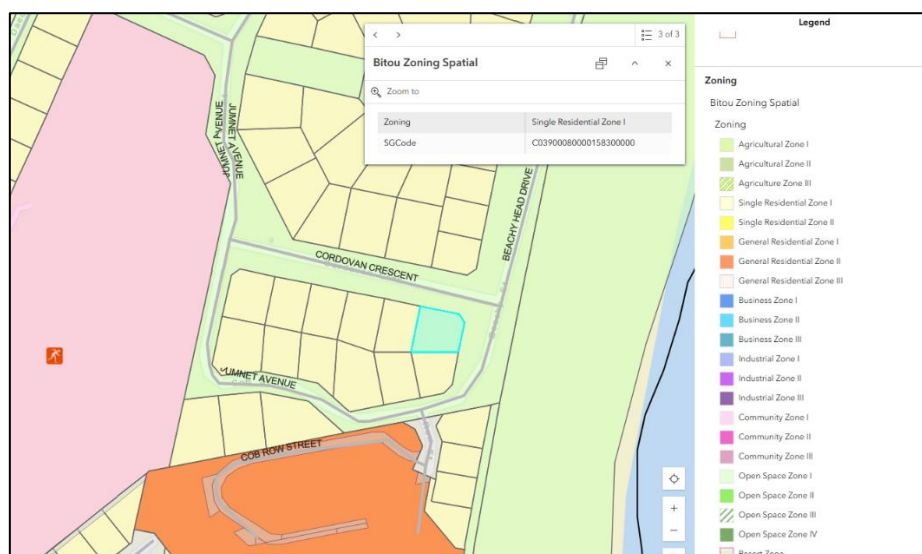


FIGURE 6: ZONING



## 9. CHARACTER OF THE AREA

### (Plan 2: Land Use Plan)

Plettenberg Bay Erf 583 is situated in close proximity to Plettenberg Bay Rugby Club to the west and is located within the existing urban fabric. The character of the immediate surrounding area is dominated by single residential erven with large single residential dwellings. All the surrounding properties are dwelling houses, other land uses include the sports field, a group housing development, and accommodation establishments such as guest houses and B&Bs, but the dominant character of the area remains single residential.

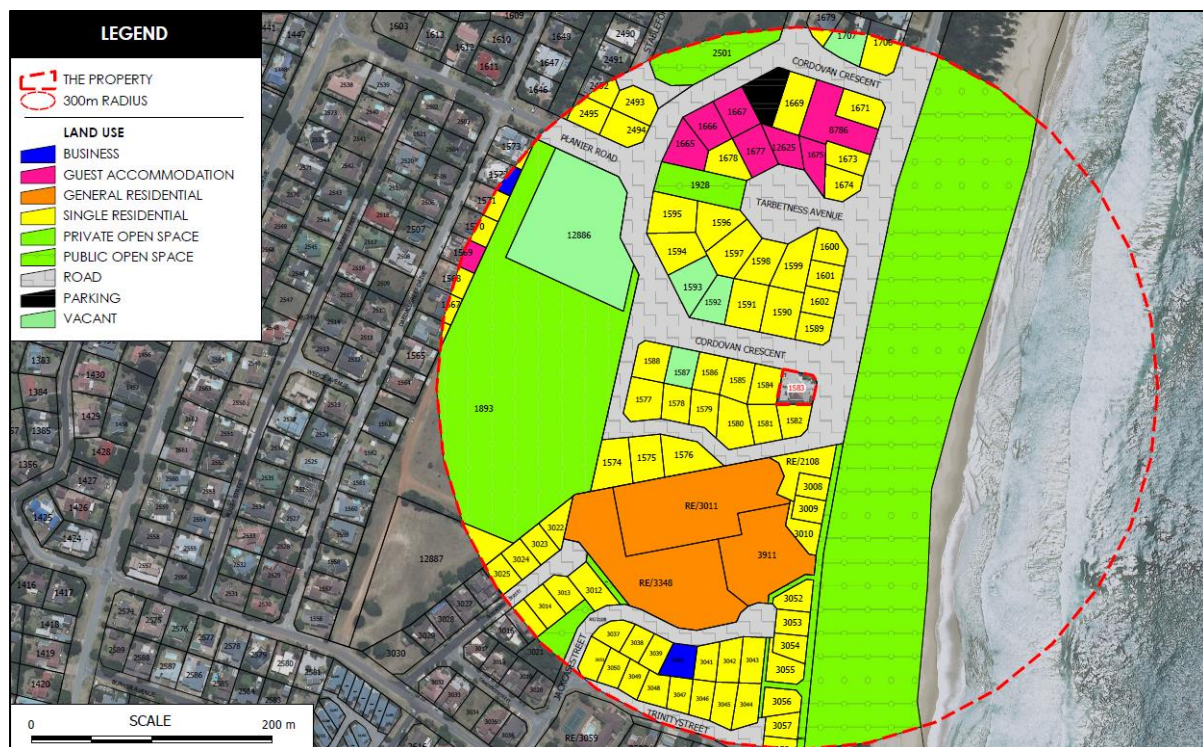


FIGURE 7: SURROUNDING LAND USES

During a survey of the area, several dwelling houses with rooftop terraces on the roof of the second floor, or that have three storeys were identified in the immediate surrounding area. As indicated on the attached plan (**ANNEXURE G**), several dwelling houses in the area have similar terraces and third storeys, showing a clear precedent in the area.

Figure 9 below, shows the locality of buildings with 3 storeys and roof top-terraces.



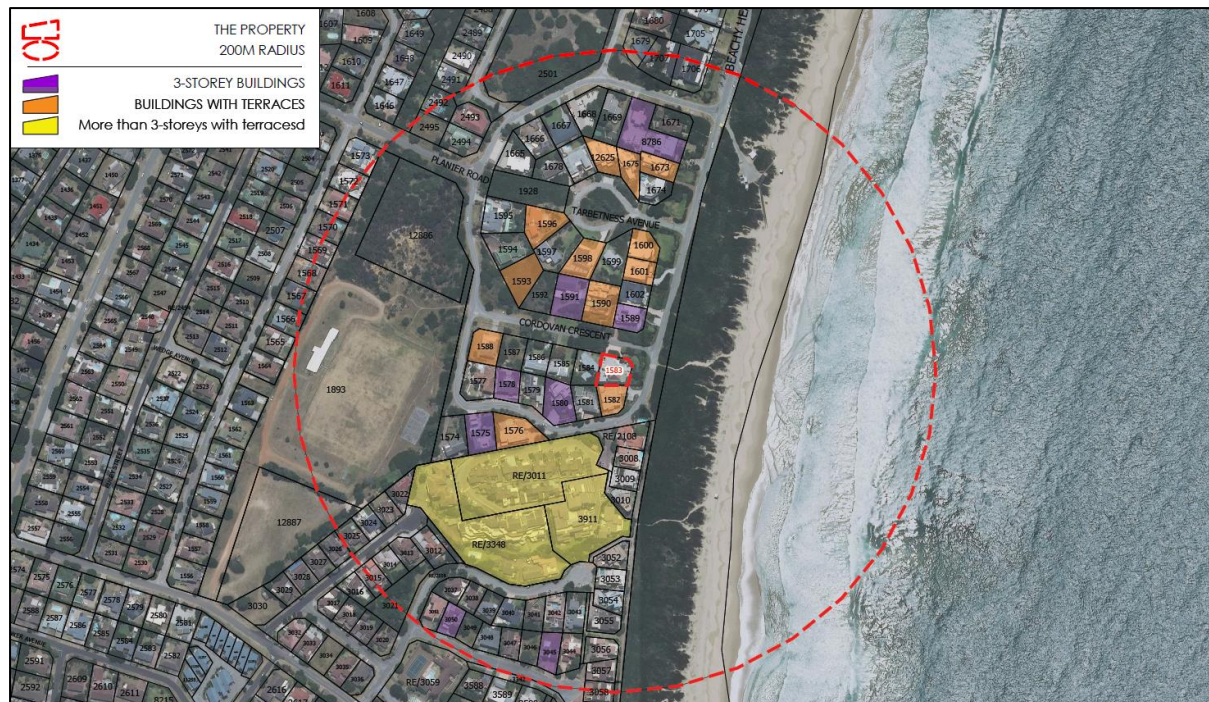


FIGURE 8: PRECEDENTS IN THE AREA

The figure below shows dwellings in the immediate surrounding area that have terraces. From these examples it is clear that terraces in this neighbourhood, is not an unusual phenomenon.





**FIGURE 9: SOME OF THE PRECEDENTS IN THE SURROUNDING AREA**

The surrounding land uses as indicated above clearly indicate that the character of the area is dominated by single residential properties. The proposal to construct a roof-top terrace on the flat roof of the second storey on the dwelling on Erf 1583, can be regarded as highly consistent with the existing character of the surrounding area and it will in no way detract or affect the existing character of the area.

Preserving the character of the area is a crucial consideration when proposing any modifications or additions to a dwelling house. The overall aesthetic and architectural coherence of a dwelling house contributes to its unique identity and the desirability of its immediate surrounding area. The proposal for the departure to allow a third storey can be regarded as highly consistent with the existing character of the area and will not have any negative impact on the surrounding properties.

## 10. EXISTING POLICY FRAMEWORKS

### 10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The Western Cape Province’s Strategic objectives include:

- **Educating Cape:** Everyone has access to a good education, and the cities, towns and rural villages are places of innovation and learning.
- **Working Cape:** There are livelihood prospects available to urban and rural residents, and opportunities for them to find employment and develop enterprises in these markets.
- **Green Cape:** All households can access basic services that are delivered resource efficiently, residents use land and finite resources prudently and safeguard their ecosystems.
- **Connecting Cape:** Urban and rural communities are inclusive, integrated, connected and collaborative.
- **Living Cape:** Living and working environments are healthy, safe, enabling and accessible, and all have access to the region’s unique lifestyle offering.
- **Leading Cape:** Urban and rural areas are effectively managed.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes’s strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy



- **Settlement:** Developing Integrated and sustainable settlements

For each theme, key challenges as distilled from the Provincial spatial profile and their spatial implications are noted and Provincial policies for dealing with them are presented. These themes and policies are summarised in the figure below.



**FIGURE 10: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT**

The proposed departures complement the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in urban areas; and
- (iii) Strengthening resilience and sustainable development.

However, it is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

#### **POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES**

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
2. Promote smart growth ensuring the efficient use of land and infrastructure by	<ul style="list-style-type: none"> <li>• <i>The proposal will allow for more efficient use of land.</i></li> </ul>



containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.	<ul style="list-style-type: none"> <li><i>The development area is located within the urban edge and is suitable for urban development.</i></li> </ul>
3. Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns.	<ul style="list-style-type: none"> <li><i>The proposal is in line with the existing character of the area and will not deviate from the existing aesthetics of the application area and the surrounding neighbours.</i></li> </ul>

### ***Planning Implication:***

*The Western Cape Spatial Development Framework has a strong emphasis on revitalising urban spaces creating an urban living environment that is more convenient, efficient, and aesthetically pleasing to residents without impacting the character of the surrounding area and surrounding property owners' rights. The subject property is situated **inside the urban edge** of Plettenberg Bay.*

- The application area is situated inside the urban edge of Plettenberg Bay and is suitable for urban development.*
- The proposal will not have any negative effect on any of the surrounding landowners in the area or any member of the public, nor will it negatively impact any of the surrounding property owners' rights.*

*The proposal is in line with the provisions of this spatial document and is consistent with the strategic objectives and policies as set out by the Western Cape Spatial Development Framework. Therefore, the proposal complies with policies and strategic objectives as set out by the Western Cape Spatial Development Framework.*

## **10.2. Bitou Spatial Development Framework (2021)**

The latest Bitou Spatial Development Framework (SDF) was approved by the Bitou Municipal Council on 31 March 2022 (Council Resolution C/6/16/03/22).

The Bitou Municipality Spatial Development Framework serves as a regulatory framework for spatial development within the local municipality. The SDF is the primary spatial tool for guiding development within the municipal area. The SDF echoes the principles laid down by the provincial SDF including densification, the importance of compact settlements and walkability and the promotion of a mixture of uses in close proximity to one another. The purpose of the Bitou SDF report is to provide relevant background information regarding the biophysical, economic and social context of Bitou Municipality. The Spatial Development Vision of Bitou Municipality:

***"...To become the Garden Route's sustainable tourism hub for the benefit of all..."***



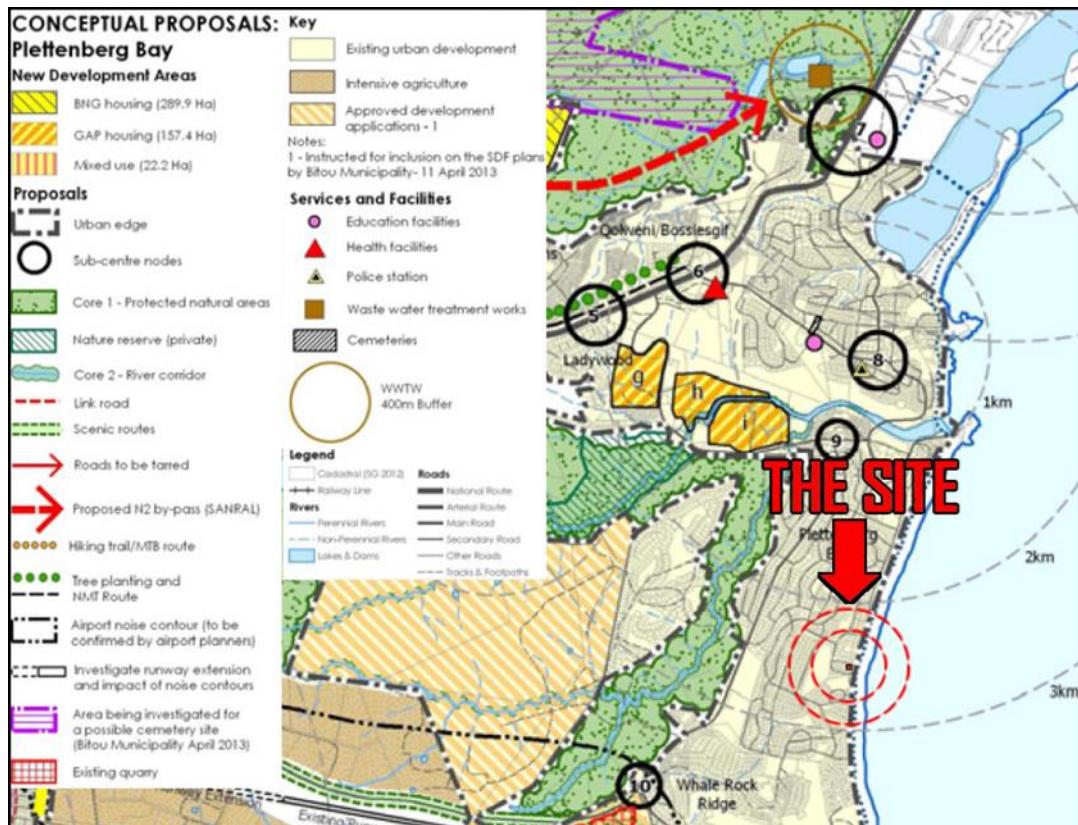


FIGURE 11: BITOU SDF EXTRACT

### Planning Implication:

According to the Plettenberg Bay Municipality Spatial Development Framework (SDF), the application area is located **inside the urban edge** of Plettenberg Bay and is suitable for urban development. The proposal to relax the maximum number of storeys permitted to lawfully allow for the new terrace will not influence any policies or guidelines in the Bitou 2021 SDF.

### 10.3. Compliance/consistency with spatial policy directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development **is regarded as being consistent** with that spatial development framework or structured plan.”



Taking into account Section 19(2) of LUPA, the proposal can be regarded as being consistent with the applicable spatial planning policies, as the policies does not make any specific reference to 3 storeys / rooftop terraces, but the residential use within the 8,5m height restriction, is consistent with the urban development designation, and consistent with this character of this neighbourhood.

#### **10.4. Bitou Integrated Development Plan (2022-2027)**

The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction.

The Bitou Council opted to adopt a new five-year IDP for the period 2022 – 2027. According to this IDP, the municipality strongly felt that the current -19 crisis and the worsening negative economic climate have affected so many Bitou residents, and the current vision is even more fitting as the municipality weathers the storm. The goal of coming out on the other side with the best possible outcome TOGETHER.

#### **VISION 2030**

***"To be the best together"***

The council adopted a new set of Strategic Objectives (SO) in response to the challenges presented by the -19 pandemic as well as the worsening economic climate and to help realize the objectives of the district economic development, provincial strategic goals and national development plan which eventually will contribute to the global sustainable development goals. These strategic objectives aim to streamline municipal planning and resource use for effective and efficient service delivery. The council decided on the following strategic objectives for 2022-2027:

- S01:** Provide Excellent Service Delivery to the residents of Bitou Municipality.
- S02:** Re-establish, grow and expand tourism within the municipality.
- S03:** Put relevant control measures in place to ensure efficiency and excellence.
- S04:** Provide basic service delivery to informal settlements and the poor.
- S05:** Facilitate growth, jobs and empowerment of the people of Bitou.
- S06:** To ensure the safety of residents and visitors of Bitou Municipality.
- S07:** To build institutional and financial sustainability.

The application area is located within **Ward 2** of the Bitou Municipality. None of the identified ward-based needs and priorities has a direct bearing or any reference to the proposed departure on the subject property.



***Planning Implication:***

*The IDP is a municipal planning tool that integrates municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposed departure application will not directly contribute to any of the Ward-based issues/priorities but is important to note that the proposal does not contradict any of them or the desired outcome for this ward.*

*The utilisation of a larger portion of the property could increase the property value. Home renovations create local job opportunities for contractors, architects, designers, and tradespeople. This boosts the local economy and supports small businesses within the community. This could also contribute to the increase of the neighbouring property values. The development will be in line with the aesthetics and existing character of the area. Therefore, the proposal is regarded as being consistent with the Bitou Integrated Development Plan.*



**SECTION D :****MOTIVATION****11. ASSESSMENT OF APPLICATIONS****11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and take into account: —
  - (i) the public interest;
  - (ii) the constitutional transformation imperatives and the related duties of the State;
  - (iii) the facts and circumstances relevant to the application;
  - (iv) the respective rights and obligations of all those affected;
  - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
  - (vi) any factors that may be prescribed, including timeframes for making decisions.

**11.2. Bitou Municipality By-law on Municipal Land Use Planning, 2015**

The Bitou Municipality By-law on Municipal Land Use Planning (2015) as promulgated by G.N 7467 dated 12 August 2015 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on <b>municipal engineering services</b> .	Par.6
The <b>integrated development plan</b> , including the municipal spatial development framework.	Par.10.4



CRITERIA	REFERENCE IN REPORT
The applicable <b>local spatial development frameworks</b> adopted by the Municipality.	Par.10.2 Par 10.3
The applicable <b>structure plans</b> .	<i>n/a</i>
The applicable <b>policies of the Municipality</b> that <b>guide decision-making</b> .	Par. 11.2
The <b>provincial spatial development framework</b> .	Par.10.1
where applicable, a <b>regional spatial development framework</b> contemplated in section 18 of the Act and a provincial regional spatial development framework.	<i>n/a</i>
The policies, principles and the planning and development norms and criteria set by the national and provincial government;	Par.11.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act; Principles referred to in <b>Chapter VI (6) of the Western Cape Land Use Planning Act</b> ; and	Par.18
applicable provisions of the <b>zoning scheme</b>	Par. 8.2
any <b>restrictive condition</b> applicable to the land concerned	<i>n/a</i>

## 12. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in Par.10 of this report, the proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The Western Cape Spatial Development Framework aims to enhance urban spaces for convenience, efficiency, and aesthetics while preserving the character of the area and property owners' rights.
- (ii) The application area is inside Plettenberg Bay's urban edge, making it suitable for urban development, as confirmed by both the Western Cape and Plettenberg Bay Spatial Development Frameworks (SDF).
- (iii) The proposal will not negatively affect surrounding landowners, the public, or existing property rights.
- (iv) The proposal aligns with the Western Cape Spatial Development Framework and the Bitou 2021 SDF, ensuring consistency with strategic objectives and policies.
- (v) The development will not alter the character or spatial pattern of the area, nor will it place additional strain on existing municipal services.
- (vi) While the proposal does not directly contribute to Ward-based priorities, it does not contradict them or the municipality's vision.
- (vii) The project may increase property values and support the local economy by creating job opportunities for contractors, architects, and tradespeople.



### 13. NO IMPACT ON SERVICES

As discussed in **Par.6** of this report, the site is located within the existing urban fabric and the existing services infrastructure is adequate as is for the proposal.

The proposal will not impact or prohibit the provision or rendering of any services. No additional infrastructure services capacity is required to accommodate the proposed addition of the terrace.

### 14. NO IMPACT ON EXISTING RIGHTS

The proposal will have no impact on any landowners existing land use rights currently enjoyed. The proposal will not prevent any of the surrounding landowners from exercising their legal land use rights, nor will it result in any nuisance. The proposal will uplift and enhance the area, without deviating from the aesthetics and existing characteristics of the area.

It is important to note that the proposed roof-top terrace is compliant with the prescribed 8,5m height restriction, the proposal is merely to accommodate an additional storey inside the 8,5m height restriction.

Several similar precedents exist within the surrounding area, which is a clear indication that Bitou Municipality has the view that this type of development and the departure from the height restriction does not impact the rights enjoyed by the residents but contributes to the spatial vision for the area.

### 15. DESIRABILITY

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed development on land units concerned. This section expresses the desirability of the proposed departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest.

The following key considerations are taken into account to determine the desirability of the proposed land use.

Criteria	Compliance
The degree to which development principles & norms and standards will be promoted or prejudiced	<ul style="list-style-type: none"> <li>Since the existing dwelling remains a single residential dwelling with living accommodation for one family, and compliant with the prescribed 8,5m height restriction, not norms or standards will be prejudiced</li> </ul>
Degree of risk / potential risk	<ul style="list-style-type: none"> <li>The applicant does not foresee any potential risk by allowing the proposal from a planning perspective.</li> <li>The owners of the beach front property wishes to optimise the potential of the property, by utilising the existing flat roof space for a terrace to enjoy and appreciate the magnificent views over the ocean.</li> <li>There is no risk to any party by allowing the utilisation of the existing roof space for a terrace.</li> </ul>



Criteria	Compliance
Impact on existing and surrounding land uses	<ul style="list-style-type: none"> <li>There will be no impact on the existing and surrounding land uses.</li> <li>As demonstrated in Par 9, there are several precedents in the area, where 3-storey dwellings and roof-top terraces have been allowed.</li> </ul>
Long-term benefits (rather than short-term gains)	<ul style="list-style-type: none"> <li>There are no particular long term benefits, nor long term cons</li> </ul>
Economic Impact: positive impact on the neighbourhood?	<ul style="list-style-type: none"> <li>The proposal will have a positive economic impact, since the construction activities will result in additional expenditure in the local economy.</li> <li>Positive economic impact as it increases property value.</li> </ul>
Impact on safety, health & well being of the surrounding community (incl. views, sunlight, privacy, visual impact, character)	<ul style="list-style-type: none"> <li>The proposal will not have any impact on the health &amp; well being of the surrounding community, as the proposal is within the existing prescribed height restriction, and therefore no impact on anyone's rightful view.</li> <li>The proposal will not jeopardise the sunlight to any surrounding property, nor will it impact anyone's privacy.</li> </ul>
Impact on heritage	<ul style="list-style-type: none"> <li>No impact whatsoever</li> </ul>
Impact on the biophysical environment	<ul style="list-style-type: none"> <li>No impact whatsoever, as the proposal will not result in any disturbance</li> </ul>
Traffic impacts, parking access, and other transport considerations	<ul style="list-style-type: none"> <li>No impact whatsoever – the proposed rooftop terrace will not impact any traffic flow or sight distances.</li> </ul>
Impact on quality of life	<ul style="list-style-type: none"> <li>The applicant's quality of life will improve, as they will be able to experience and appreciate the tranquil beauty of the ocean across the road from their property.</li> </ul>

**Note:** LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

It is the considered opinion that the initial investigation into the desirability of the proposal reveals no obvious negative impacts. It can therefore be concluded that the proposal would be desirable.

## 16. REASON FOR HEIGHT RELAXATION

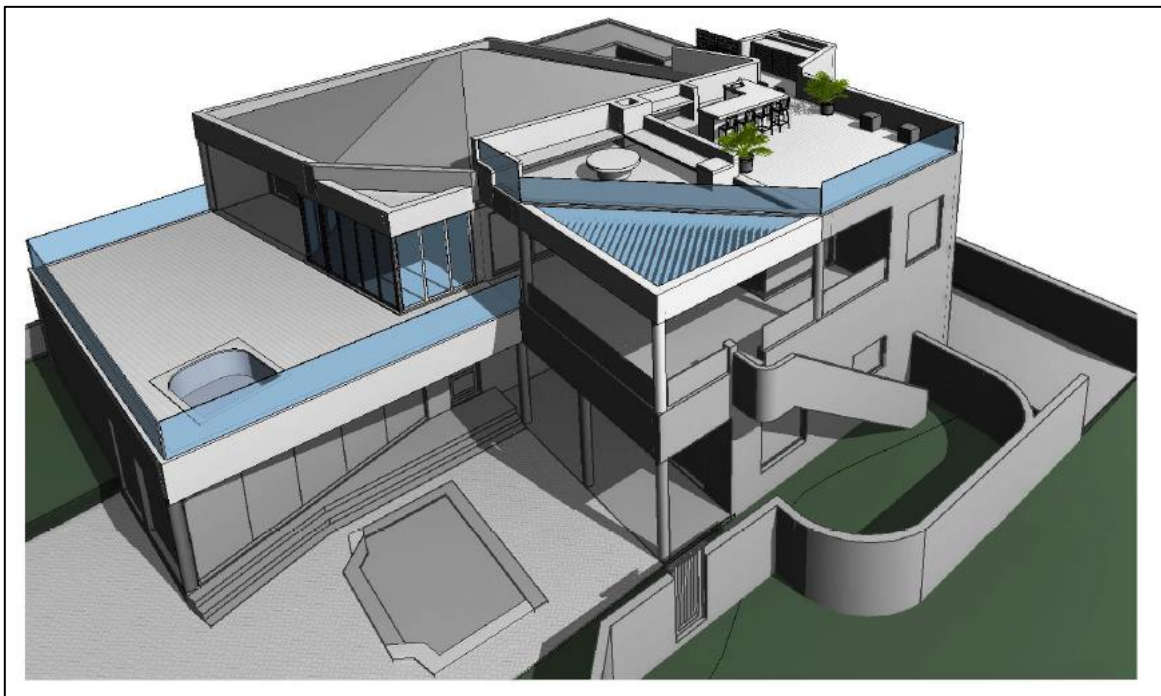
The owner of Erf 1583 seeks permission to use the existing flat roof of the second-storey as a roof-top terrace to enjoy the exquisite sea views across the road. Since the Bitou Zoning Scheme Bylaw (2023), defines a terrace as a storey, the building will then be regarded as a 3-storey building, and no longer a double storey building. The Bitou Zoning Scheme By-law (2023) prescribes the following height restriction for dwelling houses:

Development Parameter	Proposed Development
No building in this zone shall exceed two floors within a maximum height of 6m measured from a datum line.	3 storeys <b>Departure</b>



It is important to note that the proposed addition only exceeds the number of storeys permitted and does not exceed the maximum allowed height of 8,5m above natural ground level. The primary concern behind the storey limitation is the overall height. Thus, the proposed terrace will not create a tall building that could impact the streetscape uniformity of the neighbourhood, which is the main reason for the height restriction.

A terrace is an open, unenclosed space, which does not create the same visual bulk as a fully enclosed third-storey/ habitable floor and does not contribute significantly to perceived bulk. This maintains the intended aesthetic of a two-storey limitation while offering functional outdoor space. The terrace does not introduce additional enclosed living areas or intensify land use beyond what is permitted. It serves solely as an outdoor amenity.



**FIGURE 12: VISUAL ILLUSTRATION OF THE PROPOSED TERRACE**

The current dwelling house situated on the application area takes up a large portion of the property, as the coverage is 48% (378m<sup>2</sup>) and the maximum permitted coverage is 50%(394m<sup>2</sup>). Thus, as there is no more space on the property to expand the footprint of the building, the only space to construct the proposed terrace is on the roof of the second story. Allowing a terrace promotes outdoor living, natural ventilation, and a healthier lifestyle for occupants, aligning with contemporary urban planning principles. It reduces the need for large garden spaces, which is beneficial in higher-density areas. The

## **17. PRECEDENTS & CONSISTENCY WITH THE SURROUNDING AREA**

The newly proposed terrace on the flat roof will not affect the land use as it will remain for a single residential. No change in the character of the area will occur as a result of this application. The proposed terrace/third storey will fit in the character of the surrounding area and the surrounding properties, as many of these properties have 3rd storeys and similar terraces.



The proposed addition of the terrace on the flat roof will not impact the visual character of the area but will enhance the aesthetic of the area. The proposed use will be highly consistent with the character of the surrounding area.

The proposed development of the terrace on the approved flat roof will not impact the character of the area, as there are several other three-storey and similar terraces that could be identified from the street front showing clear precedents in the area. This is a clear indication that an environment for residential dwellings with terraces constructed at rooftop level, and three-storey buildings has been created. The modern design of the dwelling houses in the area is the trend being followed.



**FIGURE 13: PICTURES OF SIMILAR TERRACES AND 3 STOREY BUILDINGS**

The proposal to construct a single residential dwelling with a terrace on the approved flat roof in the area can be regarded as highly consistent with the existing character of the area and it will in no way detract or affect the existing character of the area. Various similar precedents are present in the area and the entire Extension 5.

## **18. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)**

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development



frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribes the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposal complies with these principles.

### 18.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy is not applicable to the application area.</i>
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	<ul style="list-style-type: none"> <li>▪ <i>This policy is not applicable to the application area.</i></li> <li>▪ <i>Not a Spatial Development Framework or Policy.</i></li> </ul>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area and proposal.</i>
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	<i>This policy is not applicable to the application area and proposal.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	<b>Applicable to Bitou Municipality</b>	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning By-Law for Bitou Municipality, 2015</i>



CRITERIA	COMPLIANCE	PLANNING IMPLICATION
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	<b>Applicable to Bitou Municipality</b>	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning By-Law for Bitou Municipality, 2015</i>
The right of owners to develop land in accordance with current use rights should be recognised.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>▪ <i>The landowner will exercise his rights to develop his land in accordance with the current land use rights, as prescribed by the Bitou Zoning Scheme By-law (Single Residential Zone) and exercise their rights to apply in terms of Section 15 of the Bitou By-Law on Municipal Land Use Planning (2015), for the permanent departure.</i></li> <li>▪ <i>An application is made to depart from the prescribed development parameters. No change in land use is proposed. The land use will remain single residential.</i></li> </ul>

## 18.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>▪ <i>The proposal is resource-frugal, as all activities will make use of the existing services.</i></li> <li>▪ <i>The application area is within the urban edge of Bitou and an established urban environment.</i></li> <li>▪ <i>No additional spending or costs for the local authority is necessary to accommodate the proposal.</i></li> </ul>
Ensure that special consideration is given to the protection of prime, unique and high-potential agricultural land.	<b>N/A</b>	<i>Not agricultural land.</i>
Uphold consistency of land use measures in accordance with environmental management instruments.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>▪ <i>In line with all Environmental policy documents and legislation. The proposal does not trigger any environmental listed activities in terms of the National Environmental Management Act (1998).</i></li> </ul>



CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote and stimulate the effective and equitable functioning of land markets.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The proposal is consistent with the character of the surrounding area.</li> <li>It will not negatively impact the value of its surrounding properties.</li> <li>Redevelopment &amp; alteration of the property could increase the value of the property.</li> </ul>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The existing infrastructure is adequate and no upgrade is required. See Par. 6.</li> <li>Any future cost will be at the cost of the applicant or as determined by the municipality.</li> </ul>
Promote land development in locations that are sustainable and limit urban sprawl.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The proposal is within an existing urban area.</li> <li>No urban sprawl will be created as a result of the proposed development.</li> </ul>
Result in communities that are viable.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The proposal will not detract from the existing character of the area.</li> <li>Contributes to a more viable community by allowing this landowner to utilise the land more sufficiently.</li> </ul>
Strive to ensure that the basic needs of all citizens are met in an affordable way.	<b>N/A</b>	<i>This principle is not applicable to the applicant or this development.</i>
The sustained protection of the environment should be ensured.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The proposal will not result in any additional disturbance of the natural environment.</li> <li>Consistent with all Environmental policy documents and legislation.</li> <li>The Application area is located within the existing urban area of Plettenberg Bay and within the existing urban fabric.</li> </ul>

### 18.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>The proposal will require and fully utilise the existing municipal infrastructure. No upgrades to the existing infrastructure will be required. See Par. 6.</li> </ul>
Integrated cities and towns should be developed.	<b>N/A</b>	<ul style="list-style-type: none"> <li>This principle is not applicable to the application.</li> </ul>
Policy, administrative practice and legislation should promote speedy land development.	<b>Applicable to Bitou Municipality</b>	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning By-Law for Bitou Municipality, 2015</i>



## 18.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	<b>COMPLY</b>	<ul style="list-style-type: none"> <li>▪ <i>The proposal is consistent with the various applicable spatial plans, policies and land use management systems.</i></li> <li>▪ <i>It will have no negative impact on the livelihood of the community.</i></li> <li>▪ <i>The proposed application complies with the requirements of the Land Use Planning By-Law for Bitou Municipality, 2015.</i></li> </ul>

## 18.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	<b>Applicable to Bitou Municipality</b>	<ul style="list-style-type: none"> <li>▪ <i>This principle has no direct bearing on the application; however, the Bitou Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</i></li> <li>▪ <i>What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.</i></li> </ul>
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should		



CRITERIA	COMPLIANCE	PLANNING IMPLICATION
include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

## 19. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) A permanent departure in terms of Section 15(2)(b) of the Bitou Municipality By-law on Municipal Land Use Planning (2015) to allow a 3rd storey to allow a terrace.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the Bitou Municipality: Spatial Planning and Land Use Management By-law (2015), is desirable and it is therefore recommended that the application be supported by the relevant authorities and approved by Bitou Municipality.

Marike Vreken Urban and Environmental Planners  
February 2025









**Enquiries**  
**Town Planning**

**Contact details**  
**044 501 3303/3470/3317**

**E-mail**  
**townplanning@plett.gov.za**

Our ref: 18/1583/PB

15 November 2022

Sir/Madam

**PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, ERF 1583 PLETTENBERG BAY**

The Manager: Land Use Management made the following decision on 3 November 2022:

That approval be granted in terms of Section 60 of the Bitou Municipality Land Use Planning Bylaw (2015) for:

1. Proposed Removal of Restrictive Title Deed Condition CII(2) of Title Deed No. T13222/2021, to allow the erection of a flat roof.

**Conditions in terms of Section 66 of the Bitou Municipality: Land Use Planning Bylaw (2015)**

1. That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;

**Reasons for decision:**

- The Removal of Restrictive Title Conditions will have no impact on the rights enjoyed by other property owners.
- No comments or objections were received from the adjoining property owners.

**Appeals:**

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of date of e-mailed notification of this decision together with proof of payment of the appeal fee.



- d) If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine.
- e) Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- f) The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date e-mailed notification of this letter.
- g) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- h) A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days of this letter being sent by e-mail.

Your Faithfully

A handwritten signature in black ink, appearing to be 'Ludolph Gericke', with a stylized, cursive script.

o.b.o Ludolph Gericke

DIRECTOR: ECONOMIC DEVELOPMENT & PLANNING





*munisipaliteit umasipala municipality*

*to be the best together*

Private Bag X1002 Plettenberg Bay 6600  
Tel+27 (0)44 501 3000 Fax +27(0)44 533 3485

## LAND USE PLANNING APPLICATION FORM

### BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

**KINDLY NOTE:** Please complete this form using BLOCK capitals and ticking the appropriate boxes.

#### PART A: APPLICANT DETAILS

First name(s)	MARIKE		
Surname	VREKEN		
South African Council for Planners (SACPLAN) registration number (if applicable)	1101		
Company name (if applicable)	MARIKE VREKEN TOWN PLANNERS CC		
Postal Address	PO BOX 2180		
	KNYSNA	Postal Code	6570
Email	<a href="mailto:info@vreden.co.za">info@vreden.co.za</a>		
Tel	044 382 0420	Fax	044 382 0438
Cell	082 927 5310		

#### PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	THE SEVE TRUST		
Physical address			
		Postal code	
E-mail			
Tel		Fax	
Cell			

#### PART C: PROPERTY DETAILS (in accordance with title deed)

Erf 1583 Plettenberg Bay in the Bitou Municipality Division of Knysna, Province of the Western Cape					
Physical Address	02 Cordovan Street, Plettenberg Bay				
GPS Coordinates	34° 4'41.08"S and 23°22'12.60"E	Town/City	Plettenberg Bay		
Current Zoning	SINGLE RESIDENTIAL ZONE	Extent	787m <sup>2</sup>	Are there existing buildings?	Y N



<b>Applicable Zoning Scheme</b>	Plettenberg Bay Zoning Scheme Section 7		<b>X</b>	LUPO Scheme Regulations: Section 8	
<b>Current Land Use</b>	SINGLE RESIDENTIAL				
<b>Title Deed number and date</b>	T	13222/2021			
<b>Any restrictive conditions?</b>	Y	N	If Yes, list condition(s)		
<b>Are the restrictive conditions in favour of a third party(ies)?</b>	Y	N	If Yes, list the party(ies)		
<b>Have you informed the Bondholder of the application?</b>	Y	N	NO BOND IS REGISTERED.		
<b>Any existing unauthorized buildings and/or land use on the subject property(ies)?</b>	Y	N	<b>If yes, is this application to legalize the building / land use?</b>	Y	N
<b>Are there any pending court case(s) / order(s) relating to the subject property(ies)?</b>	Y	N	<b>Are there any land claim(s) registered on the subject property(ies)?</b>	Y	N

**PART D: PRE-APPLICATION CONSULTATION**

<b>Has there been any pre-application consultation?</b> Email correspondence with Town Planning Department	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
<b>Official's name</b>	N/A		<b>Reference Number</b>	N/A	<b>Date of consultation</b>	N/A

**PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE**

Tick	Section	Type of application
✓	2(a)	a rezoning of land;
<b>X</b>	<b>2(b)</b>	<b>a permanent departure from the development parameters of the zoning scheme;</b>
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;



✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

**Will you want to advertise upon Municipal Consent?**

YES

**APPLICATION FEES \*\* (please note the following)**

**\* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.**

**\*\* The applicant is liable for the cost of publishing and serving notice of an application.**

**\*\*\* Relevant fees will be determined by Council, and an invoice will be sent to the applicant accordingly.**

**PART F: DETAILS OF PROPOSAL**

**Complete description of proposed development / intent of application:**

SEE ATTACHED MOTIVATION REPORT

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]**

**Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.**

Required minimum documentation required in terms of section 38(1) of said legislation

Y	N/A	Written motivation	Y	N/A	S.G. diagram / General plan extract
Y	N/A	Locality plan	Y	N/A	Site development plan or conceptual layout plan
Y	N/A	Proposed subdivision plan	Y	N/A	Proof of agreement or permission for required servitude
Y	N/A	Conveyancer's certificate	Y	N/A	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:



Y	N	N/A	Consolidation plan		Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan					
Y	N	N/A	Landscaping (if applicable)		Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Abutting owner's comment		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of any previous approval		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies ( <u>2 Hard Copies, 8 CD's, additional digital copies could be required</u> )		Y	N	N/A	Other (specify)

**PART H: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION**

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)				
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)				
Y	N	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
Y	N	If required, do you want to follow an integrated application procedure in terms of <b>section 44(1) of Bitou Municipality: Land Use Planning By-Law</b> ? If yes, please attach motivation.				



**SECTION I: DECLARATION**

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

14 /02 / 2025

Full name:

MARIKE VREKEN

Professional capacity:

PROFESSIONAL TOWN PLANNER

SACPLAN registration number:

1101

**FOR OFFICE USE ONLY**



<p>Date received:</p> <p>_____</p>	<p>Received by:</p> <p>_____</p>
<div data-bbox="168 380 669 606" style="border: 1px solid black; padding: 10px; text-align: center;"> Municipal Stamp </div>	<div data-bbox="911 403 1411 630" style="border: 1px solid black; padding: 10px; text-align: center;"> Municipal Stamp </div>
<b>ANNEXURES</b>	
<p>The following Annexures are attached for the applicant's information.</p> <p><b>Please <u>do not submit</u> these Annexures with the application form.</b></p>	<p><u>Annexure A</u>: Minimum requirements matrix</p> <p><u>Annexure B</u>: Land use planning application submission and protocol</p> <p><u>Annexure C</u>: Land use planning application workflow</p>

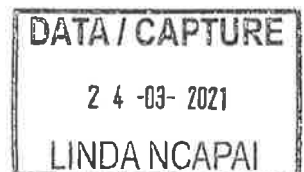


RUSHMERE NOACH ATTORNEYS  
5 Ascot Office Park  
Conyngham Street  
Greenacres  
6045

Prepared by me

  
CONVEYANCER  
Daniel James Parker (6526)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 16 000 000.00	4 080.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000013222 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

HEIN DYSEL

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said-appearer being duly authorised thereto by a Power of Attorney granted to him/her by

The Trustees for the time being of THE C J STEENEKAMP FAMILY TRUST  
Registration number ~~TM 1974 (E)~~ 1974/91

ELIZABETH

which said Power of Attorney was signed at PORT ELIZABETH on 15 January 2021



And the appearer declared that his/her said principal had, on 8 January 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of THE SEVE TRUST**  
**Registration Number IT330/2005**

its Successors in Office or assigns, in full and free property

ERF 1583 PLETTENBERG BAY  
IN THE BITOU MUNICIPALITY  
DIVISION OF KNYSNA  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 787 (SEVEN HUNDRED AND EIGHTY SEVEN) Square metres

**FIRST TRANSFERRED** by Deed of Transfer Number T25521/1967 with Diagram Number 444/1966 relating thereto and held by Deed of Transfer Number T38320/1993.

A. SUBJECT to the conditions referred to in Deed of Transfer Number T3540/1942.

B. ENTITLED to the benefit of the Servitude referred to in the following endorsement dated 4<sup>th</sup> June 1947 on Deed of Transfer Number T3544/1942, namely:

"By Not. Deed No. 191 dd 8/3/1947 the property viz. "Portion 72, the Sanctuary" held by Certificate of Amended Title on Consolidation No. 9880 dd 4.6.1947 is made subject to conditions relating to ..... Prohibiting business and trade or hotel-keeping thereon, nature of buildings thereon and regulating sanitation and matters of public health in favour of the withinmentioned pptides and certain other pptides subject to conditions as will more full appear on reference to said Not. Deed vide copy annexed hereto."

C. SUBJECT FURTHER to the following conditions mentioned in said Deed of Transfer Number T25521/1967

I. Imposed by the Administrator when approving of the establishment of Plettenberg Bay Township Extension No. 5 in terms of the stipulations of Ordinance No. 33 of 1934 namely:-

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17 October, 1935, and in the memorandum which accompanied the said Regulations.



2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive such material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. This erf shall be subject to the following further conditions, provided especially that there, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
  - (a) it shall not be subdivided;
  - (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
  - (c) not more than half the area thereof shall be built upon;
  - (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear or 1.57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3.05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven these conditions shall apply to the consolidated area as one erf;
  - (e) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.



II. Imposed by PLETTENBERG BAY ESTATES LIMITED for the benefit of itself, its successors in title and assigns as owners of the Remainder of Plettenberg Bay Township Extension No. 5 held by Certificate of Amended Title on consolidation Number T9101/1956, namely: -

1. Plans and specifications of all buildings and all additions or alterations to be erected on an erf shall be submitted to and approved by the transferor before the commencement of building operations. Such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the Transferor. Roofs of all buildings to be erected on an erf shall, except with the permission in writing of the Transferor, be constructed of either thatch, tiles, shingles, or slate. Provided, however, that from such time as the said Township shall fall under the jurisdiction of a Local Authority, the Transferor shall have the right, with the permission of such Authority exercise of the discretions and rights herein vested in the Transferor.
2. The erection of flat, lean-to or monopitch roofs or flat or corrugated iron or asbestos fencing is prohibited. No wood and/or iron buildings of any description shall be erected on the erf. The main buildings which shall be a complete building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
3. Any buildings or outbuildings and all additions or alterations thereto shall also comply with the conditions upon which the said proposed Township shall in due course be established and with the requirements of any local or other Authority.
4. The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
5. The owner shall not have the right, save and except to prepare the erf for building and/or garden purposes, to excavate and remove therefrom for purposes of gain any material without the written consent of the Transferor.
6. The owner of this erf shall without compensation be obliged to allow electricity, gas, water mains and the sewage and drainage, including stormwater of any other erf, within or without this subdivision, to be conveyed across this erf, if deemed necessary by the Local Authority and/or the Transferor and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
7. Neither the owner nor any other person shall have the right to erect or cause to be erected upon the erf any hoardings or signboards for advertising purposes.



8. No cattle kraals, pig-sties, cow-sheds, slaughter poles or slaughter houses shall be erected or carried on by any person whomsoever on this erf.
9. (1) In the foregoing conditions the following words shall have the meaning assigned to them, namely:
- (a) "Transferor" shall mean Plettenberg Bay Estates Limited, its Successors in Title and Assigns to Plettenberg Bay Extension No. 5, or the remainder thereof from time to time but shall exclude the owner of any erf.
- (b) "Owner" shall include the Successors in Title and Assigns of the above Transferee.
- (2) The owner shall have no claim whatsoever against the Transferor on the ground that the Transferor has not enforced or insisted that effect be given to the foregoing conditions in respect of any erf sold by the Transferor.



WHEREFORE the said Appearer, renouncing all rights and title which the said

**The Trustees for the time being of THE C J STEENEKAMP FAMILY TRUST**  
**Registration number ~~TM 1974 (E)~~ 1974/91**

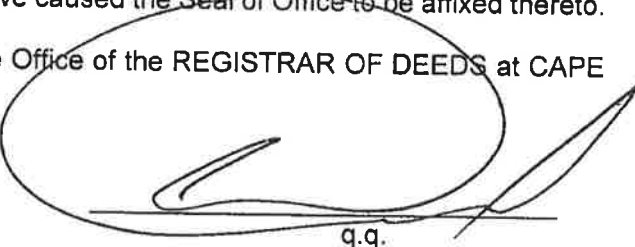
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of THE SEVE TRUST**  
**Registration Number IT330/2005**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R16 000 000,00 (SIXTEEN MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on **19 MAR 2021**

  
q.q.

In my presence



REGISTRAR OF DEEDS





THIS PLAN COMPRISES 11 SHEETS  
Sheet 10

SHEET 8 JOINS HERE

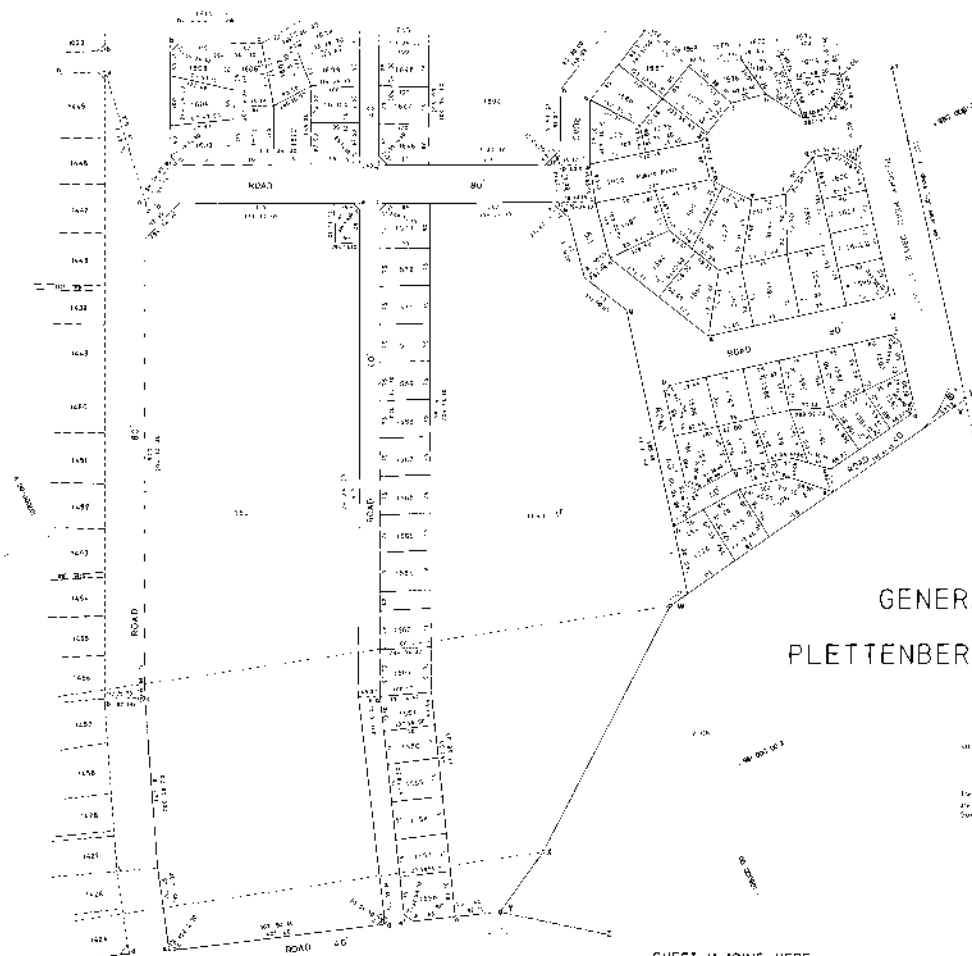


COPY  
AFSKRIF

1. J. J. No. 2000/ 950  
APPROVED  
J. W. DE VRIES  
S. W. DE VRIES  
DATE 27-11-1950

SHEET 9 JOINS HERE

1294 SHEET 10



T.P.

# GENERAL PLAN No. 1294LD OF PLETTENBERG BAY EXTENSION NO. 5

Scale 1:1200

Sheet 10 of 11 sheets of this plan.

The layout of this plan is approved by the  
City Engineer on 15/11/50 and will be valid until  
cancelled or amended.

1950/11/15/50  
J. W. DE VRIES  
S. W. DE VRIES

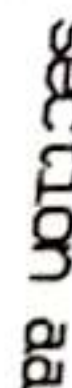
SHEET 11 JOINS HERE

COPY TO  
1. 1294/10

FILE NO. 1294/10  
SHEET NO. 10  
1. 1294/10/10  
1. 1294/10/10/10  
1. 1294/10/10/10/10  
1. 1294/10/10/10/10/10



## Conclusion



north elevation



north elevation

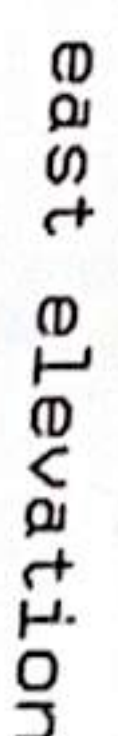


ground floor plan

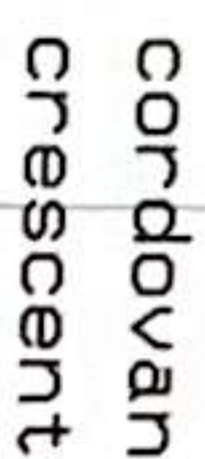
scale 1:100

beachy head drive

east elevation



cordovan  
crescent



1st floor plan  
scale 1:100

Scale 1:100

Scale 1:100

# hrabbar + hrabbar

additional covered terrace to existing house for Mr C.J. Steenekamp erf 1583, Plettenberg Bay

ground floor plan  
1st floor plan  
section  
elevations

all

J502D

1000	1000	1000
------	------	------

**ELITE MUNICIPALITY**

It is hereby certified that I have examined the original and compared the same with the copy and find that the same are correct and true. In testimony whereof, I have hereunto set my hand and the seal of said Municipality at the City of San Francisco, this 20th day of April, 1909.

JOHN J. HARRIS, Mayor

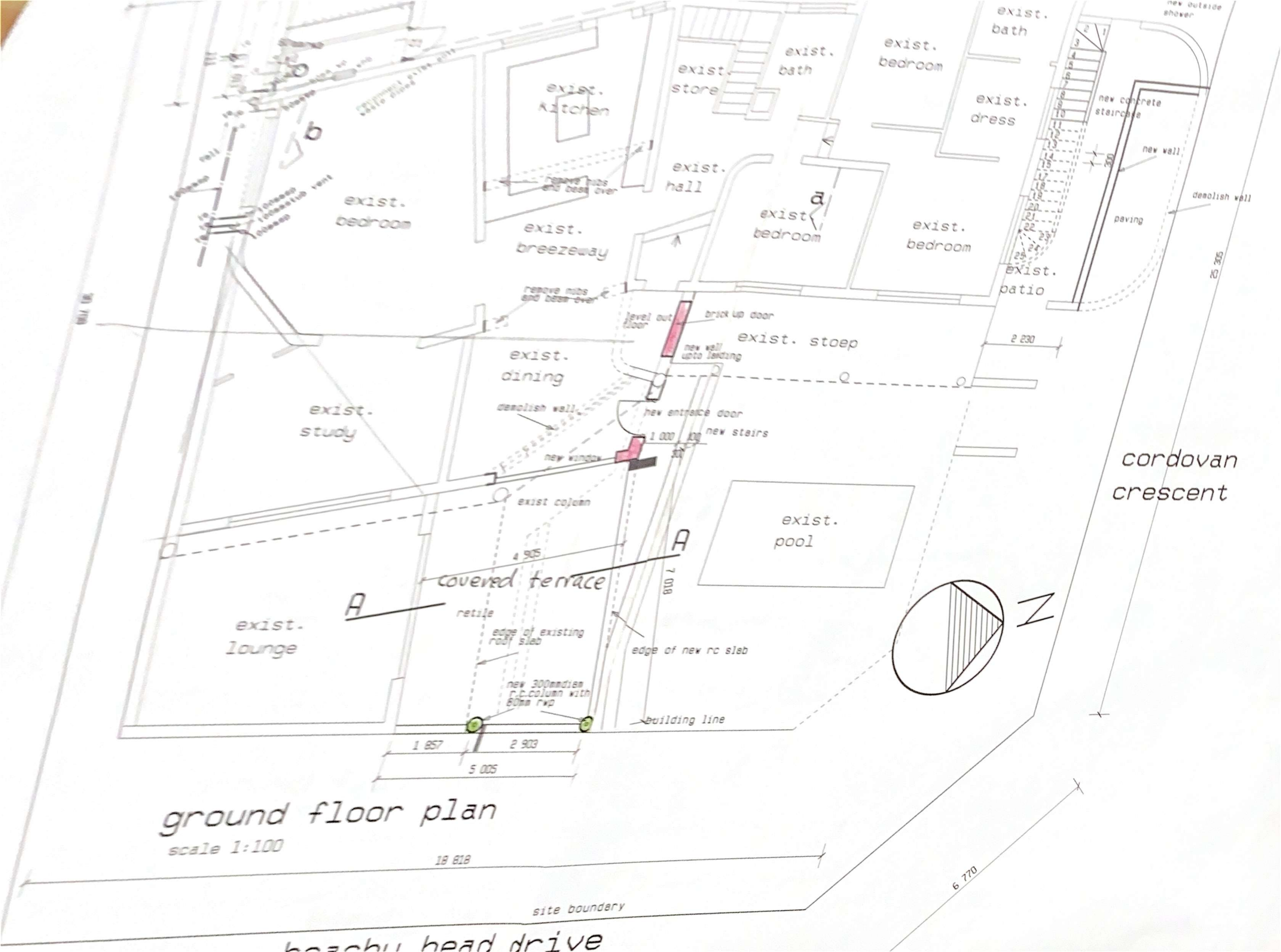
*[Signature]*

20/04/09

RECEIVED  
MUNICIPALITY  
PLETTENBERG, BAY  
1989-03-25

11569







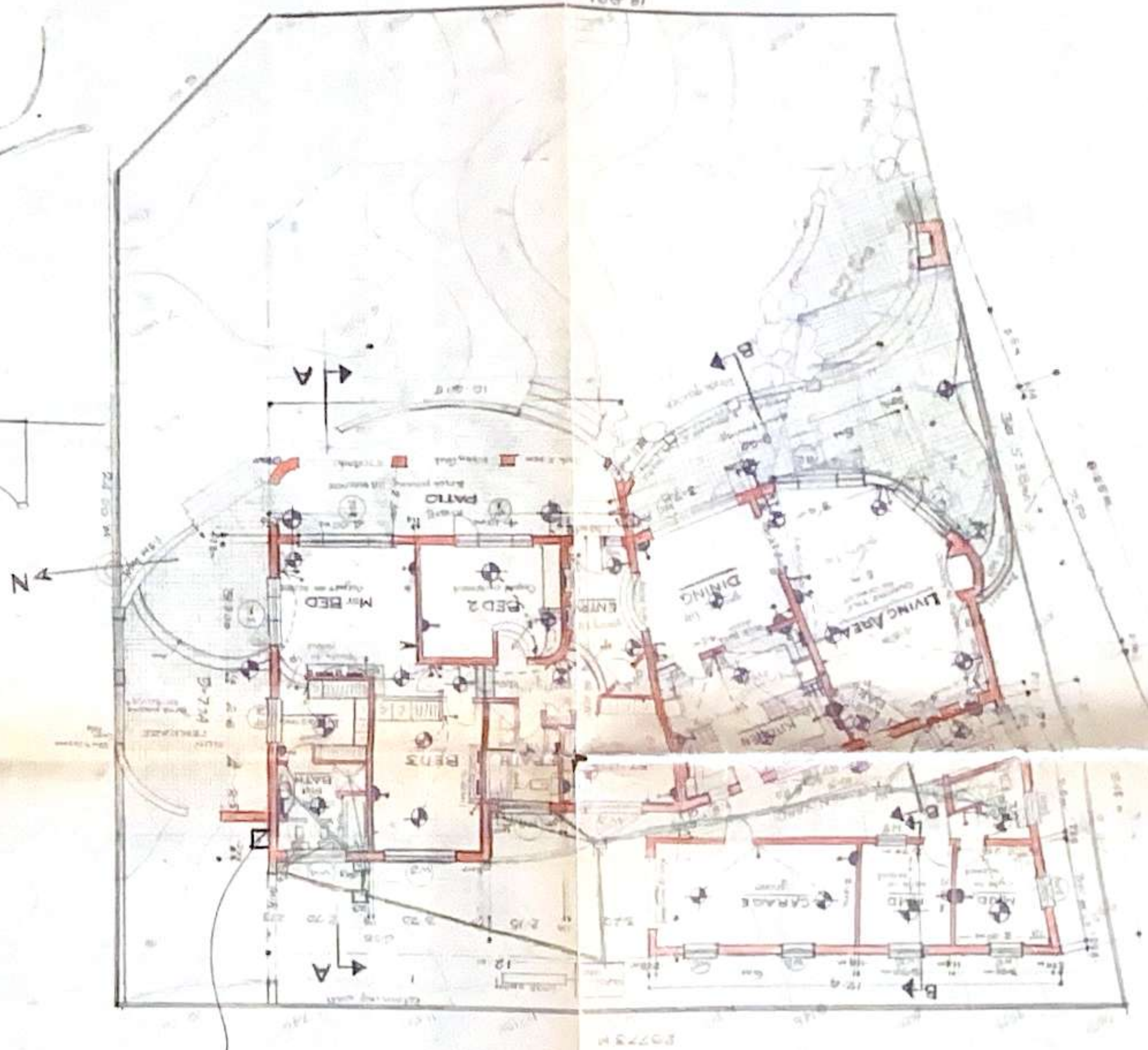




# NEW RESIDENCE FOR DR. B. COHEN, PLETTENBERG BAY

DESIGNED BY M.A. NORTON  
 Box 15  
 ARLAND

## GROUND PLAN

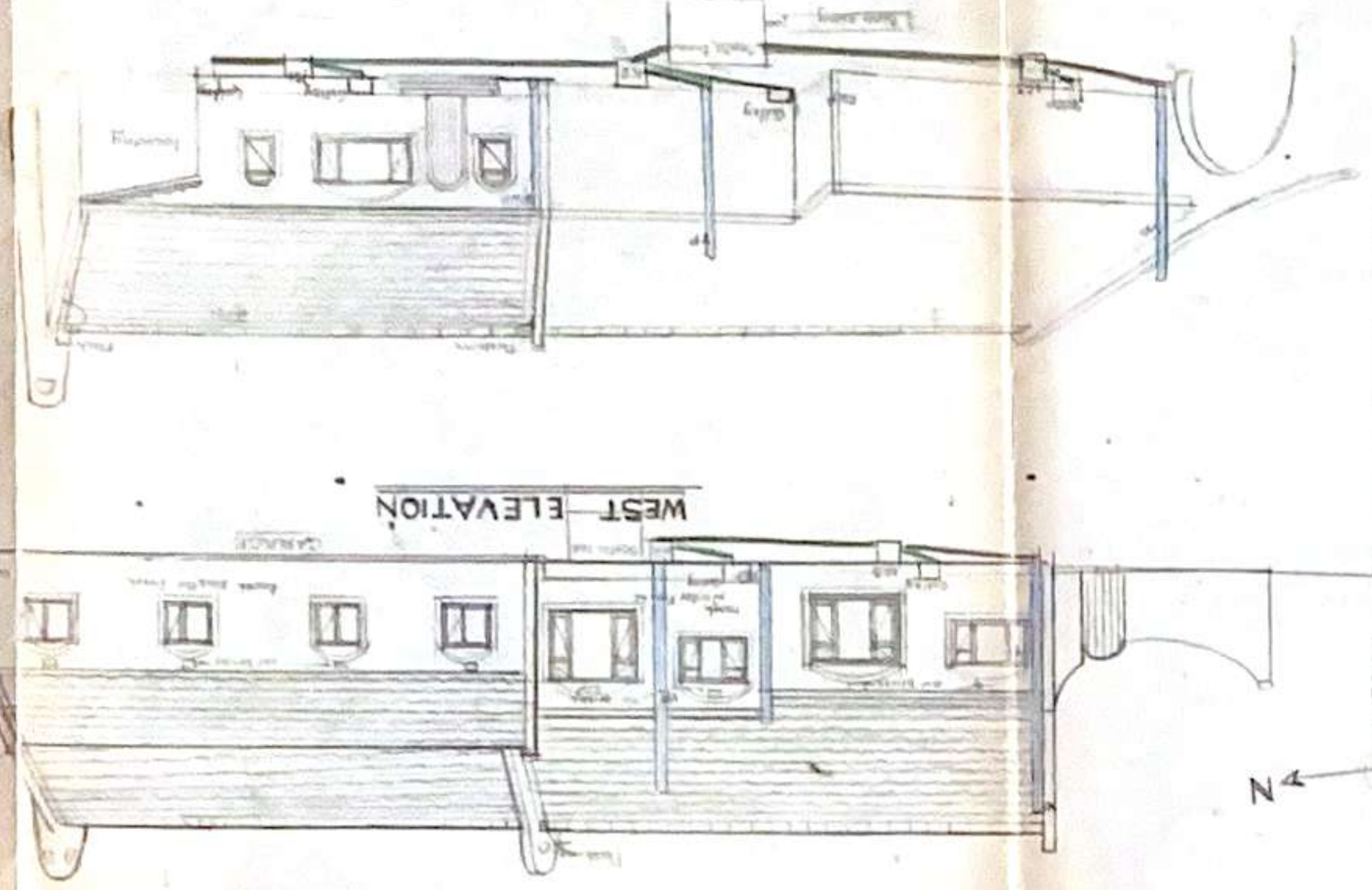


## SITE PLAN

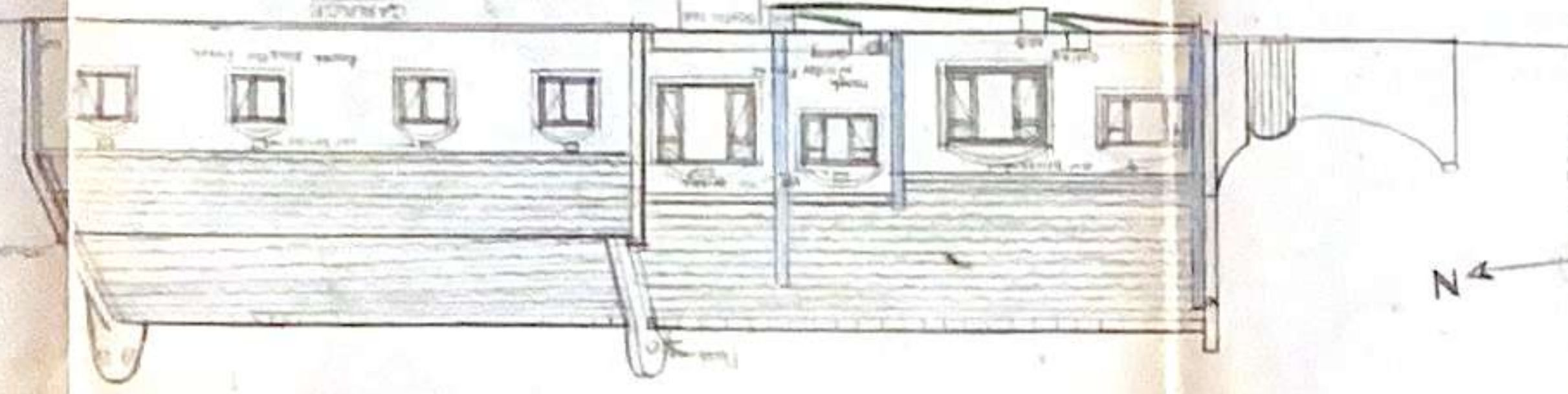


- ### ELECTRICAL SYMBOLS
- 1. Light switch
  - 2. Light fixture
  - 3. Telephone
  - 4. Radiator
  - 5. Radiator
  - 6. Radiator
  - 7. Radiator
  - 8. Radiator
  - 9. Radiator
  - 10. Radiator
  - 11. Radiator
  - 12. Radiator
  - 13. Radiator
  - 14. Radiator
  - 15. Radiator
  - 16. Radiator
  - 17. Radiator
  - 18. Radiator
  - 19. Radiator
  - 20. Radiator

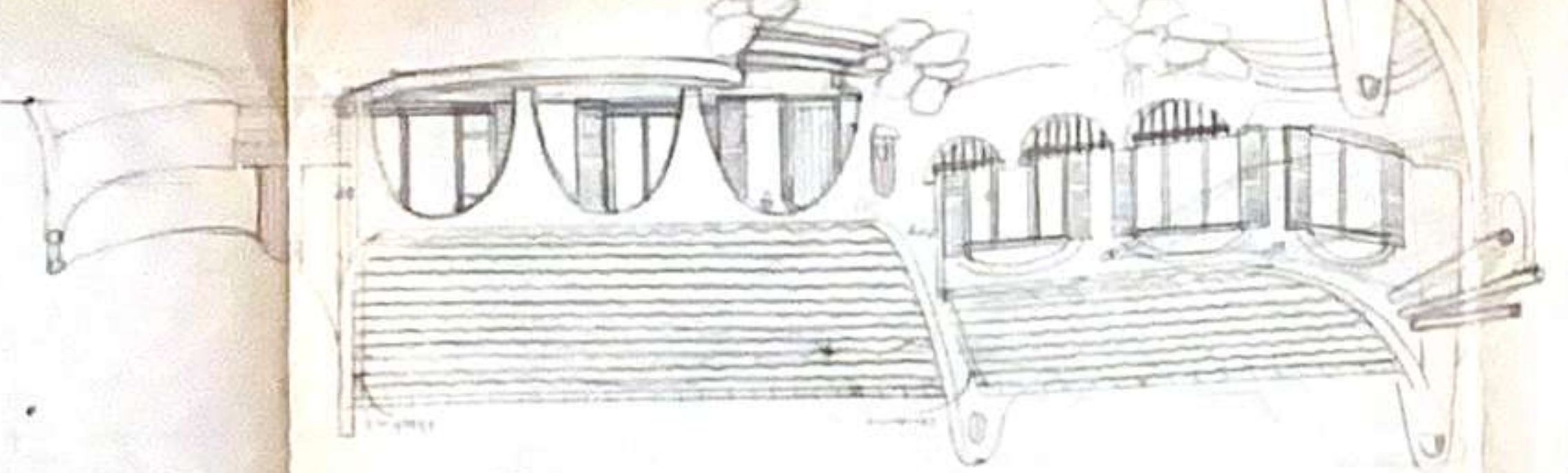
## SOUTH-WEST ELEVATION



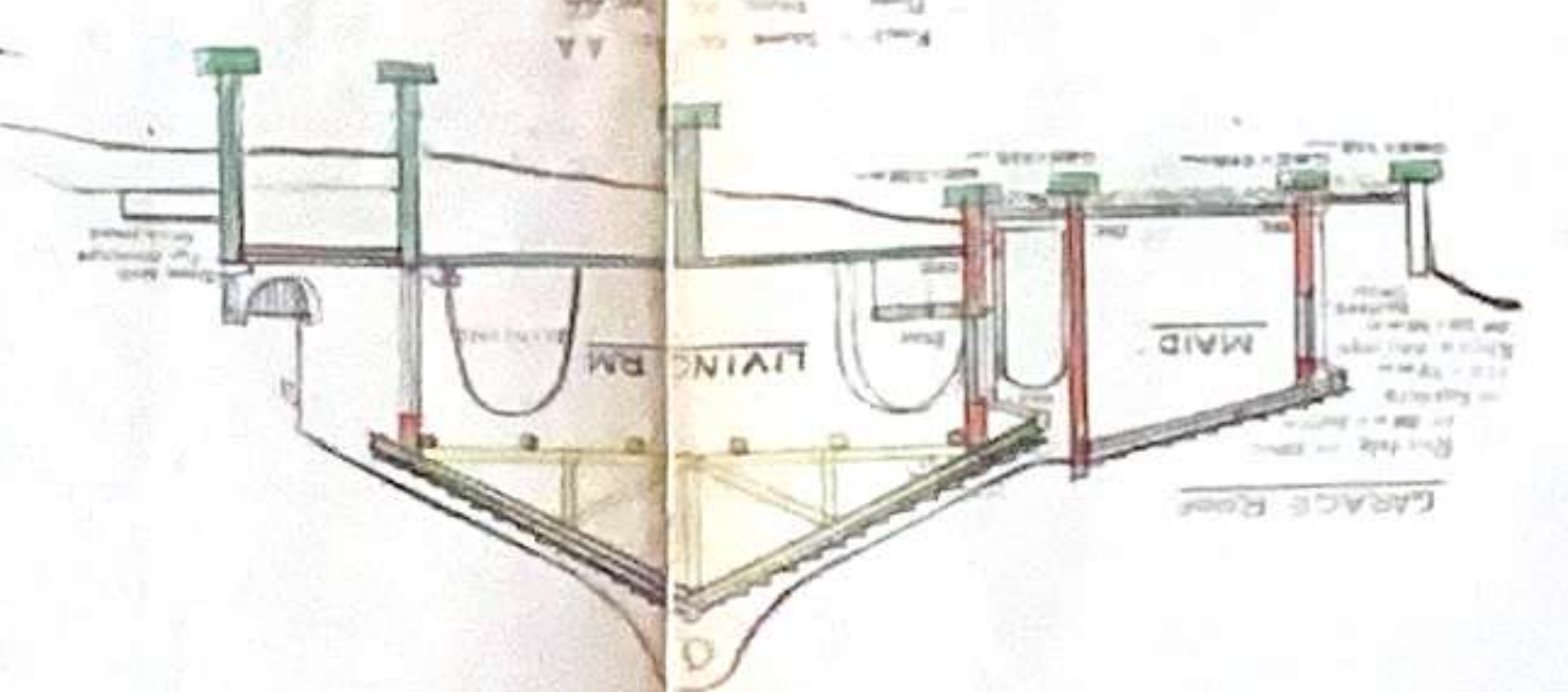
## WEST ELEVATION



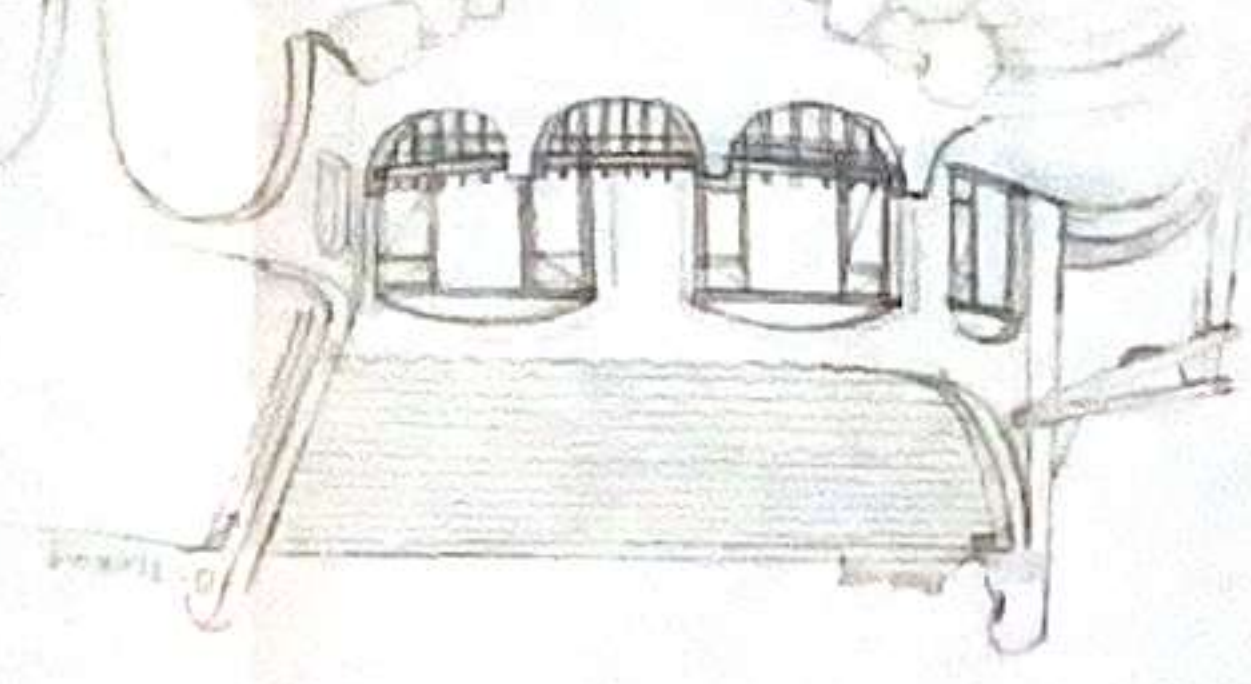
## EAST ELEVATION



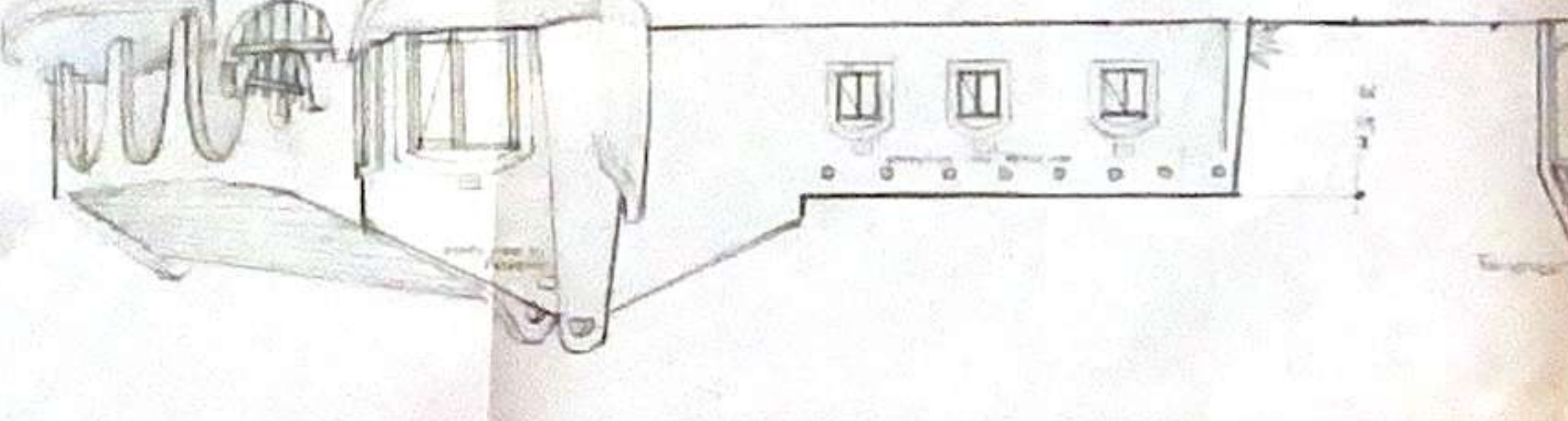
## SECTION B-B



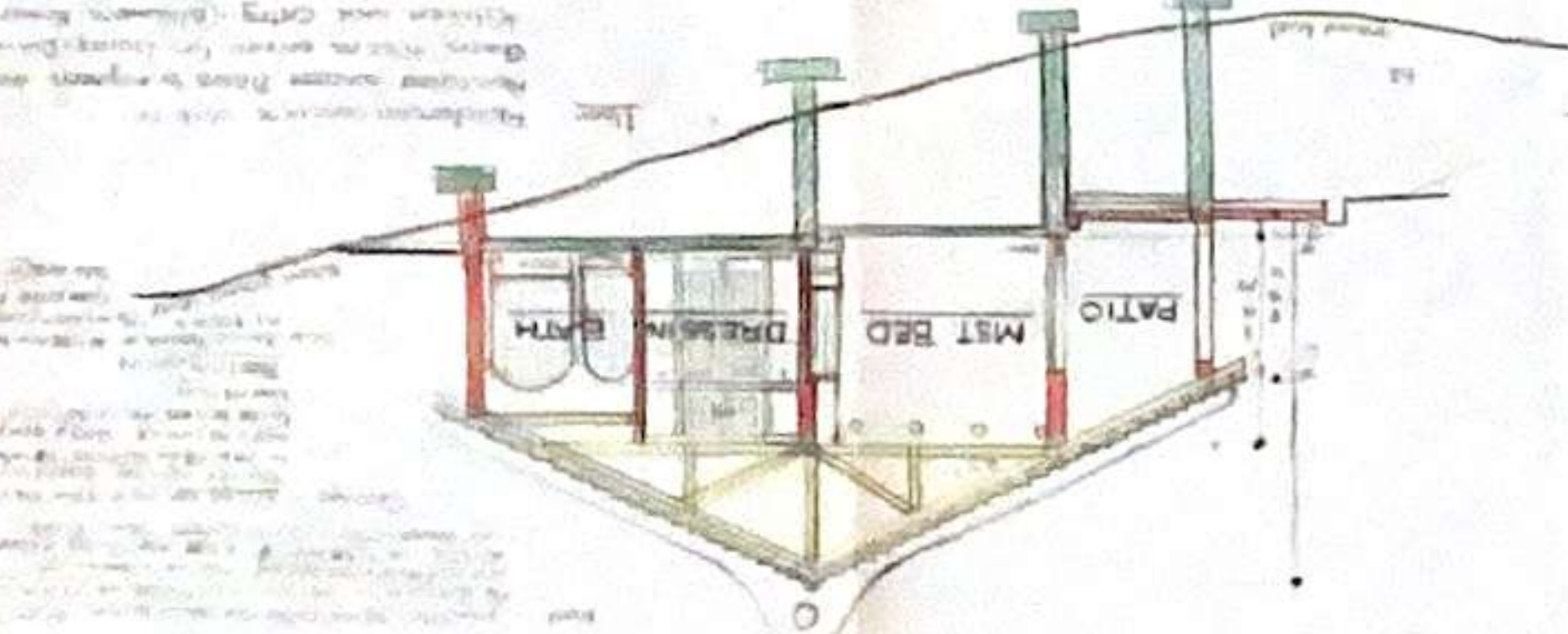
## NORTH-EAST ELEVATION



## SOUTH EAST ELEVATION



## SECTION A-A



APPROVED BY  
 M.A. NORTON  
 2/2/23

NO.	REVISION	DATE
1	Initial design	2/2/23
2	Revised design	2/2/23
3	Final design	2/2/23

APPROVED BY  
 M.A. NORTON  
 2/2/23





THE PROPERTY  
200M RADIUS



PRECEDENTS



PLETTENBERG BAY  
ERF 1583

3-STOREY AND SIMILAR TERRACE PLAN



Stored: Y:\GIS\Approved Projects\P2208 - Plettenberg Bay Erf 1583\Plettenberg Bay Erf 1583.map

Projection: Transverse Mercator  
Centre Lon: 23°22'12" E  
Centre Lat: 34°04'41" S  
Created: 2/14/2025  
Scale: 1:4000



21 Trotter Street, P.O. Box 2180  
KNYSNA, 6570

☎ (044) 382 0420

☎ (086) 459 2987

e-mail: [info@vreken.co.za](mailto:info@vreken.co.za)

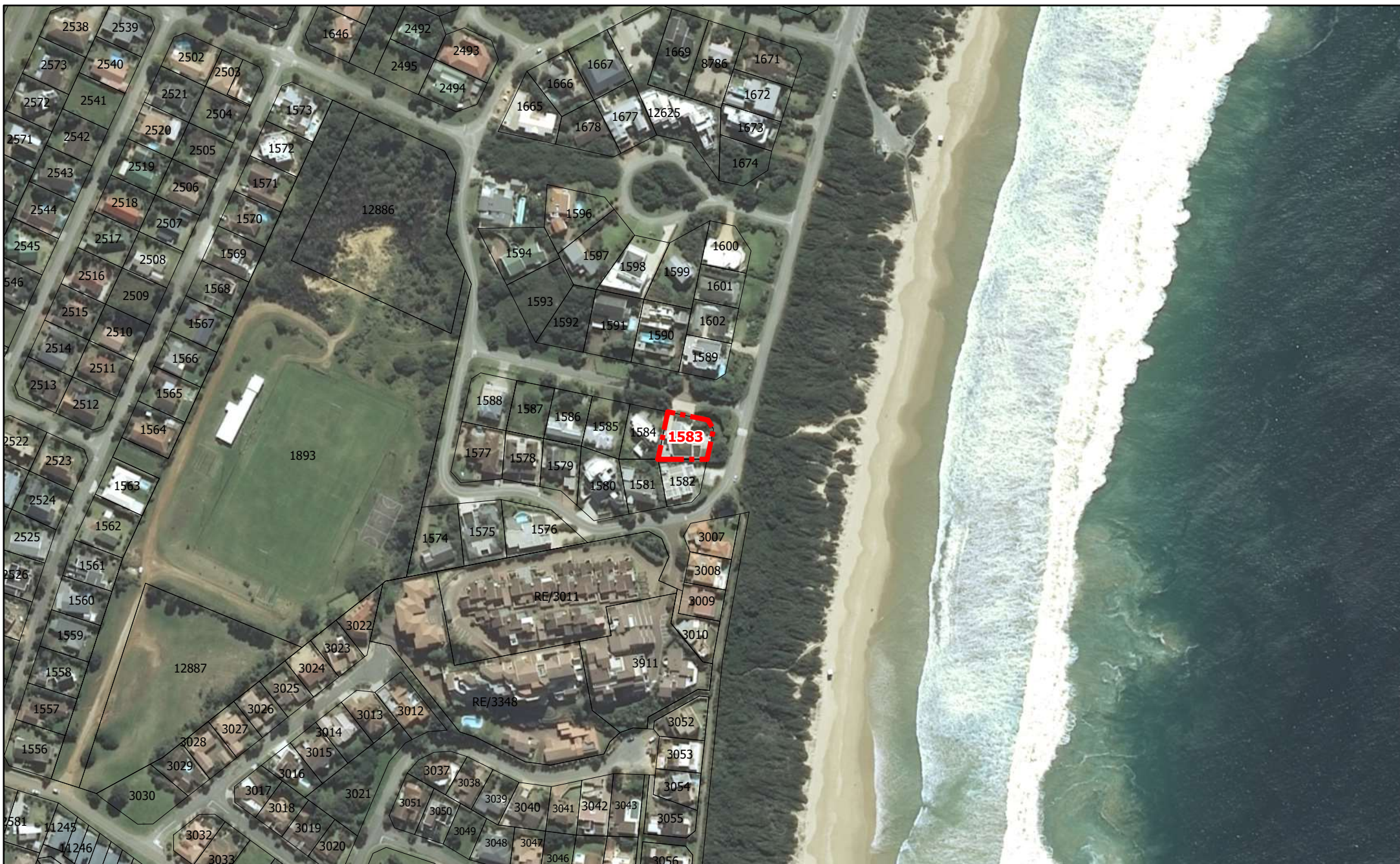
web: [www.vreken.co.za](http://www.vreken.co.za)



***NOT APPLICABLE***

---





0 SCALE 150 m

**PLETTENBERG BAY**  
**ERF 1583**

## PLAN 1: LOCALITY PLAN



Projection: Transverse Mercator  
Centre Lon: 23°22'13" E  
Centre Lat: 34°04'41" S  
Created: 2022/02/14  
Scale: 1:3000

Stored: Y:\GIS\Appointed Projects\Pr2208 - Plettenberg Bay Erf 1583\Pr2208 - Plettenberg Bay Erf 1583.mxd

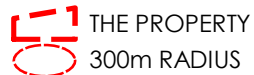


Stads & Omgevingsplanners

21 Trotter Street, P.O. Box 2180  
KNYSNA, 6570  
☎ (044) 382 0420  
📠 (086) 459 2987  
✉ e-mail: info@vreken.co.za  
🌐 web: www.vreken.co.za

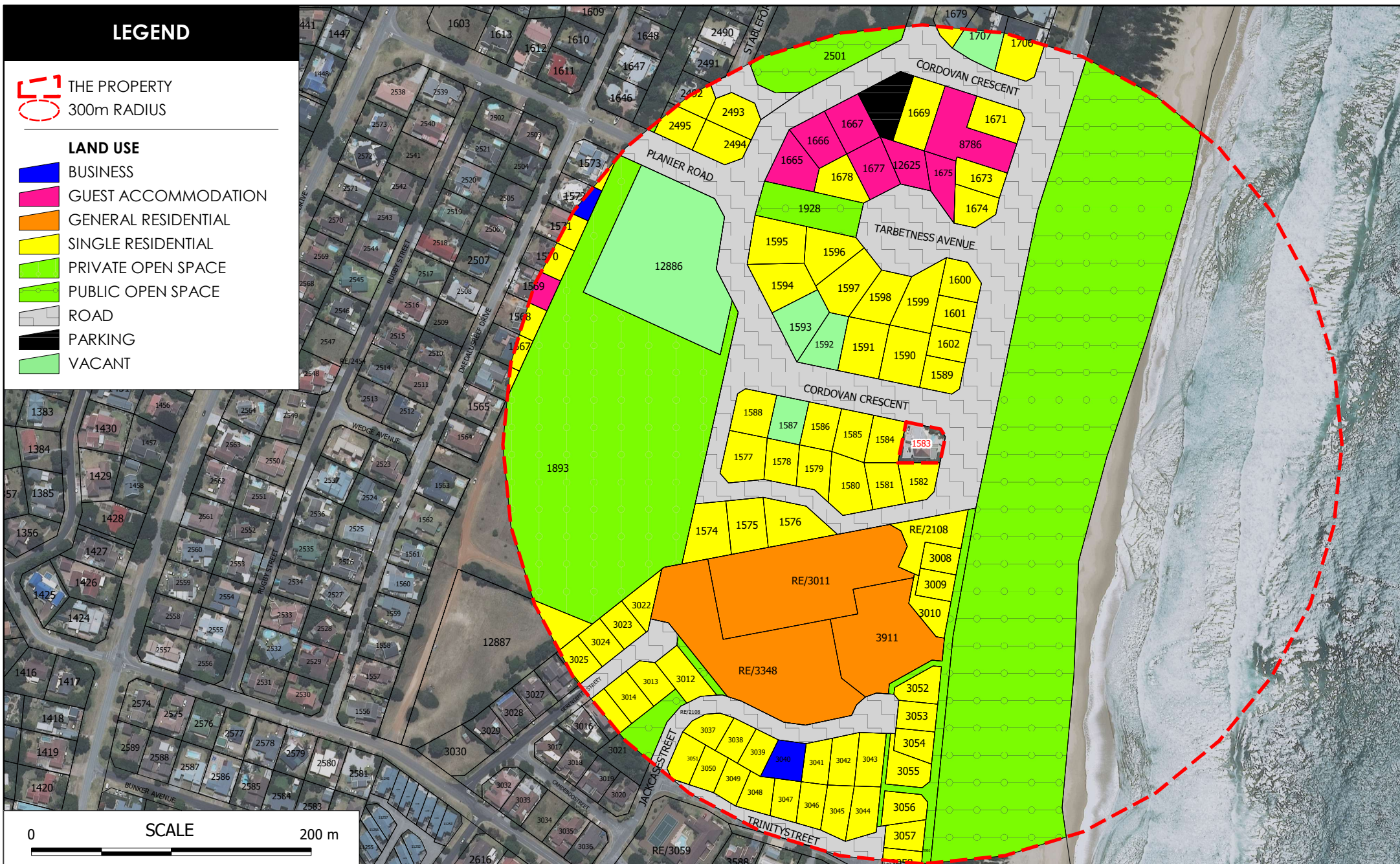


## LEGEND



### LAND USE

- BUSINESS
- GUEST ACCOMMODATION
- GENERAL RESIDENTIAL
- SINGLE RESIDENTIAL
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- ROAD
- PARKING
- VACANT



**PLETTENBERG BAY  
ERF 1583**

## LAND USE PLAN



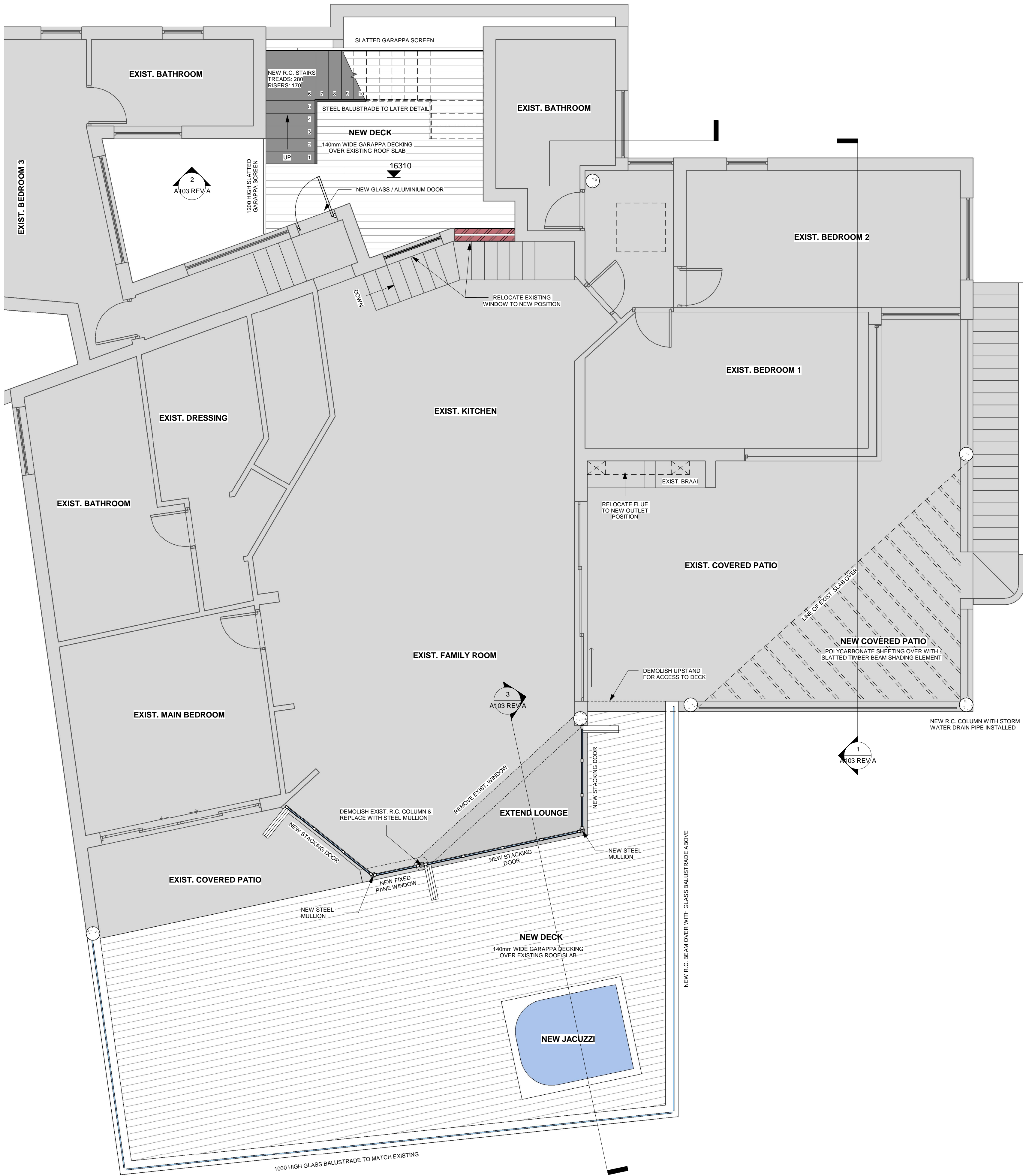
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Centre Lat: 34°04'41" S  
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Scale: 1:3500  
Plan No: Pr2402-Land Use Plan

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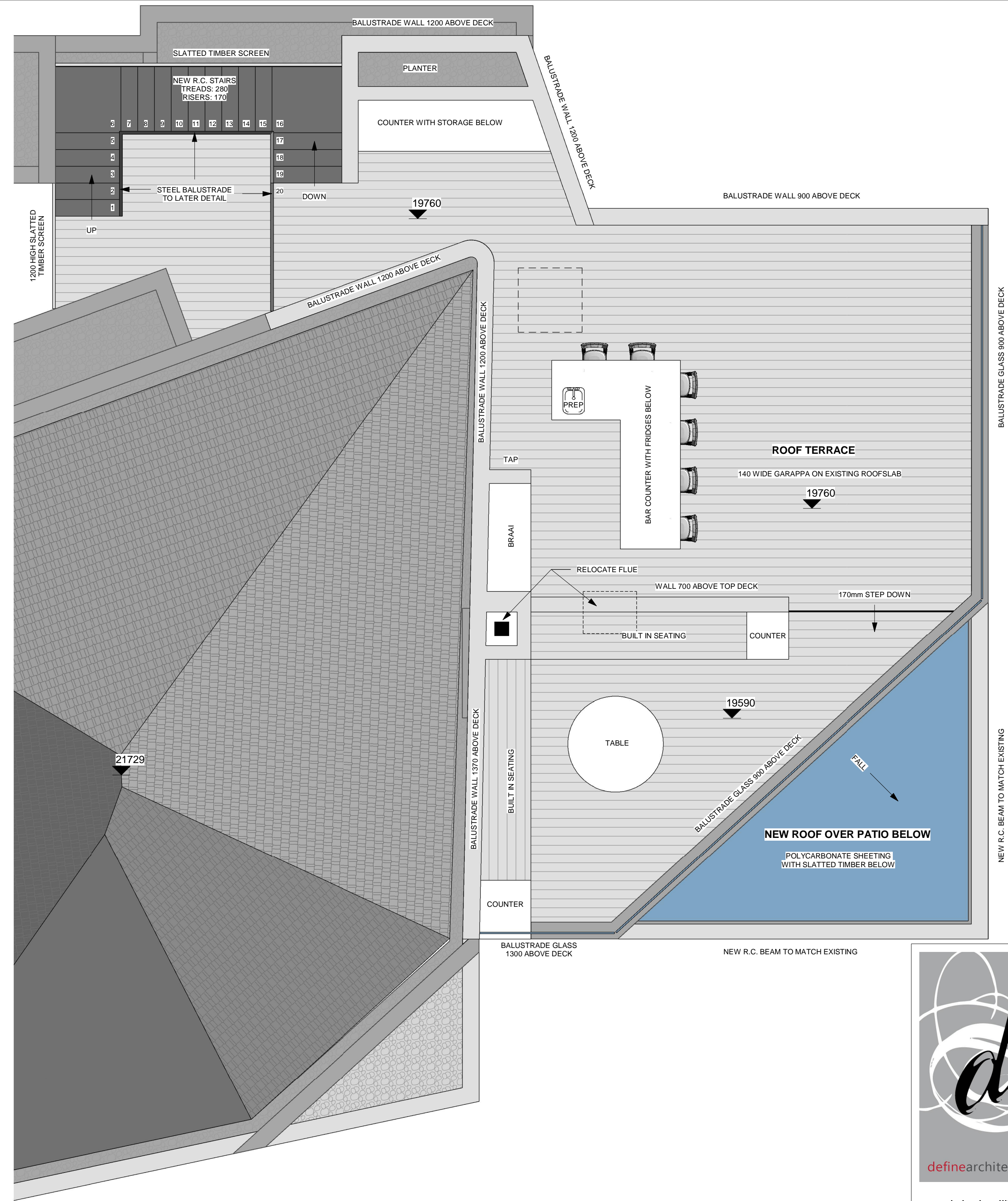


21 Trotter Street, P.O. Box 2180  
KNYSNA, 6570  
☎(044) 382 0420  
☎(086) 459 2997  
e-mail: info@vreken.co.za  
web: www.vreken.co.za





2 FIRST FLOOR  
1 : 50



1 ROOF TERRACE  
1 : 50

AREAS

EXIST. GROUND FLOOR	378m <sup>2</sup>
EXIST. FIRST FLOOR	243m <sup>2</sup>
NEW FIRST FLOOR	4m <sup>2</sup>
EXIST. COVERED PATIO	50m <sup>2</sup>
NEW COVERED PATIO	16m <sup>2</sup>
TOTAL UNDER COVER	378m <sup>2</sup>
COVERAGE	48%
ERF	788m <sup>2</sup>

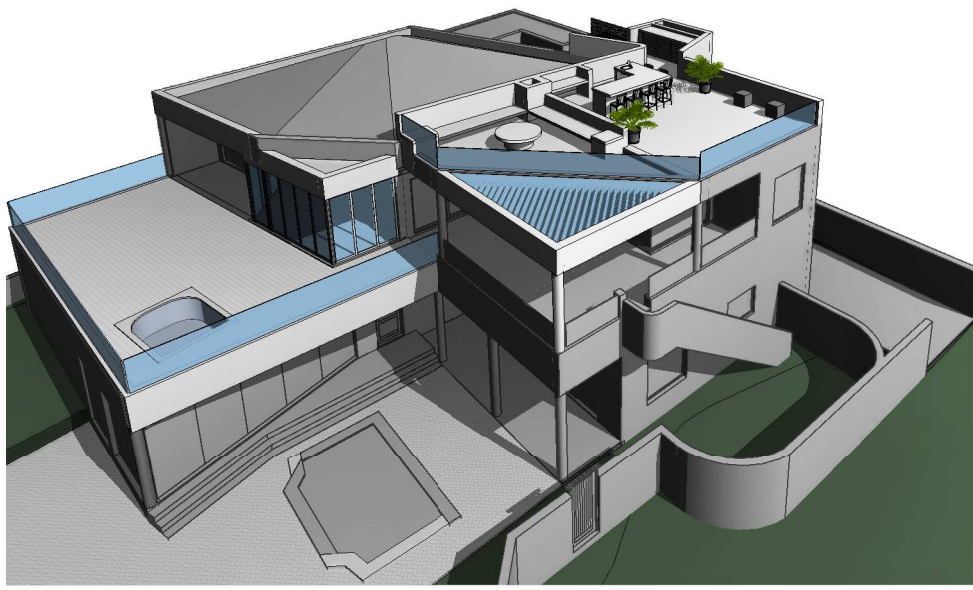
  
definearchitecture

chris de villiers  
sacap reg: 10333

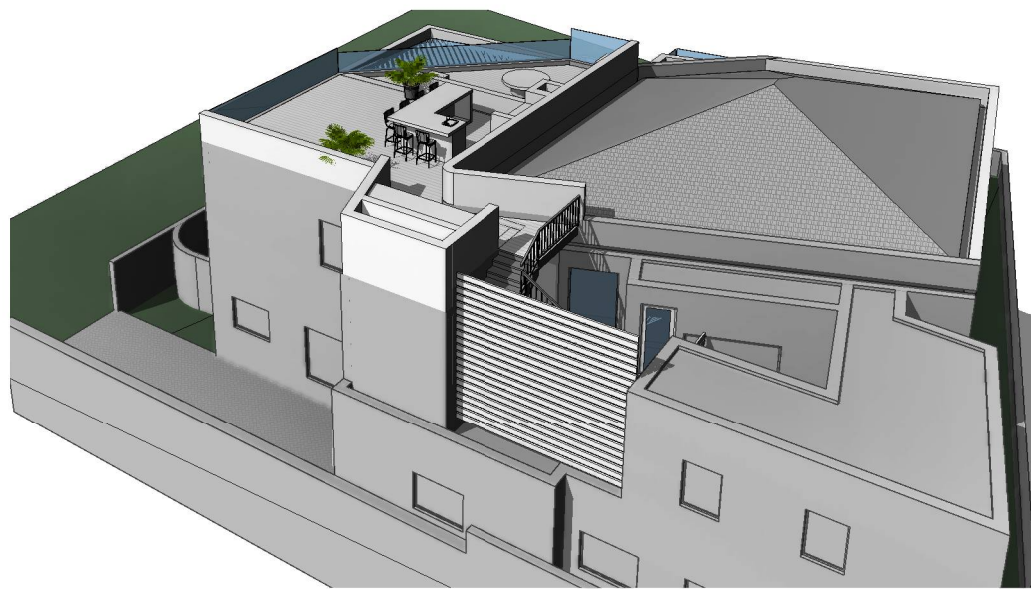
CELL: 0827895068  
EMAIL: define@mwweb.co.za

OWNER / PROJECT	HOUSE TARIIE	ERF	1583	OWNER'S SIGNATURE	
TITLE	FLOOR PLANS	DRAWING No	TARIE-001	SHEET	A101 REV A
DATE	JULY 2021				





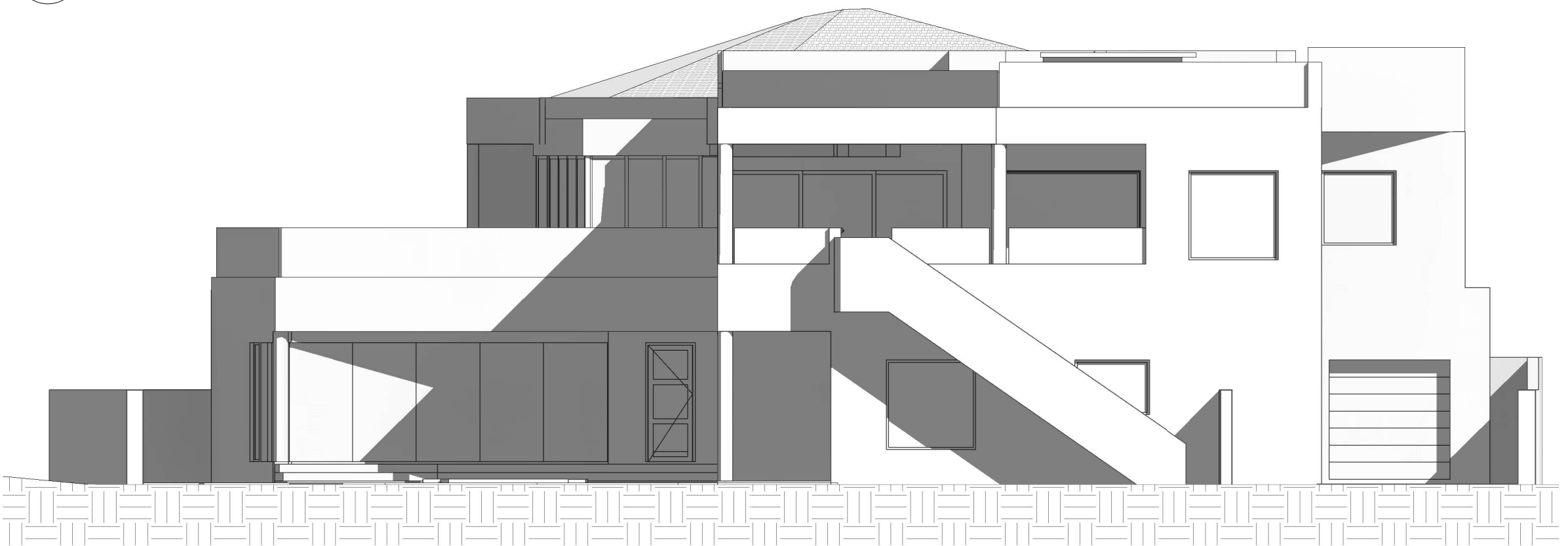
6 PERSPECTIVE 2



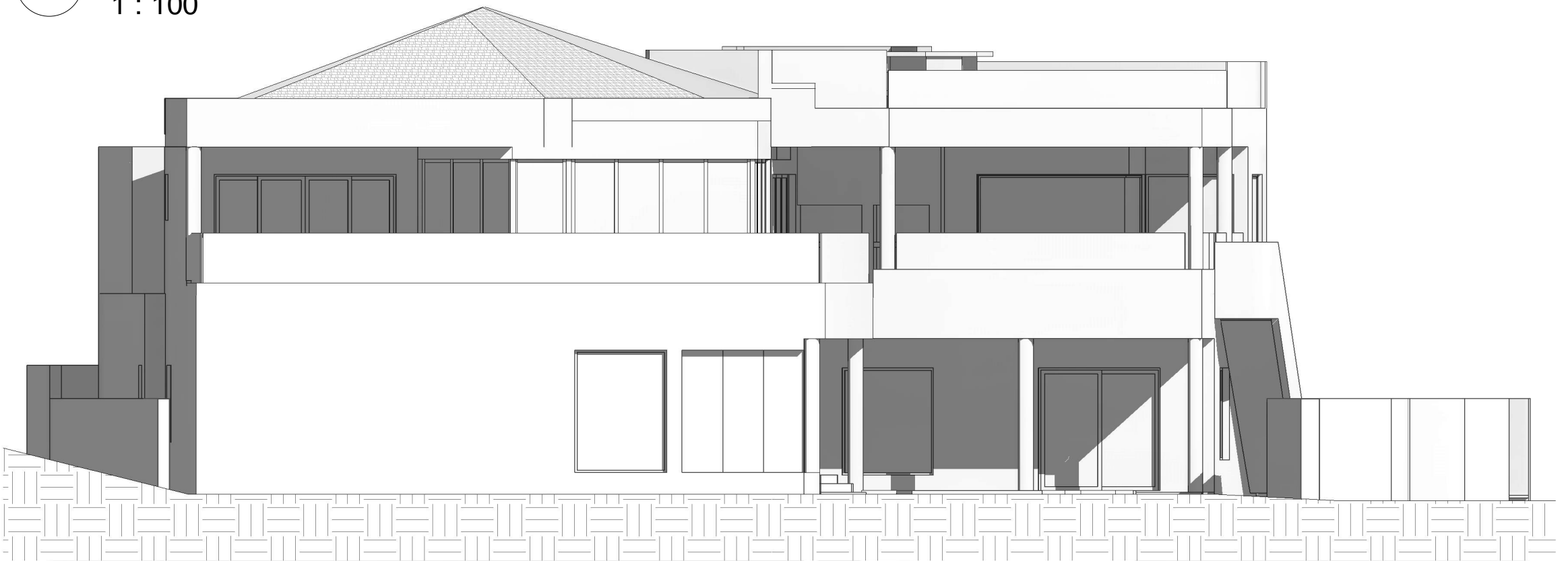
7 PERSPECTIVE 3



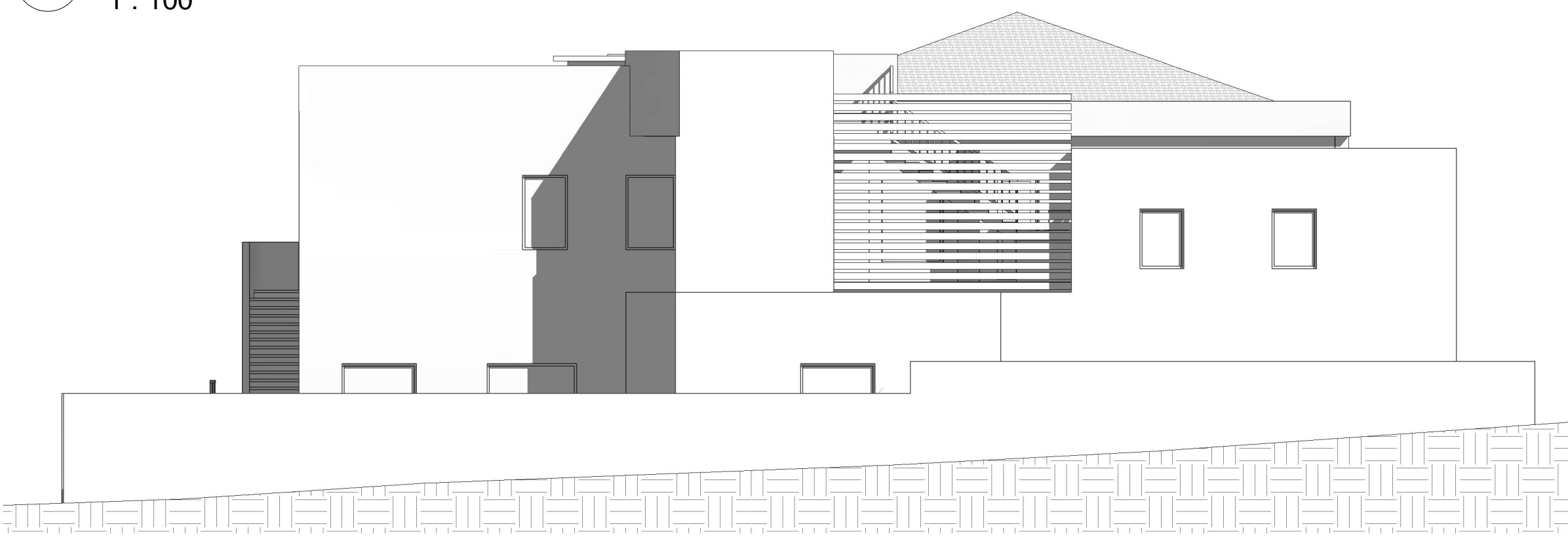
5 PERSPECTIVE 1



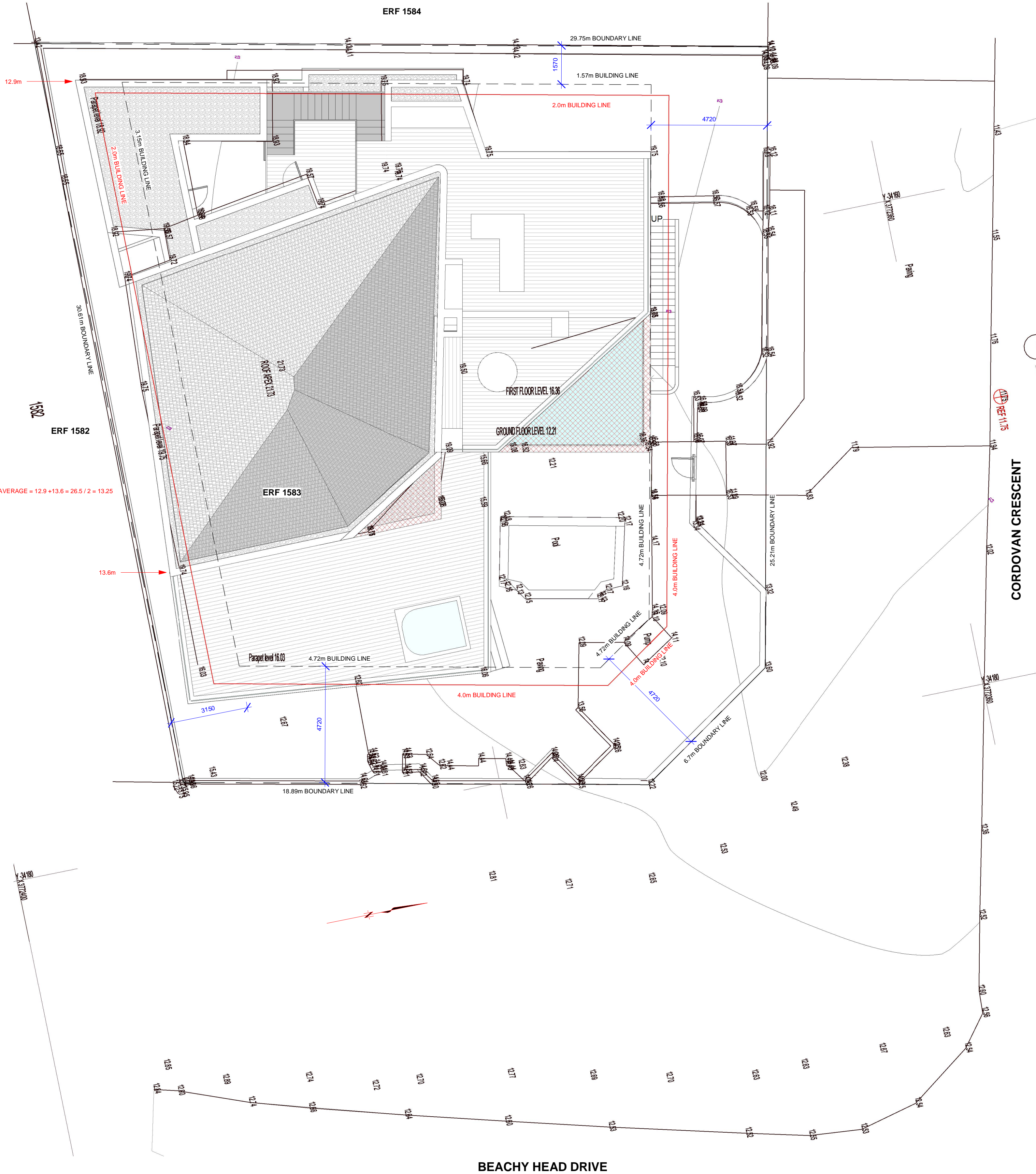
1 NORTH ELEVATION  
1 : 100



2 EAST ELEVATION  
1 : 100



3 WEST ELEVATION  
1 : 100



4 SITE PLAN  
1 : 100

NOTES:

1. GENERAL
- 1.1 COPYRIGHT OF THIS DRAWING & ALL DOCUMENTATION PERTAINING TO THE PROJECT ISSUED BY DEFINE ARCHITECTURE IS RESERVED BY DEFINE ARCHITECTURE.
- 1.2 THIS DRAWING IS NOT TO BE SCALED. USE WRITTEN DIMENSIONS AS INDICATED ONLY.
- 1.3 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL SETTING OUT DIMENSIONS BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES TO BE REPORTED TO DEFINE ARCHITECTURE IMMEDIATELY. THIS INCLUDES LEVELS, HEIGHTS, BENCHMARKS.
- 1.4 ALL FLOOR LEVELS INDICATED ON THE DRAWING ARE FINISHED SCALED LEVELS.
2. SITE
- 2.1 THE FOOTPRINT OF THE BUILDING SHALL BE CLEARED OF ALL VEGETATION MATTER, TREE STUMPS, LIMBS & ANY OTHER MATERIAL THAT MAY BE COMING.
- 2.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT OF THE BUILDING. THE POSITIONS TO BE VERIFIED & CHECKED BY THE CONTRACTOR AT ANY SETTING OUT DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2.3 STORM WATER TO BE REMOVED FROM SITE.
- 2.4 ALL SITE WORK TO BE ACCORDANCE WITH NATIONAL BUILDING REGULATIONS & BUILDING SCHEMAS ACT 105 OF 1997.
3. FOUNDATIONS
- 3.1 FOUNDATION HORIZON TO BE A MINIMUM OF 900mm BELOW N.G.L.
- 3.2 ALL FOUNDATIONS TO BE AS PER ENGINEER'S SPECIFICATION UNLESS OTHERWISE STATED AND AS A MINIMUM 150mm.
- 3.3 ALL TRENCHES TO BE COMPACTED PRIOR TO POURING.
- 3.4 FRENCH INSPECTIONS TO BE REQUESTED FROM THE RELEVANT COUNCIL AUTHORITY PRIOR TO POURING OF ANY CONCRETE.
- 3.5 FOUNDATIONS ON BOUNDARY LINES ARE NOT TO EXCEED THE BOUNDARY.
4. SURFACED
- 4.1 WEET & COMPACT HARDWARE FILLING MATERIAL.
- 4.2 COMPACT 30mm THICK SAND BEDDING ABOVE UNWEETED.
- 4.3 INSTALL USE GREY DAMP PROOF MEMBRANE UNDER ENTIRE SURFACED.
- 4.4 SURFACED TO BE 20 MPa CONCRETE WITH MESH REINFORCEMENT.
- 4.5 ALL FLOOR WALLS TO BE CONSTRUCTED TO SPECIFICATIONS WITH WATERPROOFING TO SPECIALIST DESIGN & 100mm INSULATION ON MEMBRANE WITH SUBSOIL DRAIN (OR SIMILAR).
- 4.6 INSULATION BELOW FLOOR HEATING UNDER FLOOR HEATING IS INSTALLED TO DETAIL.
- 4.8 TOP TESTING OF CONCRECTION TO BE UNDERTAKEN AND RESULTS FORWARDED TO THE ENGINEER.
5. WALLS
- 5.1 ALL WALLS TO HAVE DPC.
- 5.2 ALL BRICKWORK TO BE SET OUT WITH A PROFILE OF 80mm INCORPORATED VERTICALLY.
- 5.3 BRICKWORK EVERY 4th COURSE & EVERY COURSE OVER OPENINGS. BRICKWORK EVERY COURSE FOR FINAL 4 COURSES.
- 5.4 ALL BRICKWORK MIN 75% CLASS 11.
- 5.5 WINDOWS BUILT IN WITH DPC.
- 5.6 VERTICAL DAMP PROOF MEMBRANE TO ALL FLOOR LEVEL CHANGES.
- 5.7 SMOOTH PLASTER FINISH INTERNAL & EXTERNAL WALLS UNLESS OTHERWISE STATED.
- 5.8 GUTTY INSULATION ON EXTERIOR WALLS TO DETAIL.
6. FLOORS
- 6.1 ALL RC FLOOR SLABS TO ENG DETAILS.
- 6.2 FLOOR FINISH AS PER PLAN.
- 6.3 THINER FLOORS TO BE 150mm SPECIFICATIONS OR OTHERWISE STATED.
- 6.4 150mm SCALED TO ALL RC FLOORS.
7. ROOF
- 7.1 ROOF TYPE & PITCH AS PER SECTIONS.
- 7.2 FINISHES & ROOF SPECIALIST DETAILS UNLESS OTHERWISE STATED.
- 7.3 ALL UNWEETED ROOF SHALL BE 100mm INSULATION TO DETAIL.
- 7.4 100mm INSULATION TO DETAIL TO ENTIRE ROOF.
- 7.5 ALL UNWEETED SITE EXTERIOR GUTTERS & DOWN PIPES AS INDICATED ON PLAN.
8. WINDOWS & DOORS
- 8.1 REFER TO PLAN OR WINDOW & DOOR SCHEDULE.
- 8.2 GLAZING TO COMPLY TO PART 11 AND PART 11A OF SANS 10400.
- 8.3 DPC TO UNDERSIDE OF ALL WINDOWS.
- 8.4 UNITS OVER ALL OPENINGS.
9. DRAINAGE
- 9.1 ALL DRAINAGE & PLUMBING INSTALLATIONS TO COMPLY WITH H&B & LOCAL BYLAWS.
- 9.2 (1) 100mm PVC SEWER MAINS WITH A MIN FALL 1:40.
- 9.3 (2) 80mm VENT PIPE AT HEAD OF DRAIN PIPE.
- 9.4 ROOFING TO COMPLY TO PART 11 AND PART 11A OF SANS 10400.
- 9.5 INSPECTION EYES AT ALL JUNCTIONS OF DRAIN.
- 9.6 DRAIN PIPES UNDER BUILDINGS TO BE PROTECTED FROM LOAD.

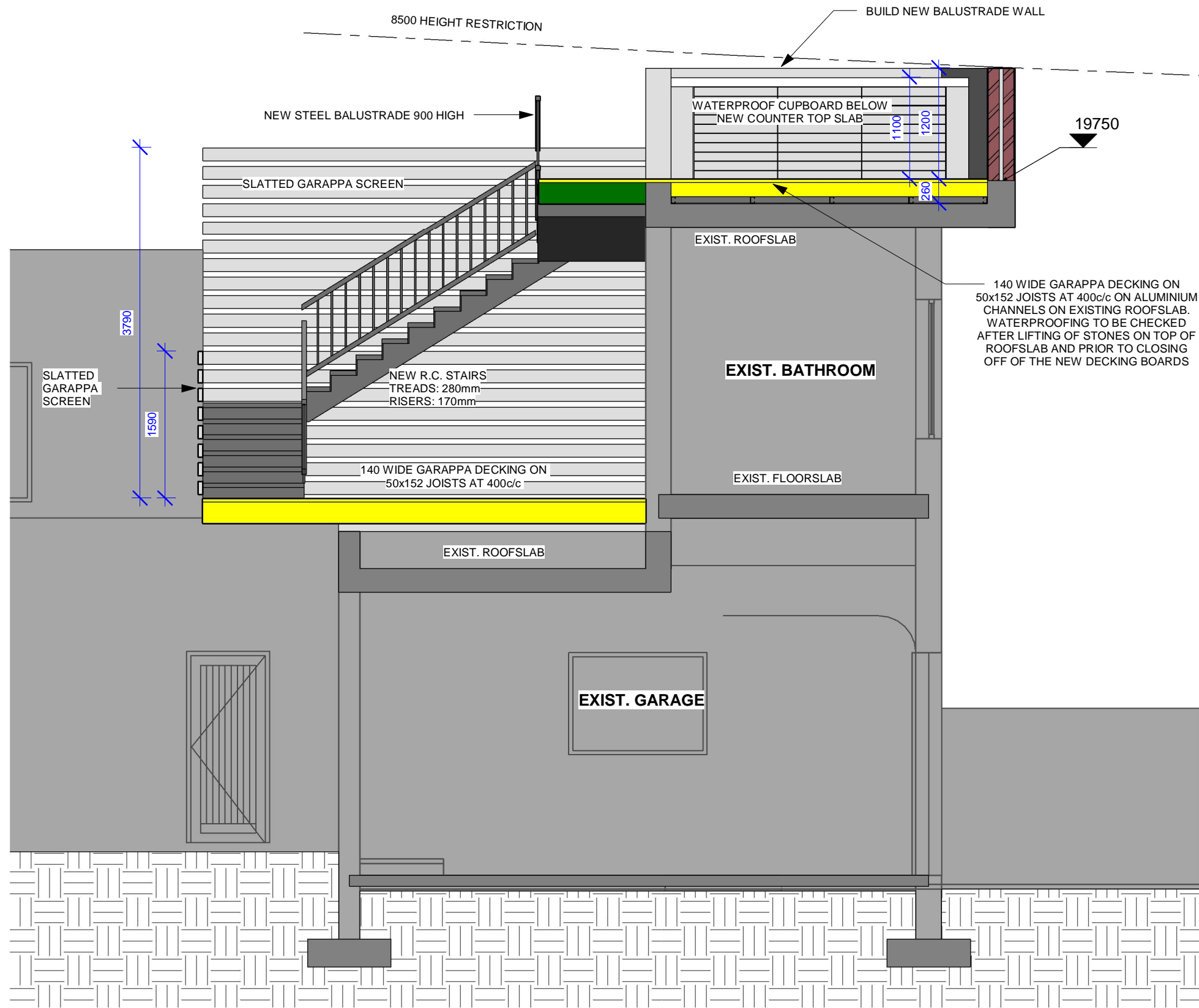
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chris de villiers  
sacap reg: 10333

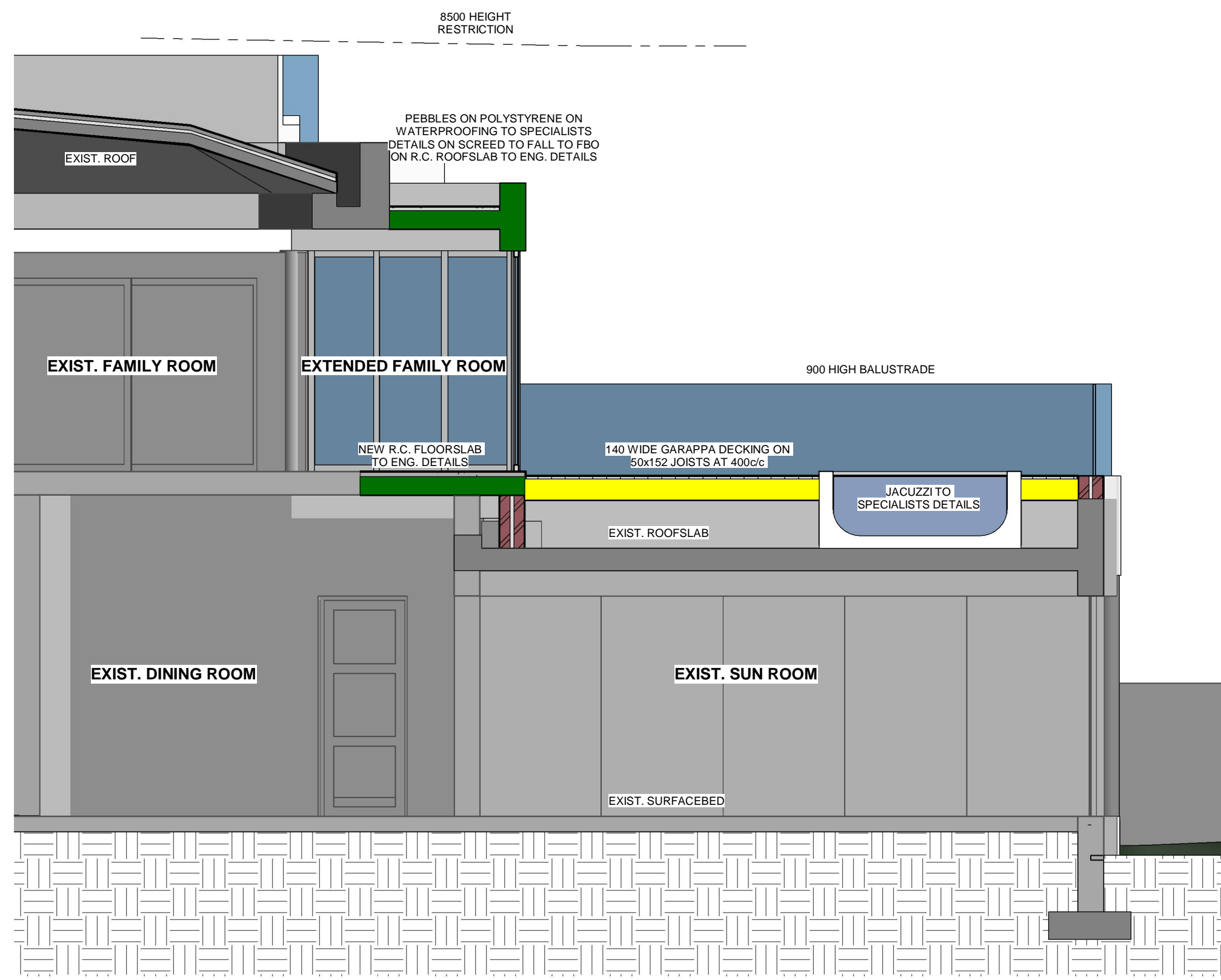
CELL: 0827895068  
EMAIL: define@mmweb.co.za

OWNER / PROJECT	HOUSE TARIU	ERF	1583	OWNERS SIGNATURE		SHEET	A102 REV A
TITLE	ELEVATIONS & SITE PLAN	DATE	JULY 2021	DRAWING No	TARLIE-001		

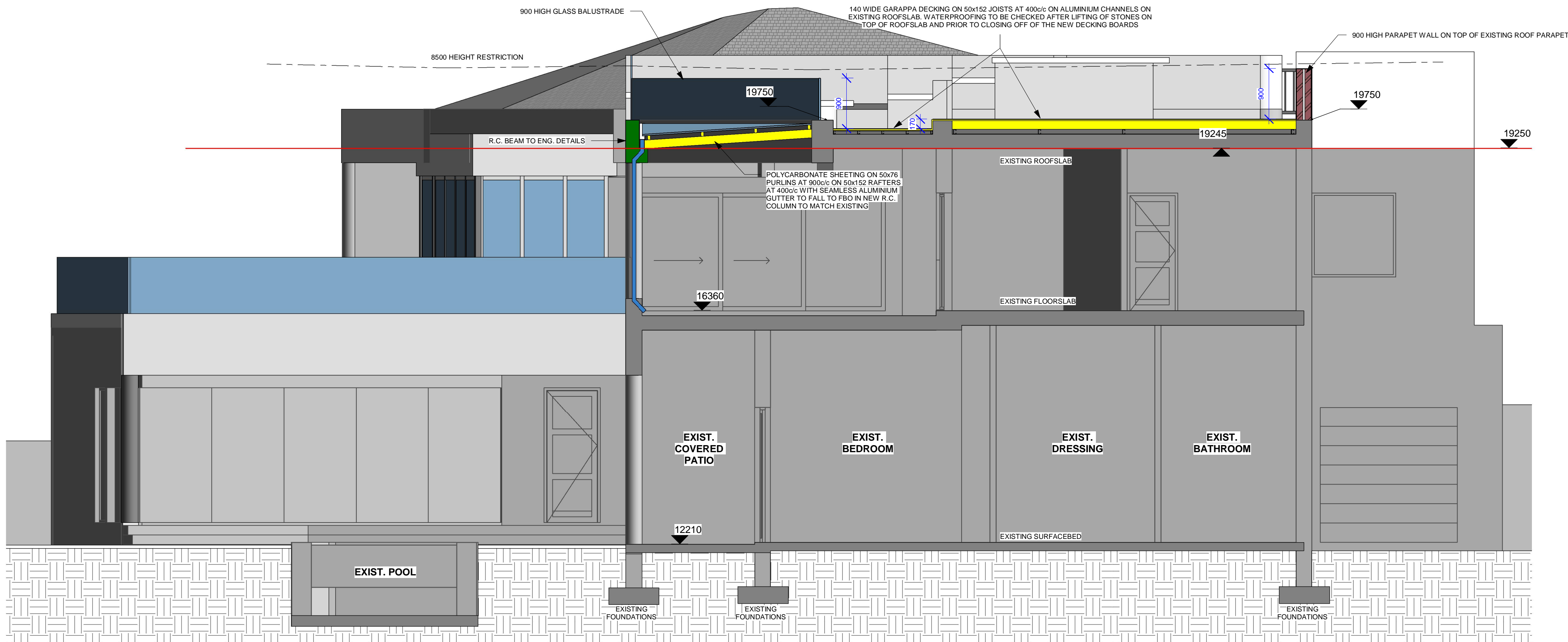




2 SECTION 2  
1 : 50



3 SECTION 3  
1 : 50



1 SECTION 1  
1 : 50

**definearchitecture**

chris de villiers  
sacap reg: 10333

CELL: 0827895068  
EMAIL: define@mmweb.co.za

OWNER / PROJECT	HOUSE TARLIE	ERF	1583
TITLE	SECTIONS	OWNER'S SIGNATURE	
DATE	JULY 2021	DRAWING No	TABLE-001
		SHEET	A103 REV A



## SPECIAL POWER OF ATTORNEY

I Nicholas Tarlie

\_\_\_\_\_ the undersigned,

do hereby nominate, constitute and appoint  
**THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC** and duly  
authorised employees of Marike Vreken Town Planners CC  
with power of Substitution to be \*my/our lawful representatives in \*my/our application for:

### **REMOVAL OF RESTRICTIVE TITLE DEED CONDITION**

on

### **PLETTENBERG BAY ERF 1583**

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent \*me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Cape Town on this 7th day of February 2022

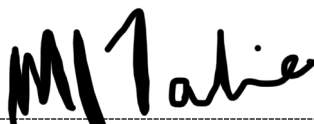
SIGNED:



In the presence of the undersigned witnesses:

AS WITNESSES:

1.



2.

