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Municipal Notice No: 224/2025

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 224/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 2141, Plettenberg Bay	<ul style="list-style-type: none">• Street building line: From 4m to 0m in order to allow the planned retaining structure, boundary wall and gate higher than 2.1m on the eastern boundary.• Lateral building line: From 2m to 0m to permit the planned retaining structure and boundary wall higher than 2.1m on the northern boundary.• Rear building line: From 2m to 0m to permit the planned retaining structure and boundary wall higher than 2.1 on the western boundary.• Eastern, northern, and western boundaries: From 2.1m to 3.4m in order to allow the planned boundary walls within the street, lateral, and rear building lines.• Eastern, northern, and western boundaries: From 2m to 2.4 to permit the proposed retaining structures within the street, lateral, and rear building lines.• Eastern boundary: From 2.1m to 2.4m in order to allow the planned gate within the street building line.• To permit the existing encroaching retaining structures and gate mentioned above, the administrator's consent to relax Condition D (d) is requested in order to allow the relaxation of the: Street building line from 6.30m to 0m, Lateral building line from 1.5m to 0m, Rear building line from 3.15m to 0m.
Erf 2141, Plettenbergbaai	<ul style="list-style-type: none">• Straatboulyn: Van 4m tot 0m om die beplande houstruktuur, grensmuur en hek hoër as 2.1m op die oostelike grens toe te laat.• Laterale boulyn: Van 2m tot 0m om die beplande houstruktuur en grensmuur hoër as 2.1m op die noordelike grens toe te laat.• Agterste boulyn: Van 2m tot 0m om die beplande keerstruktuur en grensmuur hoër as 2.1 op die westelike grens toe te laat.• Oostelike, noordelike en westelike grense: Van 2,1 m tot 3,4 m om die beplande grensmure binne die straat-, laterale en agterste boulyne toe te laat.• Oostelike, noordelike en westelike grense: Van 2m tot 2.4 om die voorgestelde behoudstrukture binne die straat-, laterale en agterste boulyne toe te laat.• Oostelike grens: Van 2,1 m tot 2,4 m om die beplande hek binne die straatboulyn toe te laat.• Om die bestaande indringende houstrukture en hek hierbo genoem toe te laat, word die administrateur se toestemming versoek om Voorwaarde D (d) te verslap ten einde die verslapping van die: Straatboulyn van 6.30m tot 0m, Laterale boulyn van 1.5m tot 0m, Agterboulyn van 3.15m tot 0m.

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 kantoortye/ 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

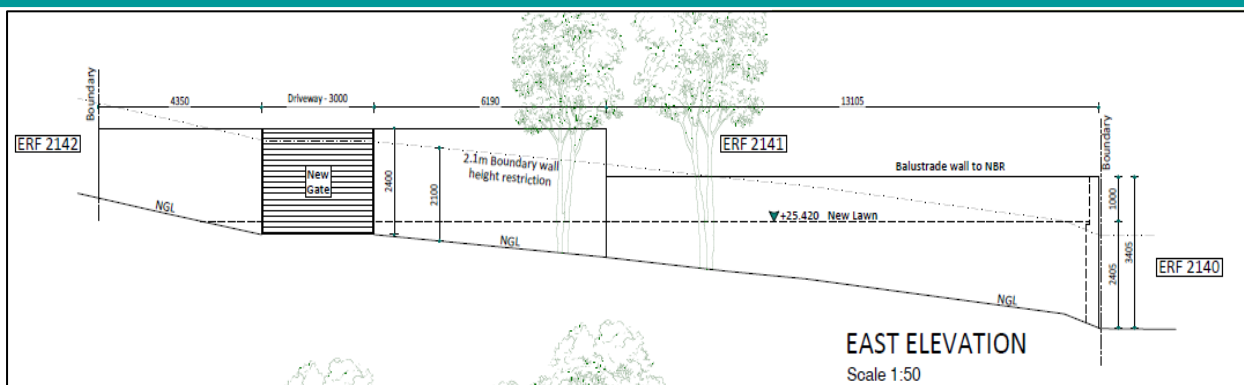
Comments/objections with reasons must be delivered or e-mailed to townplanning@plett.gov.za within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na townplanning@plett.gov.za gerig word binne 30 van publikasie 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 zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi saziyo, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality

Customer Care: 0800 212 797 (Toll-Free)
Emergency Services: 044 533 5000
www.bitou.gov.za - communications@plett.gov.za

ERF 2141 PLETTENBERG BAY

DEPARTURE APPLICATION



Planning  Space
Town and Regional Planners

Planning Space

www.planningspace.co.za

3/19/2025

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Annexure E: Neighbour's Consent (Erf 2140)

INFORMATION REQUIRED IN TERMS OF SECTION 38. OF THE BY-LAW

COMPULSORY INFORMATION AND DOCUMENTATION REQUIRED

	DEPARTURE	ADMINISTRATOR' S CONSENT	ANNEXURE REFERENCE
Completed & signed application form	√	√	T2
Power of Attorney / Owner's consent (1)	√	√	Annexure A
Resolution (2)	√	√	Annexure A
Proof of registered ownership (3)	√	√	Annexure B
Bondholder's consent (if any)	√	√	None
Written motivation (4)	√	√	Main document
S.G. diagram / Extract of general plan	√	√	Annexure C
Locality plan	√	√	Diagram 1
SDP / conceptual layout plan	√	√	Diagram 4
Subdivision plan [incl. street name(s) &no	-	-	Not required
Proof of payment of application fees	√	√	Attached
Copy of title deed	√	√	Annexure B
Conveyancer certificate (7)	√	√	Not required
Minutes of pre-application meeting (8)	√	√	None
Zoning Map	√	√	Diagram 3
Proof of lawful use right	-	-	N/A
Copy of original approval letter (s)	-	-	N/A

1. INTRODUCTION

Planning Space PTY LTD has been appointed by **Vision Trust**, the owner of Erf 2141 Plettenberg Bay, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Bitou Municipality: Standard Municipal Land Use Planning By-Law, to the Bitou Municipality (See Power of Attorney and Company Resolution attached as **Annexure A**):

- i. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for **building line relaxations** along the:
 - (a) Street building line from 4m to 0m in order to allow the planned retaining structure, boundary wall and gate on the eastern boundary.
 - (b) Lateral building line from 2m to 0m to permit the planned retaining structures and boundary wall on the northern boundary.
 - (c) Rear building line from 2m to 0m to permit the planned retaining structure and boundary wall on the western boundary.
- ii. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for a **boundary wall and gate height relaxation** along the:
 - (a) Eastern, northern and western boundaries from 2.1m to a maximum of 3.4m in order to allow the planned boundary walls within the street, lateral and rear building lines
 - (b) Eastern boundary from 2.1m to 2.4m in order to allow the planned gate within the street building line.
- iii. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for **retaining walls height relaxation** along the:
 - (a) Eastern, northern and western boundaries from 2m to 2.4 to permit the proposed retaining structures within the street, lateral and rear building lines.
- iv. Section 15 (2) (f): Administrator's consent to **relax Title Deed Condition D (d)** to allow the relaxation of the:
 - (a) Street building line from 6.30m to 0m in order to allow the planned retaining structure and gate on the eastern boundary.
 - (b) Lateral building line from 1.5m to 0m to permit the planned retaining structures on the northern boundary.
 - (c) Rear building line from 3.15m to 0m to permit the planned retaining structure on the western boundary.

2. BACKGROUND

Erf 2141 Plettenberg Bay is situated within the Bitou Municipal area and measures 1072m² in extent. The current owner acquired the property in 2012 as can be seen from the Title Deed attached as Annexure B.

The subject property is a single residential stand with existing structures that were built in accordance with the previous Zoning Scheme and Title Deed. All structures were scrutinised and authorised by the Local Authority. Recently, the owner submitted Building Plans for renovations, which have been approved. The renovations to the existing dwelling house are currently underway on-site. A copy of the latest approved Building Plans is attached as Annexure D.

In addition to the renovations, the owner wishes to construct retaining walls, retaining structures and a gate. These structures will encroach over the applicable building lines and permitted heights prescribed in both the Title Deed and the Zoning Scheme By-Law, necessitating a departure application to seek permission for these deviations.

The primary purpose of this application is to obtain the required authorisation from the Local Authority. Further details regarding the proposal are provided in paragraph 4 of this memorandum.

3. PROPERTY INFORMATION

3.1 LOCALITY

Erf 2141 is located at Nr. 9 Beachy Head Drive, approximately ±5 minutes from the Plettenberg Bay Central Business District (see Locality Plan attached as **Diagram 1**).

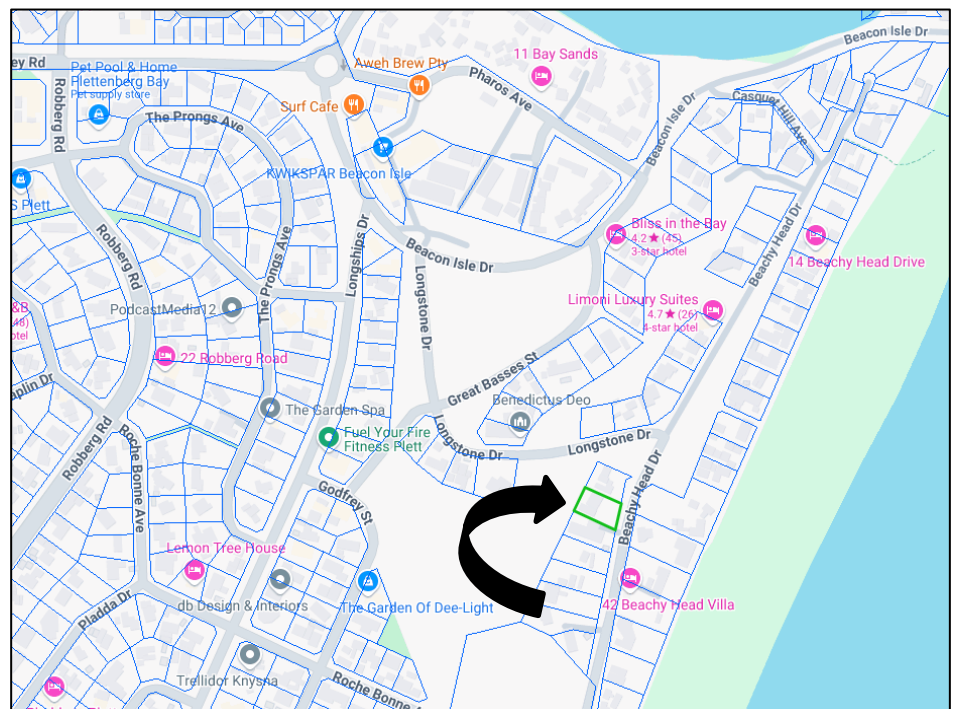


Figure 1: Extract indicating the locality of the subject property.

3.2 PROPERTY DETAIL

Title Deed Description	Erf 2141 in the Bitou Municipality & Division of Plettenberg Bay, Western Cape.
21 Digit code	C03900080000214100000
Title Deed Number	T000052538/2012 (Attached as Annexure B)
S.G./GP Diagram No.	GP: 2661/1930 (attached as Annexure C)
Title Deed Restrictions	None
Property Size	1072m ²
Property Owner	Vision Trust
Bonds	None
Land Use	Residential
Zoning	Single Residential Zone I

4. PROPOSAL

Erf 2141 consists of a dwelling house and a swimming pool, both of which were constructed according to the approved Building Plans attached as Annexure D. The site slopes in a north-eastern direction towards the street. The gradient of a section of the property that contains the existing house and a swimming pool has been modified to create a flat building platform and garden. The eastern section within the 4m street building line slopes steeply towards the road and is for all practical purposes unusable to the owners as it is inaccessible and difficult to maintain as a garden. The owners have realised that if this section could be filled in, to the same level as the existing platform, the garden around the pool could be extended to be more spacious and user-friendly.

The intention is to use the street boundary wall as a retaining wall and to backfill it as indicated in Section AA below (see Figure 2). The filled area will function as a lawn. The lowest point of the site is the northeastern corner of the property and indicates that in the worst scenario, a retaining structure of 2.405m from the natural ground level will be required to fill the site to the existing level of the pool. For safety purposes, an additional balustrade wall of 1m is planned on top of the retaining structure. This will result in a boundary wall of about 3.4m from natural ground level, at the lowest point along the street boundary. The gate is proposed to be 2.4m high and the boundary wall will be 2.4m at the point of the gate and will then be stepped to follow the slope of the land as indicated on the east elevation.

In the northwestern corner of the property, a similar scenario exists. There is an existing retaining structure that was built within the 1.5m building line which renders the northwestern corner of the property inaccessible and useless as an outdoor area. If the retaining structure could be moved to the boundary wall, and raised to that of the terraced area around the house, the backyard could be more usable. This will result in a retaining structure of about 1.465m, with an additional 1m high balustrade (safety railing) on top of the retaining structure as indicated on section BB, resulting in a boundary wall that measures 2,465m from natural ground level.

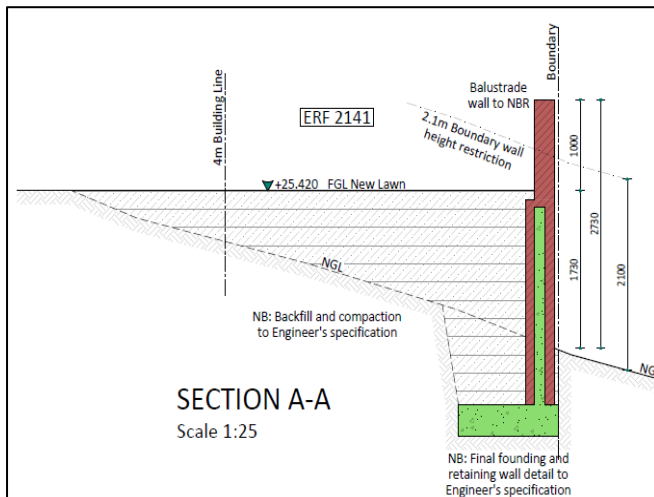


Figure 2: Section A-A.

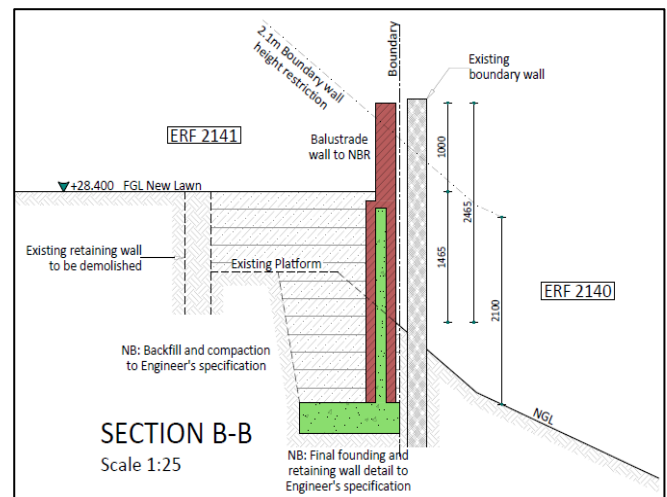


Figure 3: Section B-B.

These retaining walls will exceed the permissible height of 2m, which will result in encroachment into the building lines, in violation of Sections 21, 25, and 26 of the Bitou Zoning Scheme By-Law. Therefore, authorisation for the planned encroaching structures is required. Additionally, the Title Deed contains a restrictive condition that relates to building lines. This condition will need to be relaxed to accommodate the proposal.

The purpose of this application is to obtain the necessary authorisations for the planned encroaching structures. The required applications are detailed in paragraphs 4.1 and 4.2 below.

4.1 DEPARTURE

The current governing Bitou Zoning Scheme By-Law includes provisions that the proposed structures must comply with, as outlined below:

- **Section 21 (1):** Notwithstanding the building line requirements set out in Schedule 2 of the By-Law, the following structures or portions of structures may be erected within the prescribed building lines, provided they do not extend beyond the boundaries of a land unit and do not constitute an unreasonable nuisance to neighbouring property owners, as determined by the Municipality:

- (a) **boundary walls**, screen walls, fences and **gates** not exceeding 2.1m in height above the natural ground level, excluding where any such structure will result in infilling higher than 0.5m above the natural ground level.

➤ **Section 25:** Unless the prior approval of the Municipality has been obtained—

- (a) no earth bank or **retaining structure** used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2m above natural ground level; and
- (b) no series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5m above natural ground level unless an approximately level area of at least 2m wide is incorporated between successive embankments or retaining structures for every 2m of cumulative height.

➤ **Section 26:** In the absence of an approved Site Development Plan, architectural guidelines or relevant policy, the height of a **boundary wall** shall not exceed 2.1m.

The proposed retaining structures, boundary walls, and gate exceed the permitted heights. These structures will be situated within the street, lateral, and rear building lines. Therefore, an application for a departure from the provisions of the Bitou Zoning Scheme is necessary.

4.1.1 BUILDING LINE RELAXATIONS

An application for a Departure from the provisions of the Bitou Zoning Scheme is being submitted to the Council to relax the following building lines:

- (a) **Street building line:** From 4m to 0m in order to allow the planned retaining structure, boundary wall and gate higher than 2.1m on the eastern boundary.
- (b) **Lateral building line:** From 2m to 0m to permit the planned retaining structure and boundary wall higher than 2.1m on the northern boundary.
- (c) **Rear building line:** From 2m to 0m to permit the planned retaining structure and boundary wall higher than 2.1 on the western boundary.

4.1.2 HEIGHT RELAXATIONS

An application for a departure from the provisions of the Bitou Zoning Scheme By-Law is being submitted to the Council for a height relaxation along the following boundaries:

- (a) **Eastern, northern, and western boundaries:** From 2.1m to 3.4m in order to allow the planned boundary walls within the street, lateral, and rear building lines.
- (b) **Eastern, northern, and western boundaries:** From 2m to 2.4 to permit the proposed retaining structures within the street, lateral, and rear building lines.
- (c) **Eastern boundary:** From 2.1m to 2.4m in order to allow the planned gate within the street building line.

4.2 ADMINISTRATOR'S CONSENT

Certain additional building restrictions apply to Erf 2141 Plettenberg Bay as a result of conditions incorporated into the relevant Title Deed.

Condition D (d) relates to building lines. This condition may be relaxed with consent from the Administrator, which is now the Bitou Municipality. The proposed retaining structures and gate do not comply with this restrictive Title Deed condition as they are transgressing over the street, rear and lateral building lines.

It should be noted that the planned boundary walls are not in conflict with the Title Deed as they are permitted within the building lines in terms of the restrictive condition (refer to Figure 4).

(d) no building or structure of any portion thereof, except boundary walls and fences, shall be erected nearer than 6,30 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, may be erected within the above prescribed lateral space for a distance of 9,45 metres reckoned from the rear boundary provided further that the local authority shall not consent to any such outbuildings being erected within the prescribed lateral space at a distance greater than 9,45 metres measured from the rear boundary unless and until it has been furnished with the written consent of the owner of the erf abutting such boundary.

Figure 4: Restrictive Condition (extract from the Title Deed).

To permit the existing encroaching retaining structures and gate mentioned above, the administrator's consent to relax Condition D (d) is requested in order to allow the relaxation of the:

- (a) Street building line from 6.30m to 0m.
- (b) Lateral building line from 1.5m to 0m.
- (c) Rear building line from 3.15m to 0m.

5. FACTORS TO CONSIDER

5.1 EXISTING AND PLANNED STRUCTURES

The existing dwelling house and swimming pool will remain in their current approved positions, which comply with the zoning requirements and Title Deed restrictions applicable to the property. The proposal will therefore not in any way disrupt the character of the neighbourhood. Building Plans for the renovations were submitted to the Bitou Municipal Building Control Office and have been formally approved. The work is being conducted according to these approved plans (refer to Annexure D).

The proposed retaining structures and balustrades are an integral part of the site's overall development. These structures, which will also serve as boundary walls along the rear, lateral, and street boundaries, are designed to enhance the property's functionality and aesthetic appeal. They will provide necessary support for the property while also fulfilling the role of demarcating boundaries, ensuring both practical and visual benefits.

Furthermore, the retaining structures will be designed as per the Engineer's specifications and the balustrade walls will comply with the National Building Regulations.

5.2 ACCESSIBILITY

Under the development parameters of a "dwelling house" in the Zoning Scheme By-Law, Section (b) iii stipulates that the Municipality may permit a relaxation of the lateral and/or rear building lines in the case of a dwelling house in a Single Residential Zone I, provided that an adequate means of access, at least 1m wide, is provided from a street to every unbuilt open portion of the property. The proposal will not impact the accessibility and will in fact improve it. The building line relaxations will result in usable open space which will enhance circulation on site.

5.3 CHARACTER OF THE AREA AND IMPACT ON THE NEIGHBOURING PROPERTIES

Street building lines are essential for maintaining the aesthetic appeal and character of a neighbourhood or city. They help maintain a cohesive streetscape by preventing buildings from being positioned too close to the road, ensuring a uniform and orderly appearance throughout the area. In this context, the proposed retaining structure and boundary wall along the street boundary will be situated on the eastern boundary of the property, in line with all the other boundary walls along the street. From the street side, the retaining structure will appear as a boundary wall, although slightly higher than what the regulations permit. The increased wall height will not negatively impact the streetscape, as it remains within reasonable proportions and aligns with common security measures in the area. Additionally, the existing mature trees in the road reserve will be maintained and additional landscaping will soften the appearance of the wall.

The owners of the directly adjacent properties (Erven 2140 and 2142), were consulted regarding the proposal. Both neighbours were informed of the plans and have expressed no objections to the development. Additionally, the owner of Erf 2140, which is the most affected, provided written consent for the proposal that is attached as Annexure E.

The property will continue to be used for residential purposes, and the proposed structures will not introduce any new land uses to the area. The character and purpose of the neighbourhood will remain intact, ensuring that the proposal aligns with the established residential nature of the surrounding properties.



Figure 5: Picture indicating Erven (2141 and 2142).

5.4 TOPOGRAPHY

The proposed retaining walls will be designed to address the topographical challenges by stabilising the sloped areas, preventing erosion, and providing structural support to ensure that the property can be safely functional. These retaining structures will also enable the creation of a level terrace, which is essential for functional outdoor space. They will serve as necessary boundaries, stabilising the slope while maintaining the aesthetic quality of the site.

5.5 SECURITY AND SAFETY

Crime remains a significant concern in South Africa, particularly property-related crimes such as burglary and trespassing. The area is the most affluent in the Bitou Municipality but does not have an additional layer of Private Estate security, that many other affluent areas benefit from.

According to security experts and private security firms, 2.4m is the recommended minimum height to deter intruders effectively. A 2.1m fence can be scaled with moderate effort, whereas 2.4m significantly increases the difficulty, reducing the likelihood of opportunistic entry. Many properties in the area have increased wall height to improve security.

5.6 TITLE DEED CONDITIONS

The conditions outlined in the Title Deed date back to the early 1960s. At that time, the conditions governing the township's establishment were required to be included in the Title Deed, as they were the only statutory control mechanisms available. Today, the older neighbourhoods in towns and cities are restricted by two sets of legally binding but often conflicting parameters. This is not in the public interest as it often causes confusion among the public and also creates an unnecessary administrative burden for the Local Authority. With the introduction of the Zoning Scheme Regulations and the current Bitou Zoning Scheme By-Law, these older forms of land use control have become outdated and redundant.

The relaxation of the restrictive Title Deed condition will not remove the rights of neighbouring property owners. The property will still be subject to the other conditions outlined in the Title Deed, as well as the provisions of the Bitou Zoning Scheme By-Law.

The proposed retaining structures are necessary due to the slope of the property. The boundary walls and gate will serve the purpose of enclosing the property and being a safety/security measure. Therefore, the relaxation of Condition D (d) of the Title Deed is required to allow for the construction of these essential planned structures.

5.7 CONSIDERATION OF BITOU MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

The property is located within the designated urban edge of Plettenberg Bay, which falls under the residential area. The property's utilisation aligns with the guidelines outlined in the Bitou Spatial Development Framework, which governs the overall planning and development of the area. It is important to note that departure applications, such as the one under consideration, are not specifically addressed in the Spatial Planning documents. Each departure application is evaluated based on its unique circumstances and merits, considering the specific characteristics of the site. This approach acknowledges the site-specific nature of such applications and ensures that each case is thoroughly assessed on its individual strengths and considerations.

5.8 POLICIES, PRINCIPLES, AND PLANNING AND DEVELOPMENT NORMS AND CRITERIA SET BY THE NATIONAL AND PROVINCIAL GOVERNMENT

In considering the application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

SPLUMA is a framework law providing broad principles for provincial laws regulating planning, and thus it has limited relevance to individual, site-specific departure applications. For example, the principle of spatial justice aims to correct past spatial and development imbalances by improving access to and use of land. However, this particular application cannot directly contribute to spatial reform, as these issues are better addressed through spatial development frameworks, Zoning Schemes, and other management systems.

It can be argued that if the proposal aligns with a credible Spatial Development Framework that incorporates the principles of Spatial Justice, Spatial Sustainability, Spatial Efficiency, and Spatial Resilience, it will automatically comply with these principles.

6. SUMMARY OF APPLICATION

Council is humbly requested to consider the requested building line and height relaxations in order to permit the proposed retaining structures, boundary walls and gate.

The reasons for approving the proposal are summarised as follows:

- Approval of the proposed building line relaxations will neither change the land use of the property nor disrupt the area's character.
- The relaxations are necessary due to the slope of the property which affects development and for safety/security purposes.
- The streetscape will not be affected as the street retaining structure and boundary wall will not extend beyond the boundary walls of the neighbouring properties.
- The existing dwelling house and swimming pool will remain in their current approved positions, ensuring compliance with zoning scheme development parameters as well as Title Deed conditions.
- Relaxing the restrictive Title Deed condition will not affect the rights of neighbouring property owners, as the property will remain subject to the other Title Deed conditions and the Bitou Zoning Scheme By-Law.
- The proposal will improve the accessibility of the property and enhance circulation in case of emergencies.
- The proposal aligns with Spatial Planning Policies, without any conflicts.
- The proposal adheres to the development principles outlined in Section 7 of SPLUMA.

DIAGRAM 2: AERIAL PHOTO



Date created: 2025/01/20

0 0.006 0.012 0.018 0.024 0.03 km

SPECIAL POWER OF ATTORNEY

I, the undersigned JEAN-PATRICK LEGER
duly authorized, do hereby nominate, constitute and appoint Lizemarie Botha/
Lundikazi Khuphiso of the firm **PLANNING SPACE**, with power of substitution to
be my lawful agent, in my name, place and stead to make application, as
described below, to the relevant Authorities and to sign all application forms,
documents and other papers as may be required in such application.


DESCRIPTION OF PROPERTY

Erf 2141, Plettenberg Bay

NATURE OF APPLICATION

*Departure, Administrator's Consent and Related
Applications*

SIGNED AT Johannesburg THIS 12 DAY OF February 2025


OWNER/ AUTHORISED AGENT

WITNESSES

1. A. S. de Wet
2. _____

VISION TRUST

(Name of Company/ Partnership/ Trust or Other Organisation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members

held at Sharnbury on the 12 day of February 2025

Resolved that J. P. Lee in his/ her capacity as

Trustee be and is hereby authorised to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof

DESCRIPTION OF PROPERTY

Trf 2141, Plettenberg Bay

NATURE OF APPLICATION

Departure, Administrator's Consent and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME

SIGNATURE

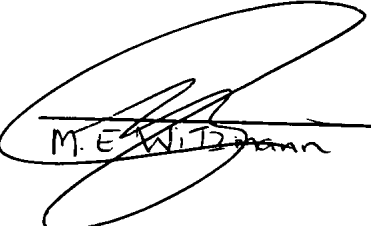
Magdalena Sophie de Wet

M S de Wet

8

1. CERTIFY Reg 18 ^{J. HENNING 11/14} T/ROR.

I hereby certify that the Transferee S. Huisman is
not in possession of an South African Identity document.


M. E. WITZMAN

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simults with other registries/sectional titles:

	Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

DATA / CAPTURE	Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by NCAPAI LINDA	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
Datum Date	(2) Begiftigingserwe Endowment erven	
	(3) Begiftiging Endowment	
	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
	(6) Algemene plan General Plan	
	(7) Titelak te Title Deed	
	(8) Verbande teen dorps-titel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:

Seksie/Section:

Data purge VA 19/2007
D. KLEINGELD 1131
11/8/2012

CTN 224 Tel: (021) 4610065

Oosthuizen & Co
MEYER DE WAAL
 PROKURERS, ADVOKAATS - ANNO 1997

(Kort beskrywing van eiendom (stegs para 1 in Akte) Brief description of property (merely para 1 in Deed))

erf 2141 Plettenberg Bay

Ref. W376
Waltons Stationery Co.

CTN00224

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement

Ref No./Verw Nr.

CS6178

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LODGED
 13 AUG 2012
INGEDIEN

21 AUG

	Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Reject/ Verwerp	Passer/Pass
1.	J. ASTRAND 1114				
2.					
3.	D. KLEINGELD 1131				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.

Aard van Akte/Nature of Deed:

Tet
Huisman's J.
Vision t.g.v./i.f.o. Tevat

T000052538/2012

Skakeling/Linking

Titelaktes, ens. binne/Title deeds, etc. within

1	1	T43170192 (VA) <i>breutig</i>
---	---	-------------------------------

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Name van Firma/Names of Firm
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXAMINER'S NOTES INSIDE

HANDLED FOR EXECUTION
 21 AUG 2012
 CAPE TOWN
HANDLED IN FOR EXECUTION

080005243368

REGISTRASIE VERSOEK DEUR:
 REGISTRATION REQUESTED BY:
 DATUM:
 DATE:

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

Particulars	Debit	Credit
Balance b/f		
Balance c/f		
Amount	R. 5 600 000.00	R. 1100.00
Amount for		
Exempt I.L.O.		

T 000052538 / 2012

DEED OF TRANSFER DATA / CAPTURE

2012 -09- 07

NCAPAI LINDA

BE IT HEREBY MADE KNOWN THAT

MARK EDGAR WITZMANN

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PLETTENBERG BAY on 13th July 2012 granted to him by

GABRIEL PIETER STEYN DE VILLIERS

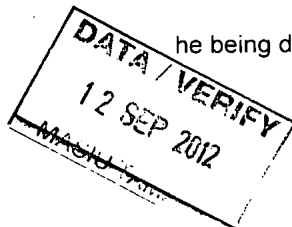
being duly authorised thereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to him by

SIPKO HUISMANS

Born on 28 December 1940

Married, which marriage is governed by the laws of England

he being duly assisted therein by his wife JANET ELIZABETH HUISMANS



And the appearer declared that his said principal had, on 9 July 2012, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

VISION TRUST
Registration Number IT 1412/08

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

ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer Number T464/1967 with
Diagram No. 6994/61 relating thereto and held by Deed of Transfer Number
T43170/1992 (~~VA Copy No. 40/2007~~)

A. **SUBJECT** to the conditions referred to in Certificate of Consolidated Title No.
8720/1930.

B. **SUBJECT and ENTITLED** to certain benefits under the special conditions
contained in Deed of Transfer No. 244/1911, reading as follows:

- "(b) All main roads and those roads marked on the original diagrams of the
property shall be free and undisturbed except that:
- (1) each owner shall be at liberty to place a gate or gates
convenient to the public where the roads cross the respective
boundary lines.
 - (4) the footpaths at present running over the southerly homesteads
of the property now subdivided to the Homesteads along the
Pisang River shall be free only to school children and to owners
for the time being of the property now subdivided.
 - (e) The water from the Pisang River may be used for irrigation in properly
arranged turns by those proprietors of the property now subdivided
who are able to use it, due regard being given to the rights of the
owners of Lots "G" and "J".

C. **FURTHER SUBJECT** with the benefit of the terms of the Notarial Deed of
Servitude dated 8 March 1947, No. 191/1947, annexed to Deed of Transfer

No. 10843/1939, a reference whereto dated 4 June 1947, is endorsed thereon, reading:-

"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 persons who may own or occupy the property held thereby 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 fully appear on reference to said Not. Deed Vide copy annexed hereto."

D. FURTHER SUBJECT to the following conditions contained in Deed of Transfer No. 464/1967 imposed by the Administrator under the provisions of Ordinance No. 33 of 1934, provided that on consolidation of any two or more erven, these conditions shall apply to the consolidated area as one erf, provided that where, 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 shall at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose :

- (a) it shall not be subdivided;
- (b) only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on the erf, and no such dwelling or outbuildings shall be used for any purpose other than that for which it or they were erected.
- (c) not more than half the area thereof shall be built upon; and
- (d) no building or structure of any portion thereof, except boundary walls and fences, shall be erected nearer than 6,30 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, may be erected within the above prescribed lateral space for a distance of 9,45 metres reckoned from the rear boundary provided further that the local authority shall not consent to any such outbuildings being erected within the prescribed lateral space at a distance greater than 9,45 metres measured from the rear boundary unless and until it has been furnished with the written consent of the owner of the erf abutting such boundary.

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. 464/1967, imposed for the benefit of and enforceable by



Plettenberg Bay Estates Limited and its successors in title or assigns, as owners of the remainder of Plettenberg Bay South Township held by Deed of Transfer No. 10324/1948, namely:-

1. 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 local authority, to delegate to such authority exercise of the discretions and rights herein vested in the Transferor.
2. The erection of flat, lean-to or monopitch or of 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 building which shall be a complete building and not partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
3. The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
4. 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.
5. The owner of this erf shall without compensation be obliged to allow the electricity, gas, water mains and the sewage and drainage, including stormwater of an 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.
6. 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.
7. 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.
8. The erf hereby sold shall be subject to and the owner and his successors in title shall pay and be subject to all charges and rules and regulations as to sanitary arrangements as may from time to time be framed by the Transferor and/or any local authority having jurisdiction over Plettenberg South Township.
9. The owners 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.

10. 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 South Township 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.



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

SIPKO HUISMANS, Married as aforesaid

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

VISION TRUST

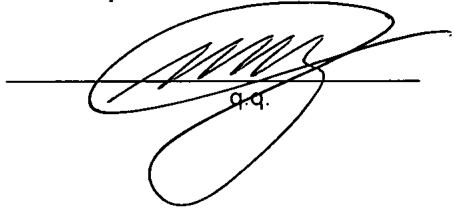
Registration Number IT 1412/08

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 R5 600 000,00 (FIVE MILLION SIX HUNDRED THOUSAND 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

22 August 2012



In my presence



REGISTRAR OF DEEDS

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GABRIEL PIETER STEYN DE VILLIERS

duly authorised hereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to me by

SIPKO HUISMANS

Born on 28 December 1940

**Married, which marriage is governed by the laws of England
he being duly assisted therein by his wife JANET ELIZABETH
HUISMANS**

do hereby nominate and appoint MEYER DE WAAL or MARK EDGAR WITZMANN or PHILIP POTGIETER or JENNIFER NORRIS or DRISKE OLIVIER with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

VISION TRUST

Registration Number IT 1412/08

the property described as:

**ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES**

HELD BY Deed of Transfer Number T43170/1992 (VA Copy No. 19/2007)

the said property having been sold by me on 9 July 2012, to the said transferee/s for the sum of R5 600 000,00 (Five Million Six Hundred Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present

and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PLETTENBERG BAY on 13th July 2012
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 



PP SIPKO HUISMANS duly
assisted by his wife JANET
ELIZABETH HUISMANS

MEYER DE WAAL
CTN. 211

Prepared by me

CONVEYANCER
DE VILLIERS, GPS

SPECIAL POWER OF ATTORNEY

I, the undersigned,

SIPKO HUISMANS

Born on 28th December 1940

Married to JANET ELIZABETH HUISMANS, which marriage is governed by the laws of England, herein assisted by her in as far as needs be

do hereby irrevocably nominate and appoint

GABRIEL PIETER STEYN DE VILLIERS ✓

with Power of Substitution to be my Lawful Attorney and Agent and in my name place and stead;

1. To sign and execute a Deed of Sale in respect of either one or both of the properties referred to in paragraph 2 hereinafter at such a price and on such terms as he in his discretion may decide;
2. To execute the terms and conditions of the Deed/s of Sale referred to in paragraph 1 above, to be entered into between myself and a purchaser/s for the sale of either of my two following properties:

1. REMAINDER OF ERF 3340 PLETTENBERG BAY, situate in the Bitou Municipality, Division of Knysna, Province of the Western Cape;

MEASURING: 3 759 Square Metres

Held by Deed of Transfer No. T. 69488/2011

2. ERF 2141 PLETTENBERG BAY, situate in the Bitou Municipality, Division of Knysna, Province of the Western Cape;

MEASURING: 1 072 Square Metres

Held by Deed of Transfer No. T. 43170/1992 as per VA Copy No. VA 19/2007

N. S.

N. S.

N. S.

2. To sign the Power/s of Attorney to Transfer, Transfer Duty Declarations and all other related documents necessary to effect registration of transfer into the name of the purchaser/s.
3. To receive the purchase price and to pay such accounts as are necessary to give effect to this Special Power of Attorney and to account to me on registration of transfer.
4. To apply on my behalf for repatriation of any capital balance due to me in respect of either of the above sales of the aforementioned properties.

AND GENERALLY for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED at PLETTENBERG BAY this 24th day of FEBRUARY 2012 in the presence of the undersigned witnesses.

AS WITNESSES:

1. N. Skozana.

2.



S HUISMANS
duly assisted by my wife,
JANET ELIZABETH HUISMANS
as far as needs be



JE HUISMANS

STEYN DE WAAL
CTN. 224



TRANSFER DUTY

TD2

Receipt or exemption certificate

Transfer Duty Act, 1949

Part 2

Our Reference : 2140231

Receipt Number : EF 0020036539

Details of seller(s) or transferor(s)

Full name: SIPKOR HUISMANS

Identity/Trust/CC/Company Number: 0040122800000000 Income tax reference number: 00000000000000

If you are a VAT Vendor, NO If you are not registered for Income Tax, R 0.00

Registration Number: 00000000000000

Marital Status: OUT OF COMMUNITY

Spouse name: JANET ELIZABETH HUISMANS

Marital Notes: MARRIED, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF ENGLAND

Details of purchaser(s) / Transferee(s)

Full name: VISION TRUST

Identity/Trust/CC/Company Number: 00000001T1412708 Income tax reference number: 000000030075170

If you are a VAT Vendor, NO If you are not registered for Income Tax, R 0.00

Registration Number: 00000000000000

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE, IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE METRES

Nature of property: 9 BEACHY HEAD DRIVE, PLETTENBERG BAY

Postal Code: 6600

Details of purchase transaction

Acquisition Date: 09 JUL 2012

Bought By: PRIVATE TREATY

Consideration: R 560000.00 Any other consideration payable: R 0.00

Total Consideration: R 560000.00 Fair Value: R 0.00

Calculation of Duty and interest payable

Transfer duty payable on: R 560000.00 being fair value: NO

Natural person %	% on	R	= R
0.00	% on	R 600000.00	= R 0.00
3.00	% on	R 400000.00	= R 12000.00
5.00	% on	R 500000.00	= R 25000.00
8.00	% on	R 4100000.00	= R 328000.00

Sub total: R 365000.00

Penalty / Interest: R 0.00

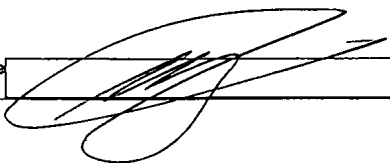
Total Paid: R 365000.00

Declaration by Conveyancer

I/ STEYN DE VILLIERS
We MARIE EDGAR WITZMANN

hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only)

Signature



Date:

ddmmyyy

10/11/08 2012

For Information Only

MEYER DE WAAL
CTN. 224

40

CLEARANCE CERTIFICATE 2615
BITOU MUNICIPALITY (Tel 044 501 3054)

Authority is hereby issued in terms of Section 118 of Act 32/2000
for the registration of transfer of: (property description)

Erf 2141 Plettenberg Bay from
S Huismans to Vision Trust

Valid until 03.12.2012 (no later than 120 days from the date below)

Chief Financial Officer: [Signature]

Date: 03.08.2012

BITOU MUNICIPALITY MUNISIPALITEIT
2012-06-05
Private Bag X1002 PLETTENBERG BAY 6600

For Information Only

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GABRIEL PIETER STEYN DE VILLIERS

duly authorised hereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to me by

SIPKO HUISMANS

Born on 28 December 1940

**Married, which marriage is governed by the laws of England
he being duly assisted therein by his wife JANET ELIZABETH
HUISMANS**

do hereby nominate and appoint MEYER DE WAAL or MARK EDGAR WITZMANN or PHILIP POTGIETER or JENNIFER NORRIS or DRISKE OLIVIER with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

VISION TRUST

Registration Number IT 1412/08

the property described as:

**ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES**

HELD BY Deed of Transfer Number T43170/1992 (VA Copy No. 19/2007)

the said property having been sold by me on 9 July 2012, to the said transferee/s for the sum of R5 600 000,00 (Five Million Six Hundred Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present

and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PLETTENBERG BAY on 13th July 2012

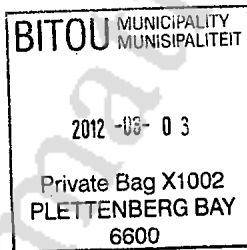
in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

PP SIPKO HUISMANS duly
assisted by his wife JANET
ELIZABETH HUISMANS



CONVEYANCER'S CERTIFICATE

I, the undersigned MEYER DE WAAL

In my capacity as conveyancer at Oosthuizen Meyer De Waal do hereby certify that :

The marital status of the transferor should read as "married, which marriage is governed by the laws of England" and not out of Community as described on the transfer duty receipt.

DATED at CAPE TOWN on this 10 August 2012



CONVEYANCER
MEYER DE WAAL

TRACK NUMBER : 80005243368

BLACK-BOOKING ENQUIRY ON NAME - HUIZMANIS SIPKO
ID NUMBER - 401228
BIRTH DATE - 19401228
MARITAL STATUS - FOREIGN MARRIAGE
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

HUIZMANIS SIPKO

401228

401228

VA1171/2004-T43170/1992

VA19/2007-T43170/1992

20040319*2004 0348 1981

20070104-20070510172000

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /IK E

TRACK NUMBER : 80005243368

PROPERTY DETAILS PRINT FOR PORTION 0

ERF NO 2141
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION T464/1967
DIAGRAM DEED NO 1872 SQM
EXTENT
CLEARANCE PLETTENBERG BAY TC

NO INTERDICTS

DOCUMENTS

VA19/2007
VA1171/2004

HOLDER & SHARE
T43170/1992
T43170/1992

AMOUNT

O/P/A SCAN/MICRO/REF MDD
20070510172800 0104
2004 0348 1981 0319

OWNER DETAILS

FULL NAME & SHARE
HUISMAN SIKPO

PURCH DATE AMOUNT/REASON O/P/A IDENTITY

19920521 R740000.00 401228

TITLE DEED
T43170/1992

MDD MICROFILM REF
0713 20070510172928

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

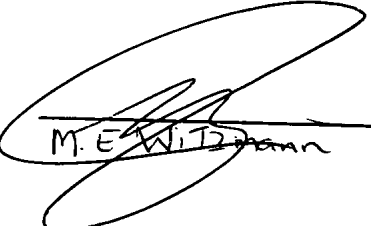
*** END OF REPORT ***

IK E: /XARRA /IKE

8

1. CERTIFY Reg 18 ^{J. HENDRICKS 11/14} T/ROR.

I hereby certify that the Transferee S. Huisman is
not in possession of an South African Identity document.


M. E. WITZMAN

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simults with other registries/sectional titles:

	Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

DATA / CAPTURE	Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by NCAPAI LINDA	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
Datum Date	(2) Begiftigingserwe Endowment erven	
	(3) Begiftiging Endowment	
	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan	
Datum Date	(7) Titelak te Title Deed	
	(8) Verbande teen dorps-titel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:

Seksie/Section:

Data purge VA 19/2007
D. KLEINGELD 1131
11/8/2012

CTN 224 Tel: (021) 4610065

Oosthuizen & Meyer de Waal
 PROKURERS-ADVOKAATS - ANNO 1997

(Kort beskrywing van eiendom (stegs para 1 in Akte) Brief description of property (merely para 1 in Deed))

erf 2141 Plettenberg Bay

Ref. W376
Waltons Stationery Co.

CTN 224

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement

Ref No./Verw Nr.

CS 6178

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LODGED
 13 AUG 2012
INGEDIEN

21 AUG

	Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Reject/ Verwerp	Passer/Pass
1.	J. ASTRAND 1114				
2.					
3.	D. KLEINGELD 1131				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.

Aard van Akte/Nature of Deed:

Tet
Huisman's J.
Vision t.g.v./i.f.o. Tevat

T000052538/2012

Skakeling/Linking

Tielaktes, ens. binne/Title deeds, etc. within

1	1	T43170192 (VA) <i>breutig</i>
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GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Name van Firma/Names of Firm
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXAMINER'S NOTES INSIDE

HANDLED FOR EXECUTION
 21 AUG 2012
 CAPE TOWN
HANDLED IN FOR EXECUTION

080005243368

REGISTRASIE VERSOEK DEUR:
 REGISTRATION REQUESTED BY:
 DATUM:
 DATE:

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

Particulars	Debit	Credit
Balance b/f		
Balance c/f		
Amount	R. 5 600 000.00	R. 1100.00
Balance for		
Exempt I.L.O.		

T 000052538 / 2012

DEED OF TRANSFER DATA / CAPTURE

2012 -09- 07

NCAPAI LINDA

BE IT HEREBY MADE KNOWN THAT

MARK EDGAR WITZMANN

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PLETTENBERG BAY on 13th July 2012 granted to him by

GABRIEL PIETER STEYN DE VILLIERS

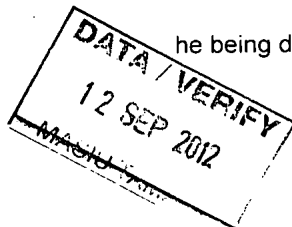
being duly authorised thereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to him by

SIPKO HUISMANS

Born on 28 December 1940

Married, which marriage is governed by the laws of England

he being duly assisted therein by his wife JANET ELIZABETH HUISMANS



And the appearer declared that his said principal had, on 9 July 2012, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

VISION TRUST
Registration Number IT 1412/08

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

ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer Number T464/1967 with
Diagram No. 6994/61 relating thereto and held by Deed of Transfer Number
T43170/1992 (~~VA Copy No. 40/2007~~)

A. **SUBJECT** to the conditions referred to in Certificate of Consolidated Title No.
8720/1930.

B. **SUBJECT and ENTITLED** to certain benefits under the special conditions
contained in Deed of Transfer No. 244/1911, reading as follows:

- "(b) All main roads and those roads marked on the original diagrams of the
property shall be free and undisturbed except that:
- (1) each owner shall be at liberty to place a gate or gates
convenient to the public where the roads cross the respective
boundary lines.
 - (4) the footpaths at present running over the southerly homesteads
of the property now subdivided to the Homesteads along the
Pisang River shall be free only to school children and to owners
for the time being of the property now subdivided.
 - (e) The water from the Pisang River may be used for irrigation in properly
arranged turns by those proprietors of the property now subdivided
who are able to use it, due regard being given to the rights of the
owners of Lots "G" and "J".

C. **FURTHER SUBJECT** with the benefit of the terms of the Notarial Deed of
Servitude dated 8 March 1947, No. 191/1947, annexed to Deed of Transfer

No. 10843/1939, a reference whereto dated 4 June 1947, is endorsed thereon, reading:-

"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 persons who may own or occupy the property held thereby 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 fully appear on reference to said Not. Deed Vide copy annexed hereto."

D. FURTHER SUBJECT to the following conditions contained in Deed of Transfer No. 464/1967 imposed by the Administrator under the provisions of Ordinance No. 33 of 1934, provided that on consolidation of any two or more erven, these conditions shall apply to the consolidated area as one erf, provided that where, 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 shall at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose :

- (a) it shall not be subdivided;
- (b) only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on the erf, and no such dwelling or outbuildings shall be used for any purpose other than that for which it or they were erected.
- (c) not more than half the area thereof shall be built upon; and
- (d) no building or structure of any portion thereof, except boundary walls and fences, shall be erected nearer than 6,30 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, may be erected within the above prescribed lateral space for a distance of 9,45 metres reckoned from the rear boundary provided further that the local authority shall not consent to any such outbuildings being erected within the prescribed lateral space at a distance greater than 9,45 metres measured from the rear boundary unless and until it has been furnished with the written consent of the owner of the erf abutting such boundary.

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. 464/1967, imposed for the benefit of and enforceable by

Plettenberg Bay Estates Limited and its successors in title or assigns, as owners of the remainder of Plettenberg Bay South Township held by Deed of Transfer No. 10324/1948, namely:-

1. 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 local authority, to delegate to such authority exercise of the discretions and rights herein vested in the Transferor.
2. The erection of flat, lean-to or monopitch or of 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 building which shall be a complete building and not partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
3. The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
4. 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.
5. The owner of this erf shall without compensation be obliged to allow the electricity, gas, water mains and the sewage and drainage, including stormwater of an 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.
6. 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.
7. 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.
8. The erf hereby sold shall be subject to and the owner and his successors in title shall pay and be subject to all charges and rules and regulations as to sanitary arrangements as may from time to time be framed by the Transferor and/or any local authority having jurisdiction over Plettenberg South Township.
9. The owners 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.

10. 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 South Township 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.



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

SIPKO HUISMANS, Married as aforesaid

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

VISION TRUST

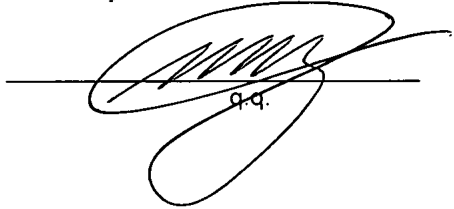
Registration Number IT 1412/08

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 R5 600 000,00 (FIVE MILLION SIX HUNDRED THOUSAND 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

22 August 2012



Handwritten signature of the Registrar of Deeds, with the initials 'G.G.' visible below the signature.

In my presence



Handwritten signature of the Appearer, SIPKO HUISMANS, with the name 'SIPKO' visible below the signature.

REGISTRAR OF DEEDS

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GABRIEL PIETER STEYN DE VILLIERS

duly authorised hereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to me by

SIPKO HUISMANS

Born on 28 December 1940

**Married, which marriage is governed by the laws of England
he being duly assisted therein by his wife JANET ELIZABETH
HUISMANS**

do hereby nominate and appoint MEYER DE WAAL or MARK EDGAR WITZMANN or PHILIP POTGIETER or JENNIFER NORRIS or DRISKE OLIVIER with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

VISION TRUST

Registration Number IT 1412/08

the property described as:

**ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES**

HELD BY Deed of Transfer Number T43170/1992 (VA Copy No. 19/2007)

the said property having been sold by me on 9 July 2012, to the said transferee/s for the sum of R5 600 000,00 (Five Million Six Hundred Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present

and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PLETTENBERG BAY on 13th July 2012
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 



PP SIPKO HUISMANS duly
assisted by his wife JANET
ELIZABETH HUISMANS

MEYER DE WAAL
CTN. 211

Prepared by me

CONVEYANCER
DE VILLIERS, GPS

SPECIAL POWER OF ATTORNEY

I, the undersigned,

SIPKO HUISMANS

Born on 28th December 1940

Married to JANET ELIZABETH HUISMANS, which marriage is governed by the laws of England, herein assisted by her in as far as needs be

do hereby irrevocably nominate and appoint

GABRIEL PIETER STEYN DE VILLIERS ✓

with Power of Substitution to be my Lawful Attorney and Agent and in my name place and stead;

1. To sign and execute a Deed of Sale in respect of either one or both of the properties referred to in paragraph 2 hereinafter at such a price and on such terms as he in his discretion may decide;
2. To execute the terms and conditions of the Deed/s of Sale referred to in paragraph 1 above, to be entered into between myself and a purchaser/s for the sale of either of my two following properties:

1. REMAINDER OF ERF 3340 PLETTENBERG BAY, situate in the Bitou Municipality, Division of Knysna, Province of the Western Cape;

MEASURING: 3 759 Square Metres

Held by Deed of Transfer No. T. 69488/2011

2. ERF 2141 PLETTENBERG BAY, situate in the Bitou Municipality, Division of Knysna, Province of the Western Cape;

MEASURING: 1 072 Square Metres

Held by Deed of Transfer No. T. 43170/1992 as per VA Copy No. VA 19/2007

N. S.

N. S.

N. S.

2. To sign the Power/s of Attorney to Transfer, Transfer Duty Declarations and all other related documents necessary to effect registration of transfer into the name of the purchaser/s.
3. To receive the purchase price and to pay such accounts as are necessary to give effect to this Special Power of Attorney and to account to me on registration of transfer.
4. To apply on my behalf for repatriation of any capital balance due to me in respect of either of the above sales of the aforementioned properties.

AND GENERALLY for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED at PLETTENBERG BAY this 24th day of FEBRUARY 2012 in the presence of the undersigned witnesses.

AS WITNESSES:

1. N. Skozana.

2.



S HUISMANS
duly assisted by my wife,
JANET ELIZABETH HUISMANS
as far as needs be



JE HUISMANS

STEYN DE WAAL
CTN. 224



TRANSFER DUTY

TD2

Receipt or exemption certificate

Transfer Duty Act, 1949

Part 2

Our Reference : 2140231

Receipt Number : EF 0020036539

Details of seller(s) or transferor(s)

Full name: SIPKO HUISMANS

Identity/Trust/CC/Company Number: 0040122800000000 Income tax reference number: 00000000000000

If you are a VAT Vendor, NO If you are not registered for Income Tax, R 0.00

Registration Number: 00000000000000

Marital Status: OUT OF COMMUNITY

Spouse name: JANET ELIZABETH HUISMANS

Marital Notes: MARRIED, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF ENGLAND

Details of purchaser(s) / Transferee(s)

Full name: VISION TRUST

Identity/Trust/CC/Company Number: 00000001T1412708 Income tax reference number: 000000030075170

If you are a VAT Vendor, NO If you are not registered for Income Tax, R 0.00

Registration Number: 00000000000000

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE, IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE METRES

Nature of property: If improved indicate 9 BEACHY HEAD DRIVE, PLETTENBERG BAY

Postal Code: 6600

Details of purchase transaction

Acquisition Date: 09 JUL 2012 Bought By: PRIVATE TREATY

Consideration: R 560000.00 Any other consideration payable: R 0.00

Total Consideration: R 560000.00 Fair Value: R 0.00

Calculation of Duty and interest payable

Transfer duty payable on R 560000.00 being fair value NO

Natural person %	% on	R	= R
0.00	% on	R 600000.00	= R 0.00
3.00	% on	R 400000.00	= R 12000.00
5.00	% on	R 500000.00	= R 25000.00
8.00	% on	R 4100000.00	= R 328000.00

Sub total: R 365000.00

Penalty / Interest: R 0.00

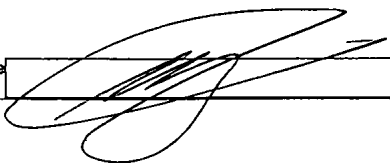
Total Paid: R 365000.00

Declaration by Conveyancer

I/ STEYN DE WAAL
We MARIE EDGAR WITZMANN

hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only)

Signature



Date:

ddmmyyy

10/11/08 2012

For Information Only

MEYER DE WAAL
CTN. 224

40

CLEARANCE CERTIFICATE 2615
BITOU MUNICIPALITY (Tel 044 501 3054)

Authority is hereby issued in terms of Section 118 of Act 32/2000
for the registration of transfer of: (property description)

Erf 2141 Plettenberg Bay from
S Huismans to Vision Trust

Valid until 03.12.2012 (no later than 120 days from the date below)

Chief Financial Officer: [Signature] Date: 03.08.2012

BITOU MUNICIPALITY MUNISIPALITEIT
2012-06-05
Private Bag X1002 PLETTENBERG BAY 6600

For Information Only

GOLDBERG & DE VILLIERS
1 MEEDING STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
DE VILLIERS GPS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GABRIEL PIETER STEYN DE VILLIERS

duly authorised hereto by virtue of a Special Power of Attorney dated 24th February 2012 at Plettenberg Bay granted to me by

SIPKO HUISMANS

Born on 28 December 1940

**Married, which marriage is governed by the laws of England
he being duly assisted therein by his wife JANET ELIZABETH
HUISMANS**

do hereby nominate and appoint MEYER DE WAAL or MARK EDGAR WITZMANN or PHILIP POTGIETER or JENNIFER NORRIS or DRISKE OLIVIER with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

VISION TRUST

Registration Number IT 1412/08

the property described as:

**ERF 2141 PLETTENBERG BAY, SITUATE IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 1072 (ONE THOUSAND AND SEVENTY TWO) SQUARE
METRES**

HELD BY Deed of Transfer Number T43170/1992 (VA Copy No. 19/2007)

the said property having been sold by me on 9 July 2012, to the said transferee/s for the sum of R5 600 000,00 (Five Million Six Hundred Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present

and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PLETTENBERG BAY on 13th July 2012

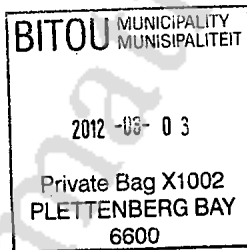
in the presence of the undersigned witnesses.

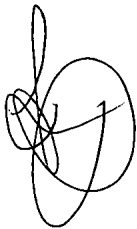
AS WITNESSES :

1. _____

2. _____

PP SIPKO HUISMANS duly
assisted by his wife JANET
ELIZABETH HUISMANS





CONVEYANCER'S CERTIFICATE

I, the undersigned MEYER DE WAAL

In my capacity as conveyancer at Oosthuizen Meyer De Waal do hereby certify that :

The marital status of the transferor should read as "married, which marriage is governed by the laws of England" and not out of Community as described on the transfer duty receipt.

DATED at CAPE TOWN on this 10 August 2012



CONVEYANCER
MEYER DE WAAL

TRACK NUMBER : 80005243368

BLACK-BOOKING ENQUIRY ON NAME - HUISMANIS SIPKO
ID NUMBER - 401228
BIRTH DATE - 19401228
MARITAL STATUS - FOREIGN MARRIAGE
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

HUISMANIS SIPKO

401228

401228

VA1171/2004-T43170/1992

VA19/2007-T43170/1992

20040319*2004 0348 1981

20070104-20070510172000

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /IK E

TRACK NUMBER : 80005243368

PROPERTY DETAILS PRINT FOR PORTION 0

ERF NO 2141
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION T464/1967
DIAGRAM DEED NO 1872 SQM
EXTENT
CLEARANCE PLETTENBERG BAY TC

NO INTERDICTS

DOCUMENTS

✓
VA19/2007
✓
VA1171/2004

HOLDER & SHARE
T43170/1992
T43170/1992

AMOUNT

O/P/A SCAN/MICRO/REF MDD
20070510172800 0104
2004 0348 1981 0319

OWNER DETAILS

FULL NAME & SHARE
HUISMAN SIKPO

PURCH DATE AMOUNT/REASON O/P/A IDENTITY

19920521 R740000.00 401228

TITLE DEED
T43170/1992

MDD MICROFILM REF
0713 20070510172928

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY ~~A - MULTIPLE OWNER AND PROPERTY~~

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*** END OF REPORT ***

IK E: /XARRA /IKE



Bitou Municipality

19 March 2025

Private Bag X 1002

Plettenberg Bay

6600

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

**ERF 2141 PLETTENBERG BAY: DEPARTURE AND ADMINISTRATOR'S CONSENT
APPLICATIONS**

Planning Space PTY LTD has been appointed by **Vision Trust**, the owner of Erf 2141 Plettenberg Bay, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Bitou Municipality: Standard Municipal Land Use Planning By-Law, to the Bitou Municipality (See Power of Attorney and Company Resolution attached as Annexure A):

- i. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for **building line relaxations** along the:
 - a) Street building line from 4m to 0m in order to allow the planned retaining structure, boundary wall, and gate on the eastern boundary.
 - b) Lateral building line from 2m to 0m to permit the planned retaining structures and boundary wall on the northern boundary.
 - c) Rear building line from 2m to 0m to permit the planned retaining structure and boundary wall on the western boundary.
- ii. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for a **boundary wall and gate height relaxation** along the:
 - (a) Eastern, northern, and western boundaries from 2.1m to a maximum of 3.4m in order to allow the planned boundary walls within the street, lateral, and rear building lines

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

- (b) Eastern boundary from 2.1m to 2.4m in order to allow the planned gate within the street building line.
- iii. Section 15 (2) (b): Application for a departure from the provisions of the Bitou Zoning Scheme By-Law for **retaining walls height relaxation** along the:
 - (a) Eastern, northern, and western boundaries from 2m to 2.4 to permit the proposed retaining structures within the street, lateral, and rear building lines.
- iv. Section 15 (2) (f): Administrator's consent to relax **Title Deed Condition D (d)** to allow the relaxation of the:
 - (a) Street building line from 6.30m to 0m in order to allow the planned retaining structure and gate on the eastern boundary.
 - (b) Lateral building line from 1.5m to 0m to permit the planned retaining structures on the northern boundary.
 - (c) Rear building line from 3.15m to 0m to permit the planned retaining structure on the western boundary.

For further information, please find the following attached herewith supporting documents:

1. Land Use Application form duly completed.

2. List of Diagrams:

DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Zoning Map

DIAGRAM 4: Site Plan and Elevations

3. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title deed

ANNEXURE C: General Plan

ANNEXURE D: Approved Building Plans

ANNEXURE E: Neighbour's Consent (Erf 2140)

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

I trust that the above will be self-explanatory. Do not hesitate to contact the writer should you wish to discuss the matter or require any additional information /clarification.

Please be so kind as to acknowledge receipt of this application.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Khuphiso', with a stylized flourish at the end.

Lundikazi Khuphiso.

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

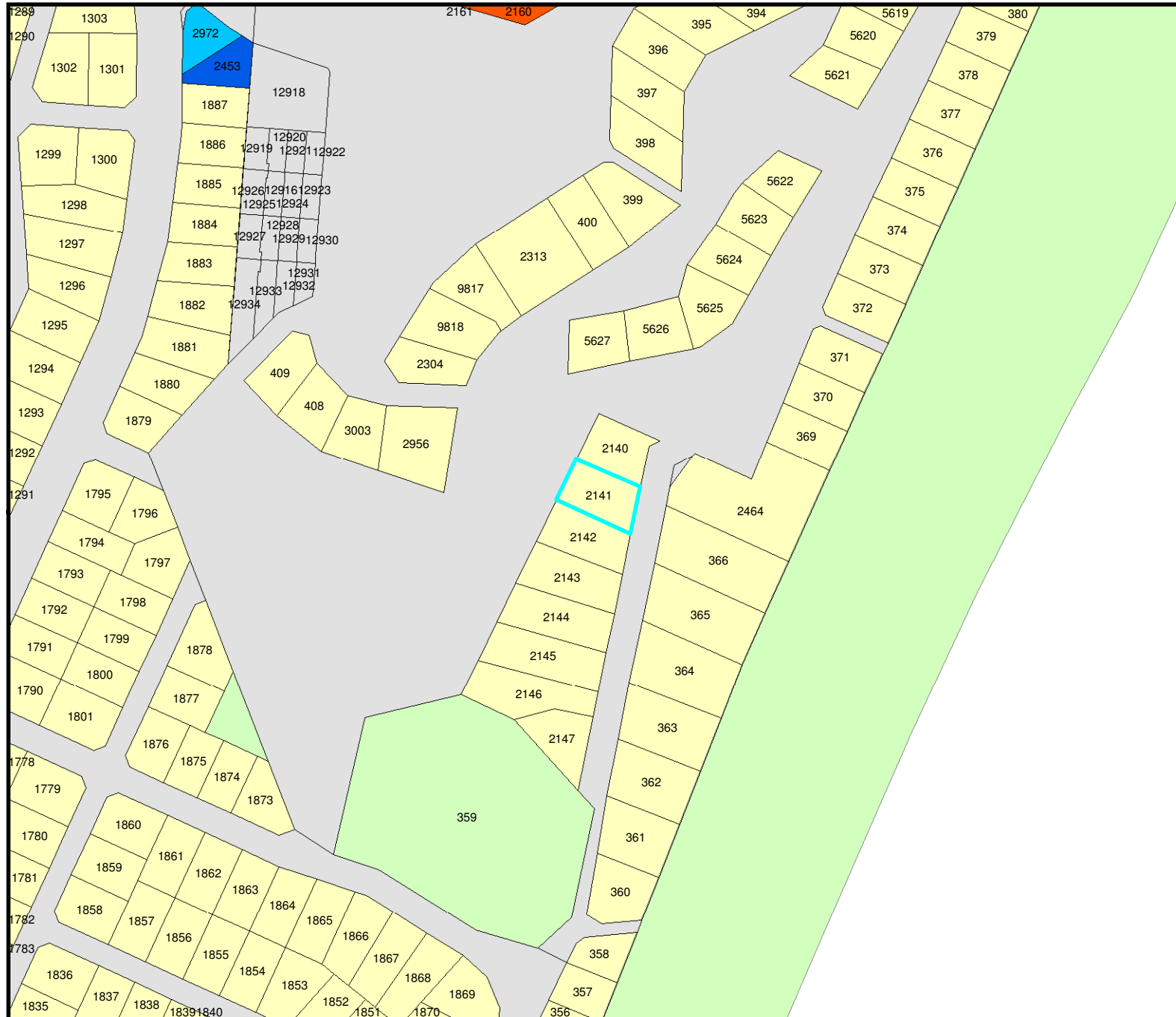
Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

DIAGRAM 3: ZONING MAP

ERF 2141 PLETTENBERG BAY



Legend

ZONING_MAP_16042020

Zoning

- Single Residential Zone I
- General Residential Zone II
- Business Zone I
- Business Zone II
- Open Space Zone I
- Transport Zone II

N



0 15 30 60 90 120 Meters



4673

SHEET 1

T.P. 23n.

2661/1930

AM 18A/254 (201)
AM 18B/213
AM 18C/152

THIS PLAN COMPRISES 3 SHEETS

PLETTENBERG BAY ALLOTMENT AREA

Certificate on Diagrams
See ruling on Docket 6279/944
Surveyed in Nov 1924 by me
Sufficient

GENERAL PLAN OF



PLETTENBERG SOUTH TOWNSHIP

Now Erf 256
Plettenberg Bay

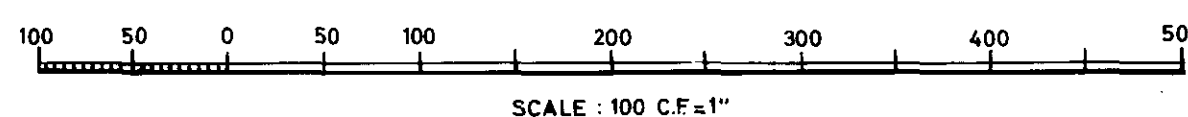
ENDORSEMENTS					
No.	Amendment	Addition	Authority	Sign	Date
1	Relayout of rem.	Erf 2140-2147	A.F. 56.1.30 dd.27.6.6	W.G.	3.9.65
2	Road lettered npqr closed		Admin Advice No AF 56.1.30 dd.28.2.63	W.G.	3.9.65
3	Main Road No.7		Official Gazette dd 18.5.62 Proc. No.74 1962 S1517 p.81	D.W.B.M.	19.5.67
4	Ptn of road & public place closed	Erf 2203	T.C. Notice dd.4.10.68 p.115 S1517/33	W.G.	14.10.68
5	Portion of road closed	Erf 2203	T.C. Notice dd.12.2.71 S1517/33 p.136	S	3.3.71
			Admin Approval AA 284/81/8 dd.28.1.71 p.134 S1517/33	S	7.6.71
6	Ptn of public Place closed	Erf 2921 + 2924 DIT 5074/77	T.C. Notice dd.21.1.77 S1517/33 p.233		14.1.77
			Admin Approval AA 284/81/12 dd.8.12.76 p.233 S1517/33		
7	PORTIONS OF PUBLIC PLACE AND ROAD CLOSED	ERVEN 5418- 5427	T.C.'S NOTICE d.d. 1994-03-04 S/1517/33 p.312 CONSENT p.310 P/16/11/256 (JMG/AC) dd 1994.01.31		9.3.94

For further ENDORSEMENTS see Sheet 3

Laid out on The Plettenberg South Township Site held under certificate of Consolidated Title No.8720 issued to Hugh Owen Bruce on the 22nd October 1930 and extending ABCDEFg" 200' above High Water Mark h"ijk" 200' above High Water Mark l"mno" 200' above High Water Mark x"x" 200' above High Water Mark z"a'b'c'defghijklmno'A (exclusive of Lot No. 29 lettered pqrstuvw) and situated in the Municipality of Plettenberg Bay Division of Knysna

Surveyed and beacons by me according to regulations
(Sgd.) T. J. Pascual
Govt. Land Surveyor Nov., 1924.

Framed in terms of
Section 39 of Act 9 of 1927
From General Plan T.P. 23n



S. G. NOTES	
Beacons Replaced	Erf 366 vide E118/92
S.G. Notes see Sht. 2	

BEACON DATA		TRANSFER DATA	
Sides C. Feet	Angles	Sides C. Feet	Angles
AB 1508.36	A 83.16.20		
BC 150.51	B 61.32.10		
CD 50.00	C 266.63.10		
DE 208.45	D 230.7.40		
EF 92.18	E 251.7.40		
FG 128.56	F 90.19.20		
GH 190.25	G 86.49.0		
HI 119.21	H 90.0.0		
IJ 75.01	I 269.8.20		
JK 120.34	J 270.51.40		
KL 525.00	K 90.0.0		
LM 128.25	L 90.0.0		
MN 75.01	M 269.8.20		
NO 129.38	N 270.51.40		
OP 845.00	O 90.0.0		
PQ 100.51	P 182.35.0		
QR 497.44	Q 180.22.40		
RS 74.75	R 179.55.20		
ST 150.00	S 178.38.30		
TU 75.44	T 181.10.10		
UV 375.00	U 181.30.50		
VW 74.98	V 179.55.10		
WX 675.58	W 179.55.20	WX' 673.79	X' 267.16.50
XY 61.85	X 267.12.50	XY' 52.91	Y' 95.10.30
YZ 608.41	Y 96.34.0	YZ' 611.28	Z' 86.7.40
Za 271.99	Z 84.57.20	Za' 249.11	a' 91.25.0
ab 612.36	a 91.15.50	ab' 615.15	b' 180.0.0
bc 592.90	b 180.0.0	bc' 591.30	
cd 451.01	c 177.46.0		
de 76.13	d 178.15.40		
ef 231.74	e 178.9.50		
fg 38.88	f 205.35.0		
gh 15.93	g 217.11.50		
hi 107.06	h 217.10.50		
ij 202.51	i 164.2.20		
jk 116.56	j 193.49.10		
kl 774.01	k 129.23.0		
lm 207.77	l 117.6.0		
mn 730.38	m 217.21.30		
no 598.87	n 207.58.0	no' 601.23	
oa 417.00	o 142.2.30	oa' 415.13	o' 141.50.30

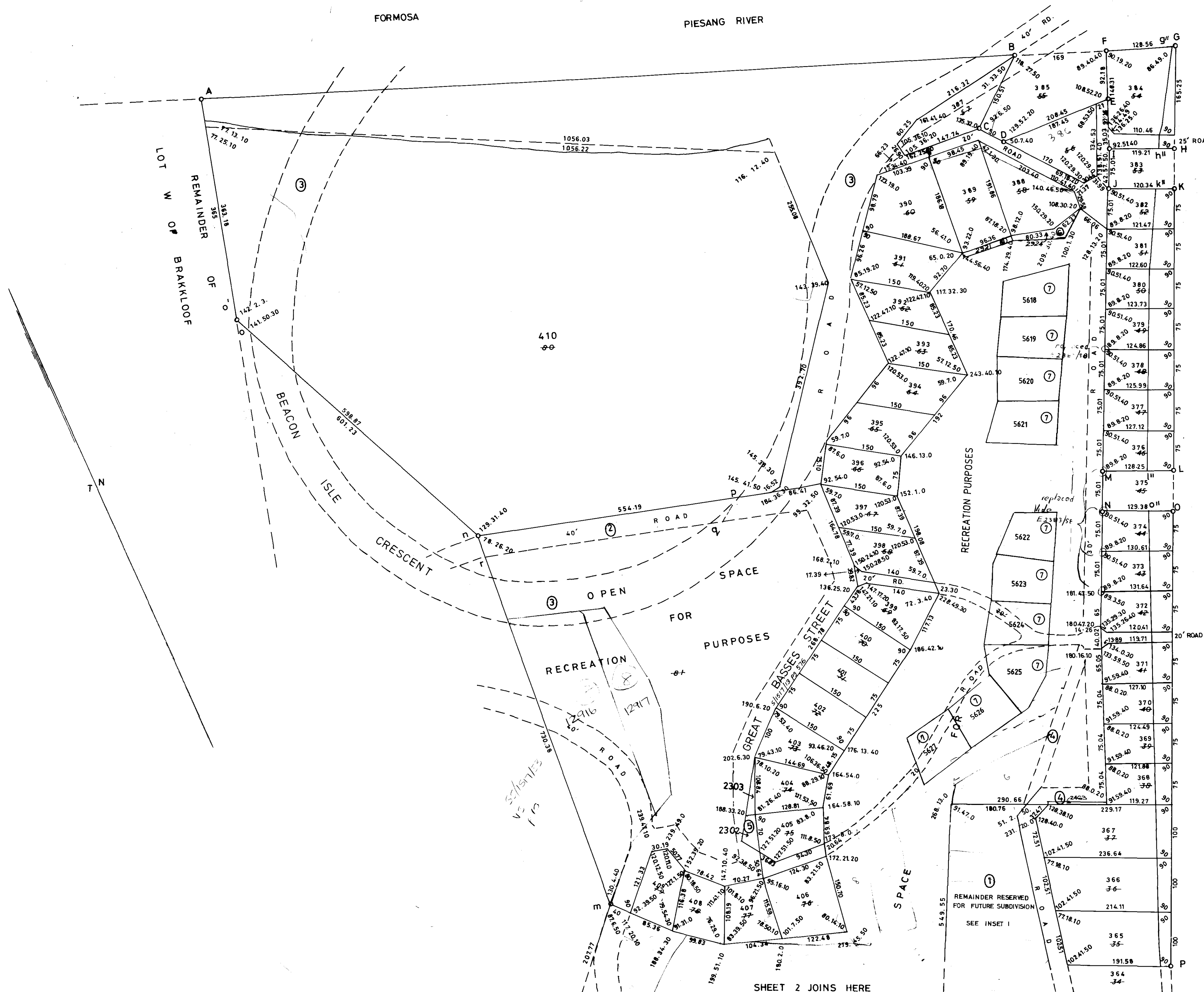
EXCLUDED PORTION	
Sides C. Feet	Angles
pq 173.15	p 116.36.40
qr 102.83	q 141.9.0
rs 210.20	r 157.5.0
st 194.80	s 126.27.0
tu 79.87	t 143.53.40
uv 112.85	u 121.41.30
vw 201.94	v 164.2.20
wx 82.79	w 193.49.10
xp 245.83	x 95.15.40

List showing areas & D/T Ref. filed behind Erf 256 Plettenberg Bay.
FOR DEDUCTION LIST SEE SHT. 3

CRE 26/1963

FORMOSA

PIESANG RIVER



Areas of Erven off this plan must be checked when
erven diagrams are lodged. See Calcs 5417/1930

File S 1517/33
Compilation 404LD Sheet 2
Degree Sheet AM-1B
Survey Records Pre-Act
Original Diagram A 2661 1930
Docket No A 5417 1930

Beacon O replaced Vide E 925 1957

Line GHKLOPQRSTUVWXz is 200 Cape Feet above
High Water Mark

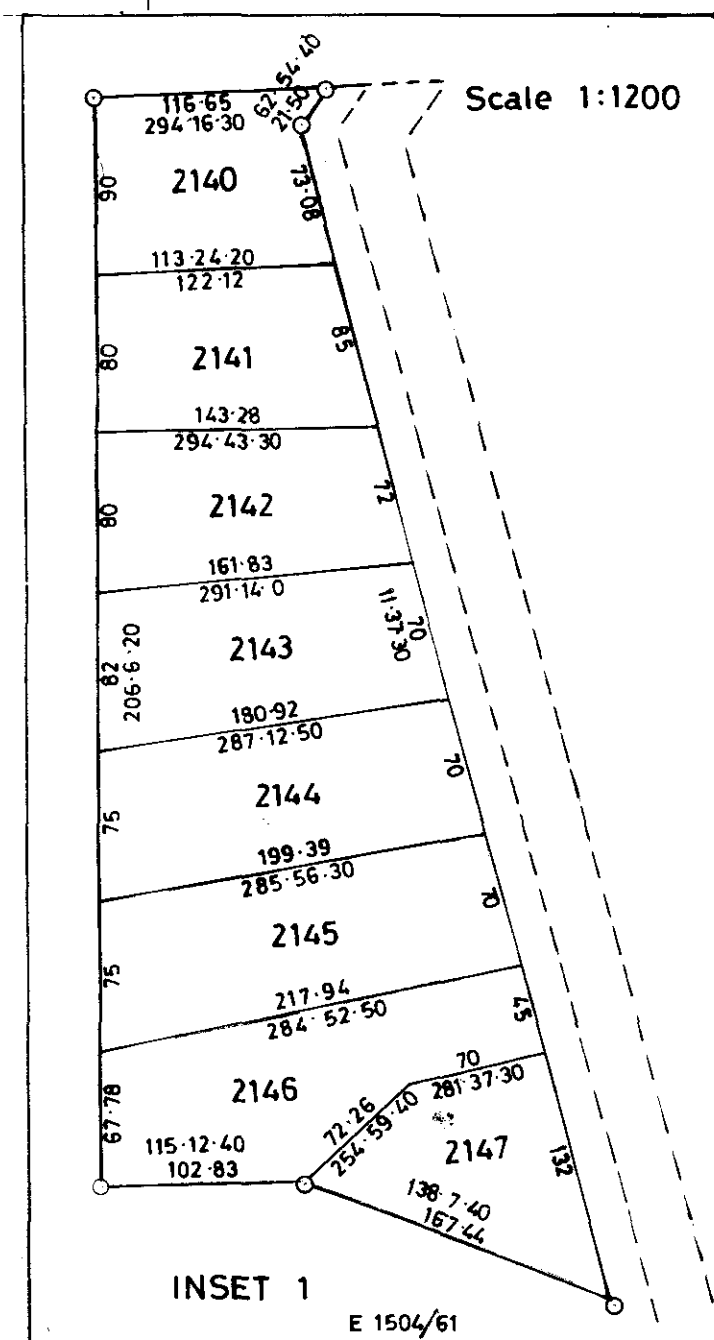
In terms of Section 15 of Ord. No 13 of 1927
the Administrator has granted the application
to establish this Township see Prov Sec'minute
L 49 C 42 dated 26.8.1929 TP File 41.

Approved under the provisions of the Townships
Ordinance No 13 of 1927. (sgd.) A J J B Simons
S 1604/1 Vol.2 for Surveyor-General
25.2.1931

High water mark

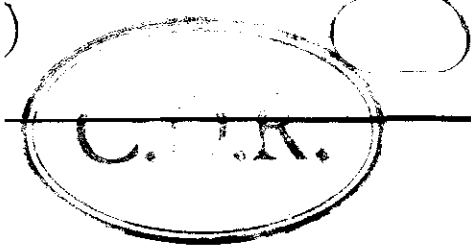
404LD
(sgd.) J Polson 23.10.42

Revised May 1957 D.R. Edwards



INDIAN OCEAN PLETTENBERG BAY

S



Sq 2661/1930

THIS PLAN COMPRISES 3 SHEETS

4673 SHEET 2

SHEET 1 JOINS HERE

REMAINDER OF LOT H OF BRAKKLOOF

REMAINDER OF LOT W OF BRAKKLOOF

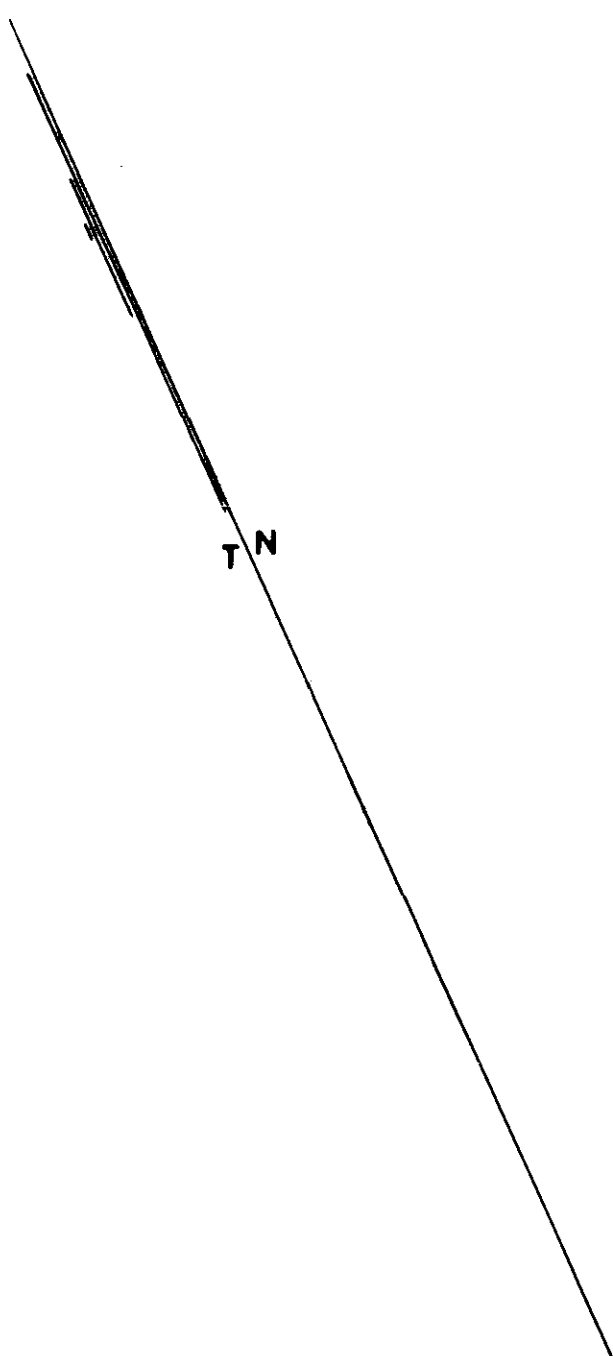
BAY
PLETTENBERG
OCEAN
INDIAN

WIDE
FEET
CAPE
200
LAND
CROWN

High
water
mark

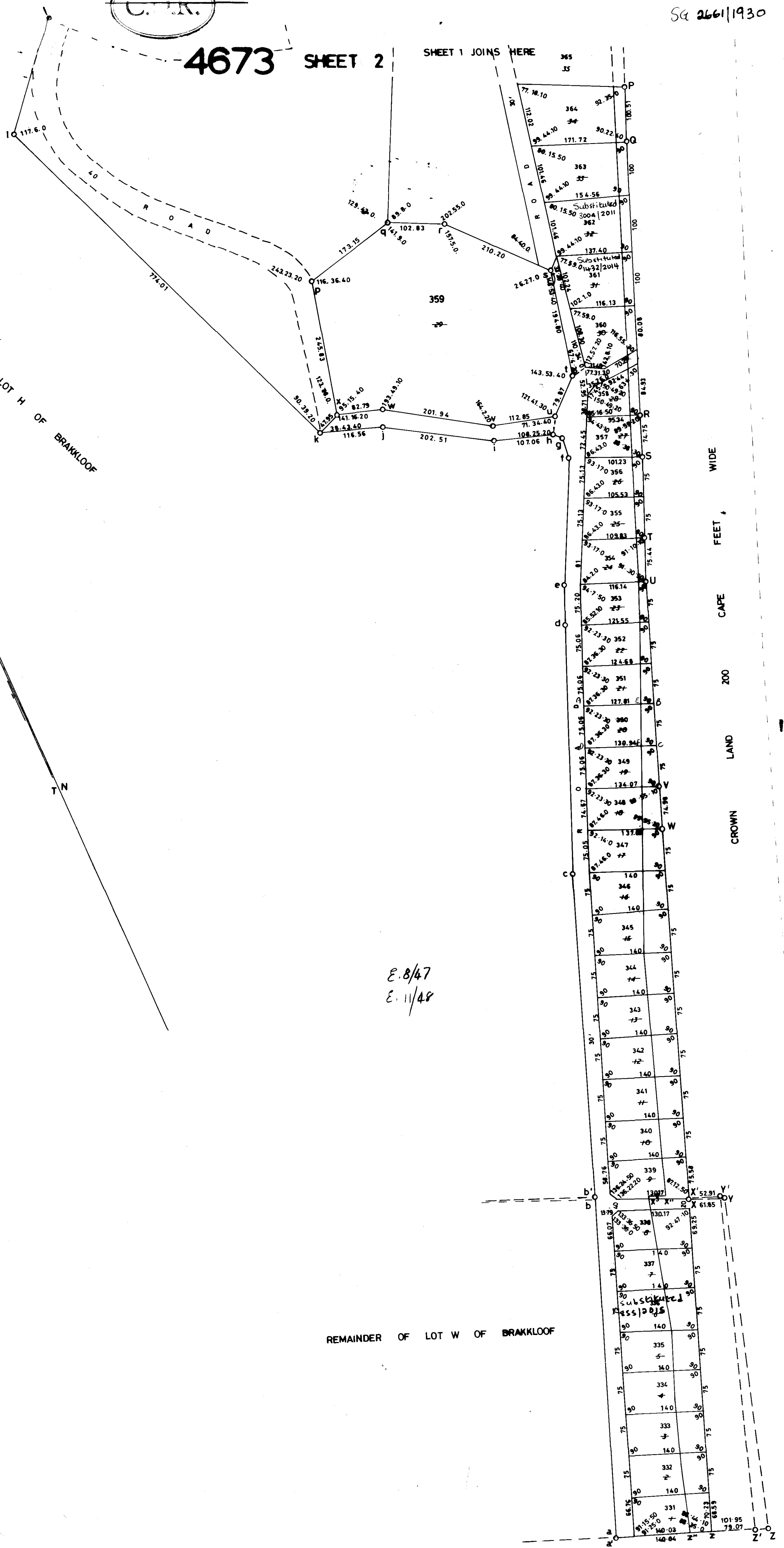
S.G.O. NOTES

- 1 Bcn A repl vide E1738/77
- 2 CRE 26/1983
~~consolidated vide dgm 2972/98 Erf 6796 (Withdrawn)~~
- 3 Beacons Replaced Erf 366 vide E.118/1992
- 4 Erf 362 substituted - Vide Dgm No. 3004/2011
- 5 Erf 361 substituted - vide Dgm No. 1432/2014
- 6 Erf 336 substituted vide Dgm no. 855/2015



E.8/47
E.11/48

⑧ Proposed closure of street
and public place



The following deductions have been made from this diagram					
Survey Record	Diag. No.	Description	Area		Deed
			sq. feet	sq. metres	
	3470/1946	Erf 331	6640		1946.288.14379
	3471/1946	Erf 332	7250		1946.288.14380
	5003/1945	Erf 333	6860		1946.169.8429
	5004/1945	Erf 334	6860		1946.169.8432
	3472/1946	Erf 335	6920		1946.323.16108
	3473/1946	Erf 336	6731		1946.323.16108
	3474/1946	Erf 337	6244		1946.323.16108
	3475/1946	Erf 338	5570		1946.288.14383
	3476/1946	Erf 339	6800		1946.288.14381
	5697/1945	Erf 340	7290		1946.323.16107
	5698/1945	Erf 341	7170		1946.323.16103
	3477/1946	Erf 342	7050		1946.288.14382
	4662/1945	Erf 343	6930		1946.169.8431
	3512/1946	Erf 344	6810		1946.288.14384
	3478/1946	Erf 345	6940		1946.288.14379
	5005/1946	Erf 346	7310		1946.169.8432
	7730/1962	Erf 347	7540		1963. .1069
	4826/1966	Erf 348	7665		
	5479/1964	Erf 349	7810		
	8634/1965	Erf 350	7720		1965.620.30927
	3513/1946	Erf 351	7840		1946.288.14385
	2350/1993	Erf 352		918	
	7671/1953	Erf 353	7713		1954.226.11279
	3514/1946	Erf 354	7779		1946.323.16104
	2169/1959	Erf 355	6990		1959. .3860
	3479/1946	Erf 356	6700		1947. .16317
	3480/1946	Erf 357	6170		1947. .16317
	3988/1943	Erf 358	5320		1946.342.17062
		Erf 359			
	3481/1946	Erf 360	9240		1947. .16317
	3482/1946	Erf 361	11030		1946.288.14386
	3483/1946	Erf 362	12850		1946.288.14387
	3484/1946	Erf 363	14460		1946.288.14378
	6377/1945	Erf 364	17210		1946.323.16105
	6378/1945	Erf 365	18270		1946.323.16105
	6379/1945	Erf 366	20140		1946.323.16105
	4663/1945	Erf 367	21750		1946.342.17063
	3515/1946	Erf 368	6910		1951.306.15299
	6380/1945	Erf 369	6900		1946.323.16105
	6381/1945	Erf 370	6900		1946.323.16105
	6382/1945	Erf 371	6840		1946.323.16105
	3485/1946	Erf 372	6850		1946.288.14386
	3486/1946	Erf 373	6756		1946.288.14386
	3516/1946	Erf 374	6560		1946.342.17065
		Erf 375			
	3517/1946	Erf 376	6260		1947. .22662
	3487/1946	Erf 377	6150		1946.323.16105
	6279/1944	Erf 378	6045		1945.71.3525
	4260/1945	Erf 379	6020		1946.169.8430
	3488/1946	Erf 380	6035		1946.288.14388
	3489/1946	Erf 381	6190		1946.288.14388
	3969/1955	Erf 382	6488		1955.185.9339
		Erf 383			
	430/1960	Erf 384	17600		1960. .3774
		Erf 385			
	1551/1960	Erf 386	13993		
	3033/1981	Erf 387		1340	
	3989/1943	Erf 388	16337		1946.169.8434
	3518/1946	Erf 389	18398		1946.463.23119
	3990/1943	Erf 390	18944		1945.71.3526
	3991/1943	Erf 391	15121		1944.251.12535
	3992/1943	Erf 392	10748		1944.251.12535
	3993/1943	Erf 393	10748		1944.251.12535
	8387/1965	Erf 394	12359		
	8806/1967	Erf 395	12359		
	4011/1966	Erf 396	11250		
	4550/1967	Erf 397	11249		
	5006/1945	Erf 398	11207		1946.323.16109
	3636/1963	Erf 399	12347		
	2745/1963	Erf 400	11250		
		Erf 401			
	695/1968	Erf 402	11250		
	3490/1946	Erf 403	10722		
	4330/1963	Erf 404	11393		
	1297/1963	Erf 405	10053		1963. .6861
	2170/1959	Erf 406	16249		1959. .3862
	6007/1961	Erf 407	9646		
	5892/1961	Erf 408	9748		
	5893/1961	Erf 409	9813		
	7470/1965	Erf 410	7,5600 mgn		
	1304/1968	Erf 2302	1337		1972. .12151
	1305/1968	Erf 2303	782		1972. .12151
	6993/1961	Erf 2140	10015		
	6994/1961	Erf 2141	10810		
	6995/1961	Erf 2142	11474		
	6996/1961	Erf 2143	12912		
	6997/1961	Erf 2144	13662		
	6998/1961	Erf 2145	14975		
	6999/1961	Erf 2146	14633		
	7000/1961	Erf 2147	10016		
E117/75	435/75	Erf 2483		56	15106/1976
E776/76	2690/76	Erf 2921		99	23701/1977
E776/76	2691/76	Erf 2924		201	21367/1977
E757/94	2133/94	Erf 5618		979	
E757/94	2134/94	Erf 5619		900	
E757/94	2135/94	Erf 5620		913	
E757/94	2136/94	Erf 5621		918	
E757/94	2137/94	Erf 5622		828	
E757/94	2138/94	Erf 5623		906	
E757/94	2139/94	Erf 5624		959	
E757/94	2140/94	Erf 5625		1023	
E757/94	2141/94	Erf 5626		959	
E757/94	2142/94	Erf 5627		927	
1373/2015	2751/2015	Erf 12916		6486	
1373/2015	2752/2015	Erf 12917		2237	

The following deductions have been made from this diagram					
Survey Record	Diag. No.	Description	Area		Deed
			sq. feet	sq. metres	
		Erf			

ENDORSEMENTS					
No.	Amendment	Addition	Authority	Sign	Date
8	Closure of Portions of Public Place and Public Street.	Erven 12916 and 12917 Dgm.Nos 2751/2015 and 2752/2015.	T/C Notice p 85 dd 2013-04-05 S/1517/32 v3 Consent p 23 S/1517/33 v3 dd 2014-10-10	P. Phillips	2015-12-18

General Plan TP 23n (4673)

of

PLETTENBERG BAY SOUTH TOWNSHIP

Now Erf 256 Plettenberg Bay



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)	Lundikazi		
Surname	Khuphiso		
South African Council for Planners (SACPLAN) registration number (if applicable)	C/9271/2020		
Company name (if applicable)	Planning Space PTY LTD		
Postal Address	Quayside Office Park, Corner of Hedge & Gordon Street, Unit 6, Ground Floor		
	Knysna	Postal Code	6570
E-mail	Lundi@planningspace.co.za		
Tel		Cell	066 222 0016

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

Name of registered owner(s)	Vision Trust		
E-mail	Lundi@planningspace.co.za		
Tel		Cell	066 222 0016

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

Property Description (Erf No / Farm No):	Erf 2141 Plett		
Physical/ Street Address (if available)	9 Beachy Head Drive, Plettenberg Bay, 6600		
Town	Plettenberg Bay		
Current Zoning	Single Residential Zone I	Land Use	Residential

Extent	1072 m ² / ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	
Title Deed number and date	T 000052538/2012		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?		<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
If Yes, list such condition(s)	Condition D (d)		

Are the restrictive conditions in favour of a third party(ies)?		<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
If Yes, list the party(ies)	Plettenberg Bay Estates Limited		

Is the property bonded?		<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
If yes, (attach proof) If no proof is d provided upon submission a copy of Bondholders Consent must be provided prior to decision being taken.			

Are there any existing unauthorized buildings and/or land use/s on the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If yes, is this application to legalize the building / land use?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Are there any land claim(s) registered on the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

PART D: PRE-APPLICATION CONSULTATION			
Was a pre-application consultation held with the Municipality?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name		Date of consultation	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)		
Tick	Section	Type of application
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;
<input checked="" type="checkbox"/>	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;
<input checked="" type="checkbox"/>	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
<input checked="" type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;
<input checked="" type="checkbox"/>	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.

APPLICATION AND NOTICE FEES *(please note the following)*

1. Application fees are determined by Council annually in terms of the approved Municipal tariffs. An invoice will be sent to the applicant after an application is confirmed to be complete.
2. Application fees that are paid to the Municipality are non-refundable. Applications will only be processed after the application fees are paid in full and proof of payment is submitted to the Municipality.
3. The applicant is liable for the cost of publishing and serving notice of an application by.
4. The Municipality may request the applicant to undertake the publication and serving of notices
5. The Municipality will be responsible to serve notices to External Commenting Authorities, if necessary.

PART F: 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 has been submitted.

Primary Documentation

Y	N	Power of Attorney
Y	N	Company Resolution
Y	N	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	N	Executive Summary of the Motivation
Y	N	Locality plan
Y	N	Site development plan or conceptual layout plan
Y	N	Full copy of Title Deed
Y	N	S.G. diagram / General plan extract
Y	N	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N	Land use plan / Zoning plan
Y	N	Consolidation plan
Y	N	Proposed subdivision plan
Y	N	Proof of agreement or permission for required servitude
Y	N	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)

Y	N	Abutting owner's consent
Y	N	Services Report or indication of all municipal services / registered servitudes
Y	N	Conveyancer's certificate
Y	N	Street name and numbering plan (Applicable to Subdivision Only)
Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Landscaping Plan(if applicable)
Y	N	Home Owners' Association consent
Y	N	Proof of failure of Home owner's association
Y	N	Other (Specify)

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

Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)
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)
Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	If required, has application for EIA / HIA / TIA / TIS / 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 section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
Y	N	Other (specify)

PART H: SUBMISSION OF APPLICATION

The application together with supporting information and documentation should be electronically lodged on the AFLA PORTAL system. This AFLA PORTAL has been designed and developed by Esri South Africa to assist Bitou Municipality to diminish queues and promote faster turnaround times on land development applications.

The AFLA system is accessible to members of the public, enabling online submission of town planning applications at Bitou Municipality using GIS.

A profile by either the owner of agent needs to be created before an application can be lodged on the Portal. Below is a link to the AFLA Portal.

<https://maps.bitou.gov.za/aflaportal/>

Hard copies will not be accepted by the Municipality unless supporting documentation and information may only be provided upon request by the Municipality.

SECTION I: DECLARATION

I hereby 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 in terms of the Bitou Municipality: Land Use Planning Bylaw (2015) as amended.
6. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services may be payable by the owner as a result of the proposed development.
7. I am aware that by lodging an application, the information in the application and obtained during the process, may be made available to the public.

SUBMISSION REQUIREMENTS

Y	N	Soft copy of the application emailed to townplanning@plett.gov.za . (A mime cast link must be requested for files larger than 10MB).
---	---	---

Applicant's signature:



Date:

19 March 2025

Full name:

Lundikazi Khuphiso

Professional capacity:

Town and Regional Planner

FOR OFFICE USE ONLY

Date received:

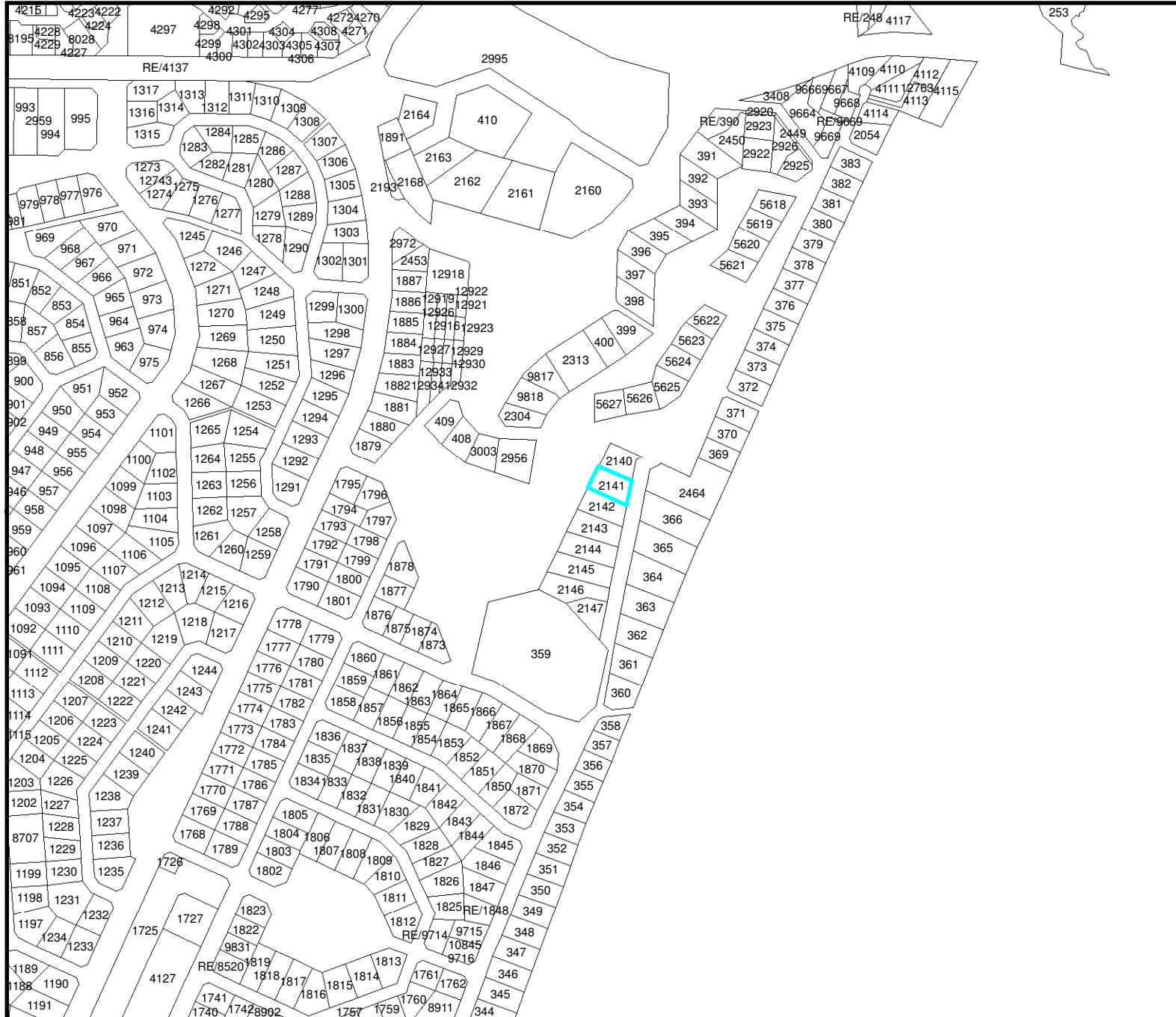
Received by:

Municipal Stamp

Municipal Stamp

DIAGRAM 1: LOCALITY MAP

ERF 2141 PLETTENBERG BAY



A scale bar with markings at 0, 30, 60, 120, 180, and 240 meters. The bar is black with white markings and the word "Meters" is written at the end.

NEIGHBOUR CONSENT LETTER


5/03/2025
.....
(Enter Date)

Email: henniec@tcdsprojects.co.za
.....
(Enter Email Address)

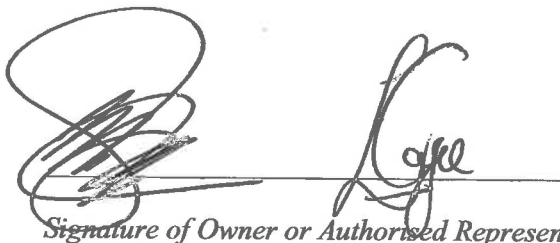
To whom it may concern,

**RELAXATION OF BOUNDARY WALL HEIGHT. BUILDING LINE RELAXATION AND
RELAXATION OF TITLE DEED CONDITIONS – ERF 2141 PLETTENBERG BAY**

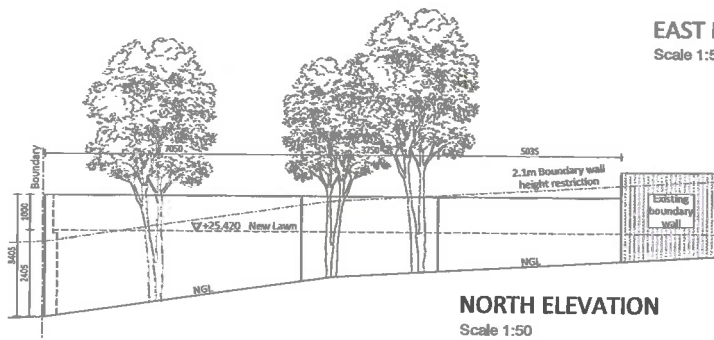
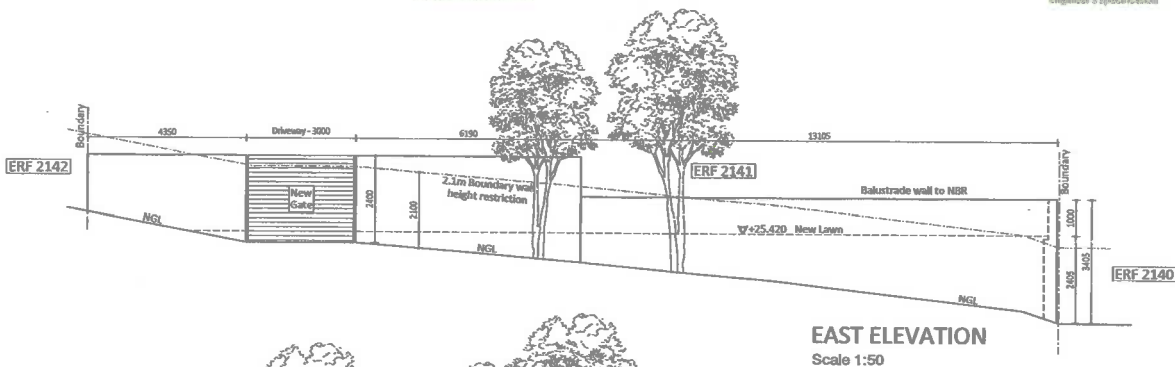
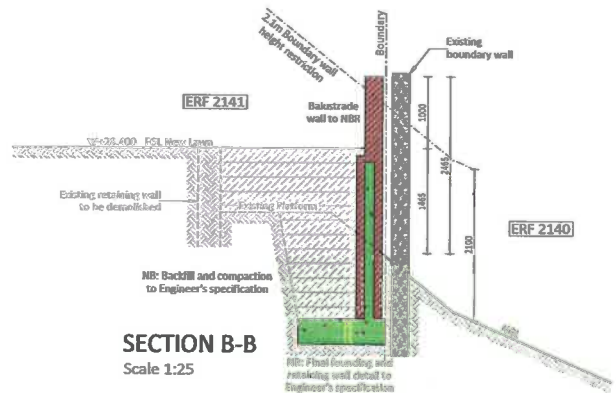
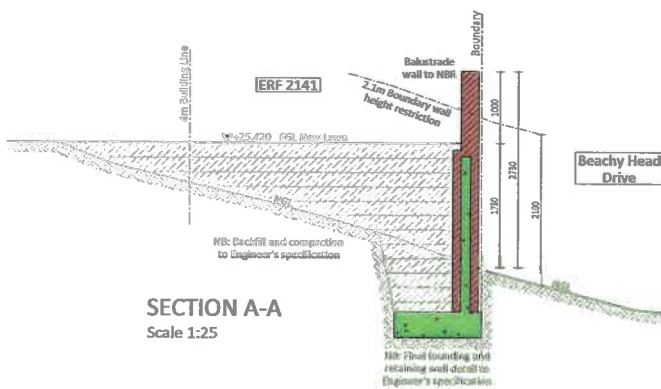
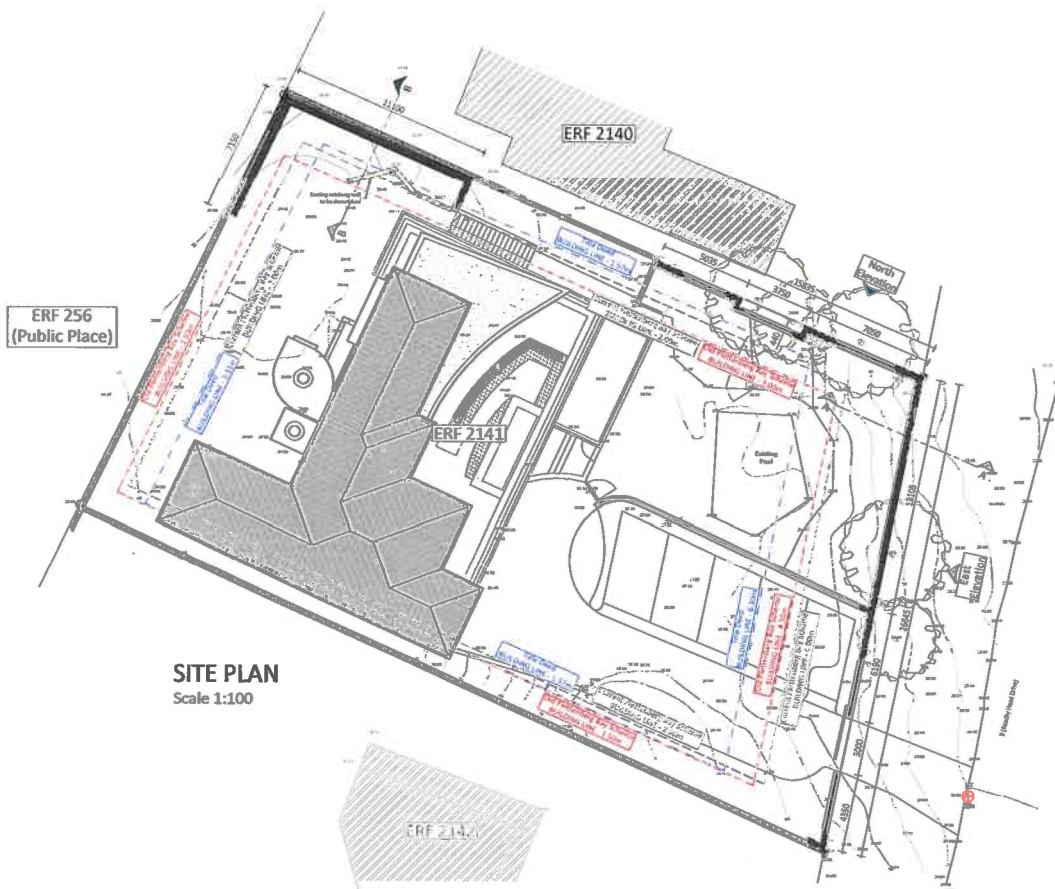
1. Herewith the following information for your consideration:

- a) I, HENDRIK JAKOBUS & LORRENE COETZEE 
2140, Plettenberg Bay, confirm that I have received the relative documentation pertaining to
- i. Relaxation of the street and north lateral building lines to allow retaining walls higher than 2m on the erf boundary.
 - ii. Relaxing the boundary wall height from 2.1m to 3,405m in north east corner on Erf 2141, Plettenberg Bay.
 - iii. Relaxation of title deed conditions to permit the above retaining structures and boundary walls.
- b) We have no objection to the proposed relaxations as indicated on drawing number 001, dated 31 January 2025, drawn by BAH.
- c) This letter of consent is not an ad hoc consent from any other land development parameter and is only applicable for the permission under consideration.

2. Should any additional consent for permanent departures from the development parameters in terms of the Plettenberg Bay Zoning Scheme Regulations be required, it will be subject to consent thereupon.



Signature of Owner or Authorised Representative



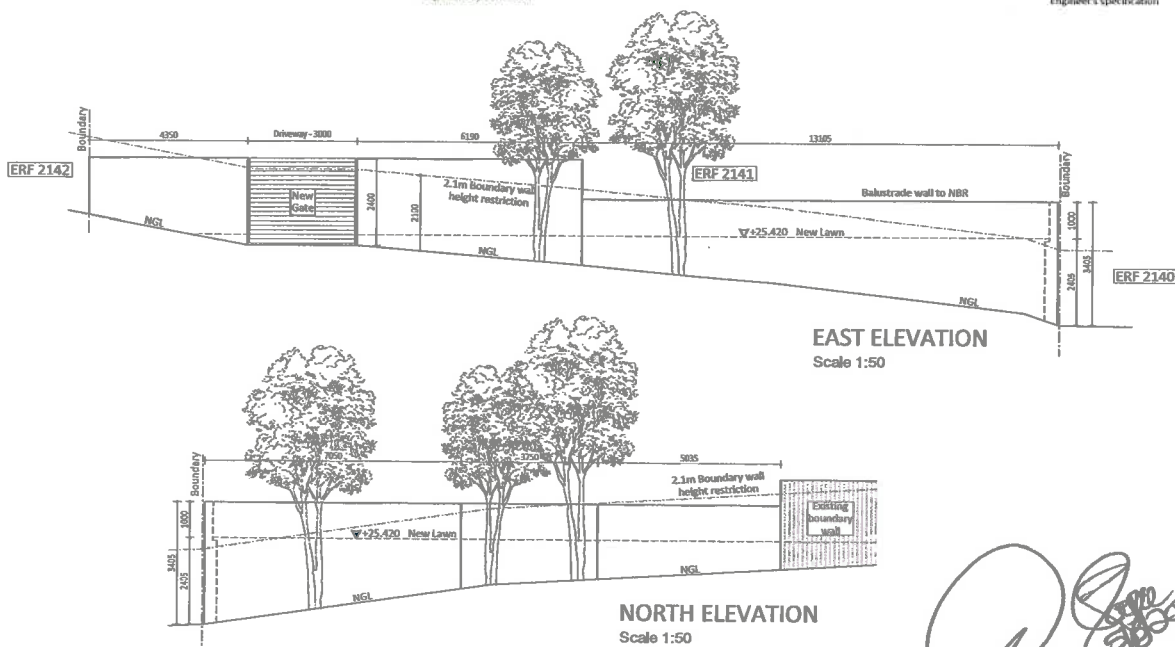
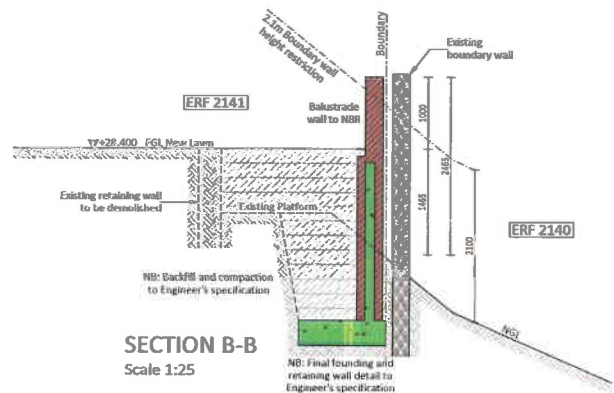
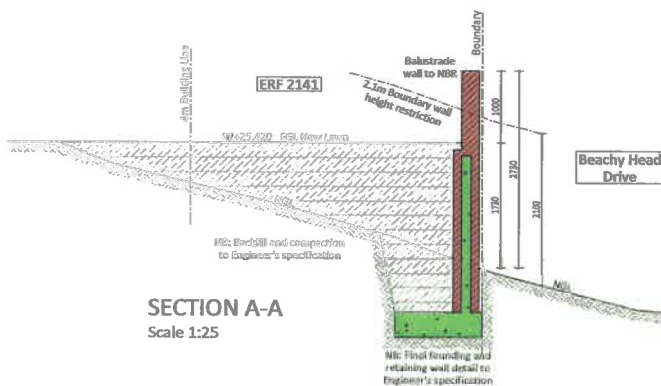
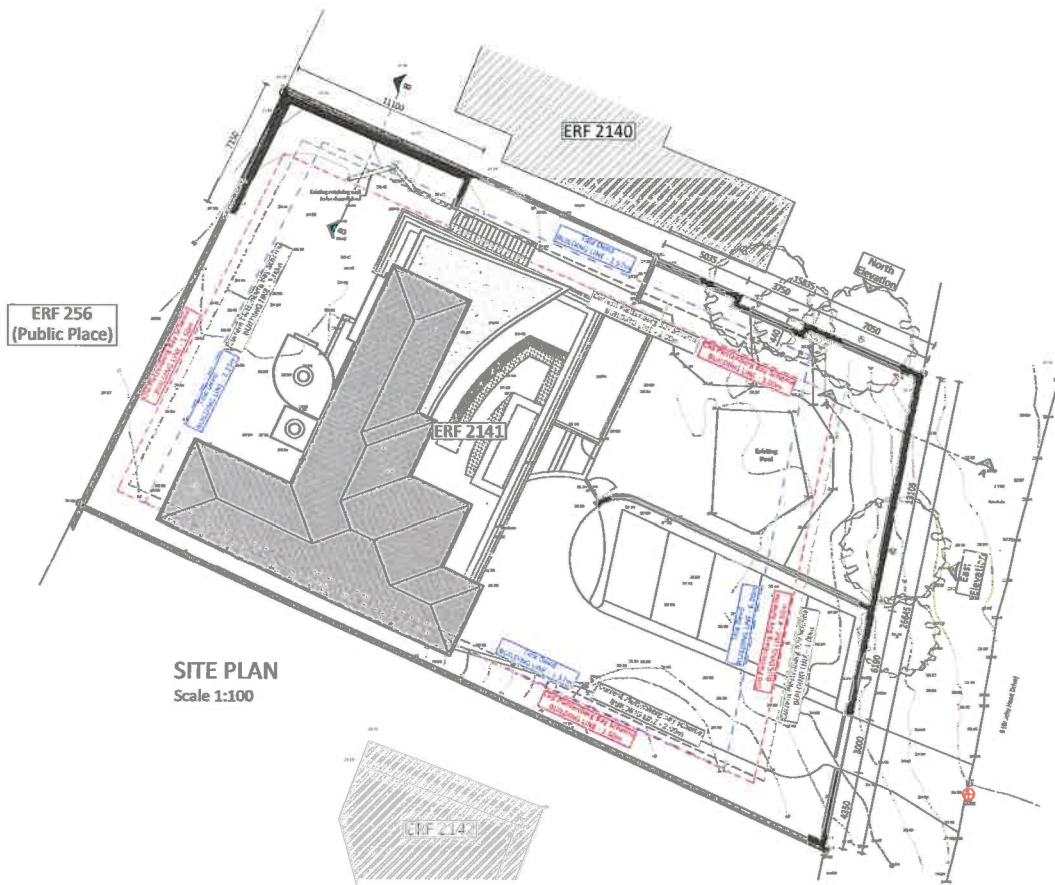
**Proposed
Boundary Wall for
Vision Trust,
Erf 2141,
Plettenberg Bay**

Drawing description

**Site Plan,
Sections and
Elevations**

Drawing no.	Revision
001	00
Drawn by	BAH
Scale	As Shown
Project no.	VT01
Date	2025/01/31

5/09/2025



**Proposed
Boundary Wall for
Vision Trust,
Erf 2141,
Plettenberg Bay**

Drawing description

**Site Plan,
Sections and
Elevations**

Drawing no.
001
Drawn by
Scale
Project no.
Date

Revision
00
BAH
As Shown
V101
2025/01/31

5/03/2025

SPECIAL POWER OF ATTORNEY

I, the undersigned JEAN-PATRICK LEGER
duly authorized, do hereby nominate, constitute and appoint Lizemarie Botha/
Lundikazi Khuphiso of the firm **PLANNING SPACE**, with power of substitution to
be my lawful agent, in my name, place and stead to make application, as
described below, to the relevant Authorities and to sign all application forms,
documents and other papers as may be required in such application.


DESCRIPTION OF PROPERTY

Erf 2141, Plettenberg Bay

NATURE OF APPLICATION

*Departure, Administrator's Consent and Related
Applications*

SIGNED AT Johannesburg THIS 12 DAY OF February 2025


OWNER/ AUTHORISED AGENT

WITNESSES

1. A. S. de Wet
2. _____

VISION TRUST

(Name of Company/ Partnership/ Trust or Other Association)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members

held at Sharnbury on the 12 day of February 2025

Resolved that J. P. Lee in his/ her capacity as

Trustee be and is hereby authorised to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof

DESCRIPTION OF PROPERTY

Trf 2141, Plettenberg Bay

NATURE OF APPLICATION

Departure, Administrator's Consent and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME

SIGNATURE

Magdalena Sophie de Wet

M S de Wet

EXISTING AREAS TO REMAIN: 169.86m2

EXISTING AREAS TO BE DEMOLISHED: (17.47m2)

NEW AREAS: 45.82m2

OPEN PATIO AREAS

EXISTING AREAS TO REMAIN: 239.58m2

EXISTING AREAS TO BE DEMOLISHED: (9.14m2)

NEW AREAS: (10.49m2) ALREADY COUNTED

OPEN PATIO AREAS: 6.43m2 + 22.52m2= 29.05m2

EXISTING AREAS TO REMAIN: 80.37m2

EXISTING AREAS TO BE DEMOLISHED: (8.41m2)

NEW AREAS: 51.98m2 + 7.44m2 = 59.42m2

NEW COVERED PATIO AREAS: 46.43m2

OPEN PATIO AREAS: 2.66m2 + 70.52m2= 73.18m2

BITOU MUNICIPALITY

I hereby confirm that I have considered and accepted the recommendation of the Planning Officer. In accordance with the power delegated to me by the Council, I have approved the application for the erection of a building on the site of the existing building, subject to the conditions of approval and the requirements of Section 7(1)(a) of the National Building Regulations and Building Standards Act 1977 and 103 of 1977. Accordingly, I recommend the application for approval of the building on the site of the existing building, subject to the conditions of approval and the requirements of Section 7(1)(a) of the National Building Regulations and Building Standards Act 1977 and 103 of 1977.

24/04/2024

BITOU MUNICIPALITY

I hereby confirm that I have considered and accepted the recommendation of the Planning Officer. In accordance with the power delegated to me by the Council, I have approved the application for the erection of a building on the site of the existing building, subject to the conditions of approval and the requirements of Section 7(1)(a) of the National Building Regulations and Building Standards Act 1977 and 103 of 1977. Accordingly, I recommend the application for approval of the building on the site of the existing building, subject to the conditions of approval and the requirements of Section 7(1)(a) of the National Building Regulations and Building Standards Act 1977 and 103 of 1977.

24/04/2024

SIGNATION SIGNATURE

PLANNING CONTROL
HEALTH DEPT
CIVIL WORKS
PLANNING & DEVELOPMENT

BASEMENT PLAN AREAS
1 : 200

GROUND FLOOR AREAS
1 : 200

FIRST FLOOR AREAS
1 : 200

AREA BREAKDOWN:

EXISTING HOUSE AREAS:

BASEMENT FLOOR AREA TOTAL	179.07m2
GROUND FLOOR AREA TOTAL	239.58m2
FIRST FLOOR AREA TOTAL	80.37m2
TOTAL AREA:	499.02m2
COUNTABLE AREAS TO BE DEMOLISHED ON EXISTING BULK:	(18.35m2)

ADDITIONAL NEW BASEMENT AREAS:

GARAGE, WINE CELLAR & CIRCULATION:	45.82m2
GARAGE LIGHT WELL:	1.77m2
EXIST. SOUTH STAIRCASE DEMOLITION:	4.26m2
TOTAL AREA (U/GROUND):	39.33m2

ADDITIONAL NEW GROUND FLOOR AREAS:

EXIST. NORTH STAIRCASE DEMOLITION OVERLAP:	-0.88m2
TOTAL AREA:	-0.88m2

ADDITIONAL NEW FIRST FLOOR AREAS:

HOUSE EXTENSION & STUDY ROOM:	59.42m2
COVERED PATIO:	46.43m2
TOTAL AREA:	105.85m2
OPEN PATIOS:	73.18m2

REVISED TOTAL HOUSE AREAS:

BASEMENT FLR AREA TTL (INCL. 39.33m2 U/GROUND)	218.40m2
GROUND FLOOR AREA TOTAL	239.70m2
FIRST FLOOR AREA TOTAL	186.22m2
TOTAL AREA:	644.32m2
OPEN PATIOS	95.80m2
EXIST. SWIMMING POOL	28.74m2

ZONING INFORMATION (RIGHTS SCHEDULE):

TOTALS:	ACTUAL:	PERMISSIBLE: (BITOU MUNICIPALITY)
SITE AREA:	1085m2	-
COVERAGE m2:	290.08m2	434m2
COVERAGE %:	26.72%	40.0%
F.A.R. (643.22/1085):	0.59%	1.5%
BUILDING LINES:	ACTUAL:	PERMISSIBLE:
FRONT:	As indicated	4.5m
SIDES:	As indicated	1.5 & 3m
BACK:	As indicated	3m

GENERAL NOTES

This drawing is not to be scaled. Only figured dimensions are to be followed. Contractors are to check all dimensions, levels and specifications before any work commences & refer any apparent discrepancy to the Architect for clarification. ACTS OF PARLIAMENT: All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

BUILDING CONTRACTOR IS TO ENSURE THAT ALL COMPONENTS OF THE PROPOSED BUILDING(S) COMPLY WITH THE NATIONAL BUILDING REGULATIONS & SANS 10400 CODE OF PRACTICE. BUILDING CONTRACTOR TO REFER TO ABOVE REGULATORY DOCUMENTS FOR ANY FURTHER CLARIFICATION REQUIRED.

F1: FOUNDATIONS: TO COMPLY WITH SANS10400 PART H - FOUNDATIONS SUBJECT TO A RATIONAL DESIGN BY ENGINEER.

F2: FLOORS: TO COMPLY WITH SANS10400 PART J - FLOORS. SUBJECT TO RATIONAL DESIGN BY ENGINEER. MIN 30mm BONDED SCREED ON MIN 100mm SURFACE BED. SEE FINISHES SCHEDULE FOR FLOOR FINISHES.

F3: WALLS: TO COMPLY WITH SANS10400 PART K - WALLS OR TO BE PART OF A RATIONAL DESIGN BY ENGINEER. SEE PLAN AND SECTIONS FOR DIMENSIONS AND CONSTRUCTION DETAILS. DAMP PROOF COURSE TO PREVENT RISING DAMP TO BE INSTALLED AS PER SANS 10400 - PART K 4.5.3. DPC TO BE INSTALLED BELOW ALL CHILLS. SEE FINISHES SCHEDULE FOR WALL FINISHES.

F4: ROOFS: SPECIFICATION AS PER ROOF PLAN.

a) TIMBER ROOF STRUCTURE: ALL TIMBER ROOF STRUCTURES TO BE SUBJECT TO RATIONAL DESIGN BY ENGINEER. SPACING OF BATTENS OR PURLINS TO BE AS PER ROOF COVERING MANUFACTURERS SPECIFICATION. FIXING OF ROOF COVERING AS PER MANUFACTURERS SPECIFICATION. ALL AS PER SANS10400 PART L.

b) CONCRETE ROOF STRUCTURE: TO BE SUBJECT TO A RATIONAL DESIGN BY ENGINEER. ALL AS PER SANS10400 PART L. WATERPROOFING AND SCREED FALLS AS PER SANS10400 PART L 4.3. WATERPROOFING 5mm DERBISUM WITH 10 YEAR GUARANTEE. MIN FALL 1:50 OR 1:80 ALONG MITRES. DRIPS TO BE PROVIDED TO ALL CONCRETE OVERHANGS.

c) GUTTERS AND DOWN WATER PIPES: AS PER SANS10400 PART L 4.3.2.

d) ROOF INSULATION: ROOF INSULATION TO COMPLY WITH SANS204 - 4.3.3 ROOF ASSEMBLIES. INSULATION TO BE CUT AROUND DOWN LIGHTS OR DOWN LIGHTS TO BE INSTALLED IN FIREPROOF BOXES. INSULATION TO BE INSTALLED WITH CEILING. ZINCALUME SHEETING OR CLAY TILES ON INSULATION 400mm SIDE DOWN WITH 15mm AIR GAP WITH 110mm FLEXIBLE FIRE GLASS INSULATION OVER 600mm FLUSH PLASTERED GYPSUM CEILING BOARDS.

e) SUNSCREEN: EXTERNAL SHADING DEVICE AS PER SANS204 - 4.3.5.

F5: STAIRWAYS: ALL STAIRCASES TO BE SUBJECT TO RATIONAL DESIGN BY ENGINEER. ALL STAIRCASES AND RAILINGS TO COMPLY WITH NBR AND SANS10400 PART M - STAIRWAYS, SANS10400 PART T - FIRE PROTECTION. MAX RISER 200mm. MIN TREAD 250mm.

F6: GLAZING: ALL GLAZING TO COMPLY WITH SANS10400 PART N. ALL WINDOWS TO BE SUBJECT TO A RATIONAL DESIGN BY COMPETENT PERSON IN ACCORDANCE WITH SANS204 - 4.3.4.

F7: LIGHTING: ALL ARTIFICIAL LIGHTING TO COMPLY WITH ENERGY REQUIREMENTS OF SANS 204 4.5.1. MINIMUM LIGHTING LEVELS IN ACCORDANCE WITH SANS10114-1 & SANS10400 - PART O.

F8: NATURAL VENTILATION: BUILDING TO BE NATURALLY VENTILATED IN TERMS OF SANS10400 PART O. ANY MECHANICAL VENTILATION, HEATING OR COOLING TO BE PART OF A RATIONAL DESIGN BY MECHANICAL ENGINEER. IN TERMS OF SANS 204 4.6 - MECHANICAL VENTILATION AND AIR CONDITIONING.

F9: BALUSTRADES AND HANDRAILS: BALUSTRADES AND HANDRAILS AS PER NBR, SANS 10400 & SANS 10162. REFER TO ARCHITECTS DETAIL DRAWINGS.

F10: FINISHES: FINISHES AS PER FINISHING SCHEDULE BY ARCHITECT

CLIENT INFORMATION

THE VISION TRUST

ERF: 2141

PLETTENBERG BAY

ERF 2141, BITOU MUNICIPALITY

INSPECTOR OF WORK:	SIGNATURE:	DATE:
INITIALS & SURNAME		

PRINCIPAL AGENT

 Krynauw Nel Associates tel: 011 788 9549 fax: 011 447 3007 admin@krynauwnel.com www.krynauwnel.com 91 Ninth Street, Parkhurst, Johannesburg P.O. Box 72095, Parkview, 2122, South Africa	Architectural Professionals and Project Managers DESIGN APPROVED BY: SIGNATURE: DATE: INITIALS & SURNAME
--	--

DATE	REV	DESCRIPTION
07/03/2024	C	ISSUED FOR INFORMATION
11/03/2024	D	RE- ISSUED FOR INFORMATION

31010 MU
2024-04-30
RECEIVED

PROJECT LOCATION
PLETTENBERG BAY (ERF 2141), BITOU MUN.

DRAWING DESCRIPTION
SITE PLAN/ FLOOR AREA BREAKDOWN

CONTRACT No:

SERVICE CATEGORY:

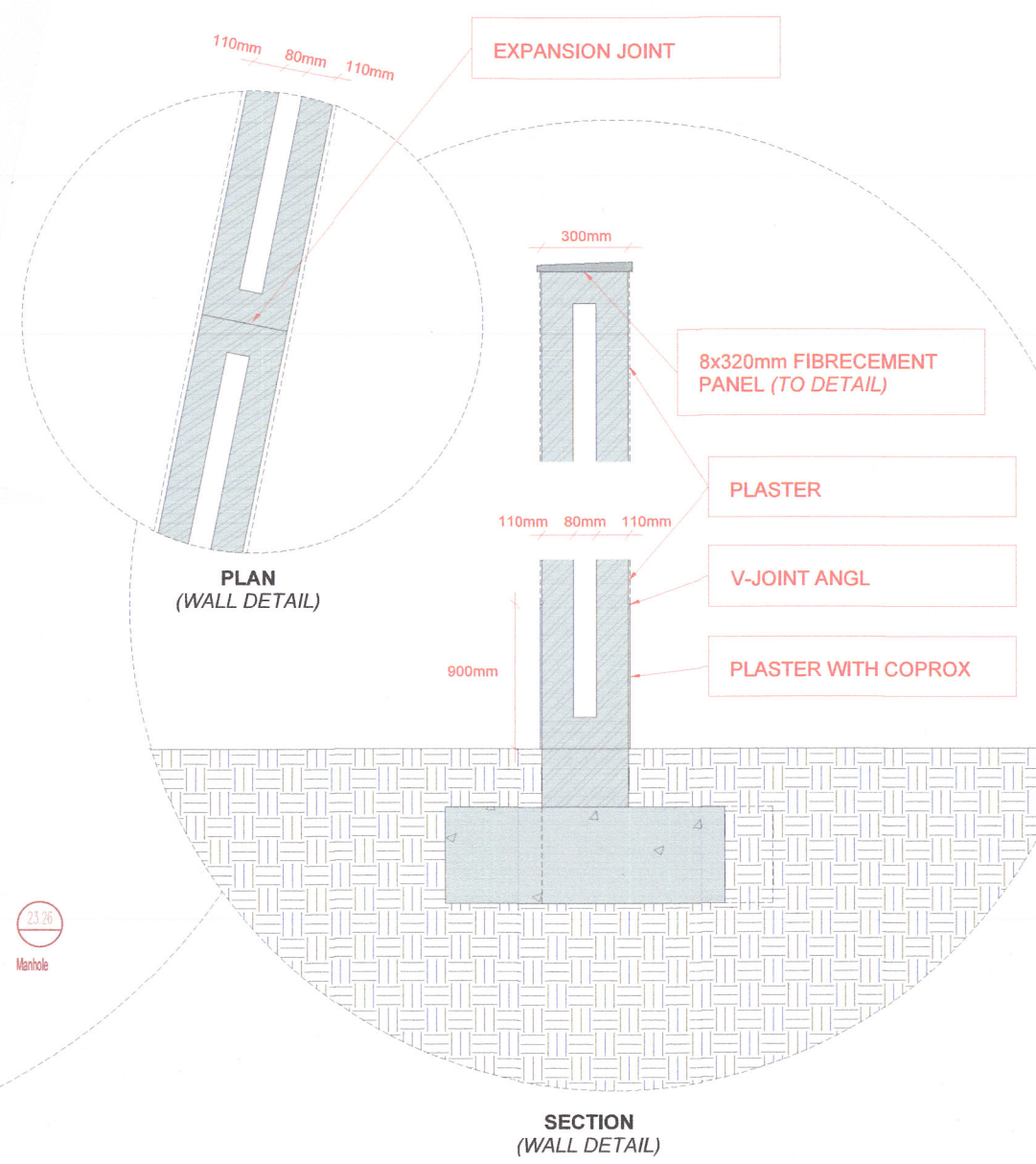
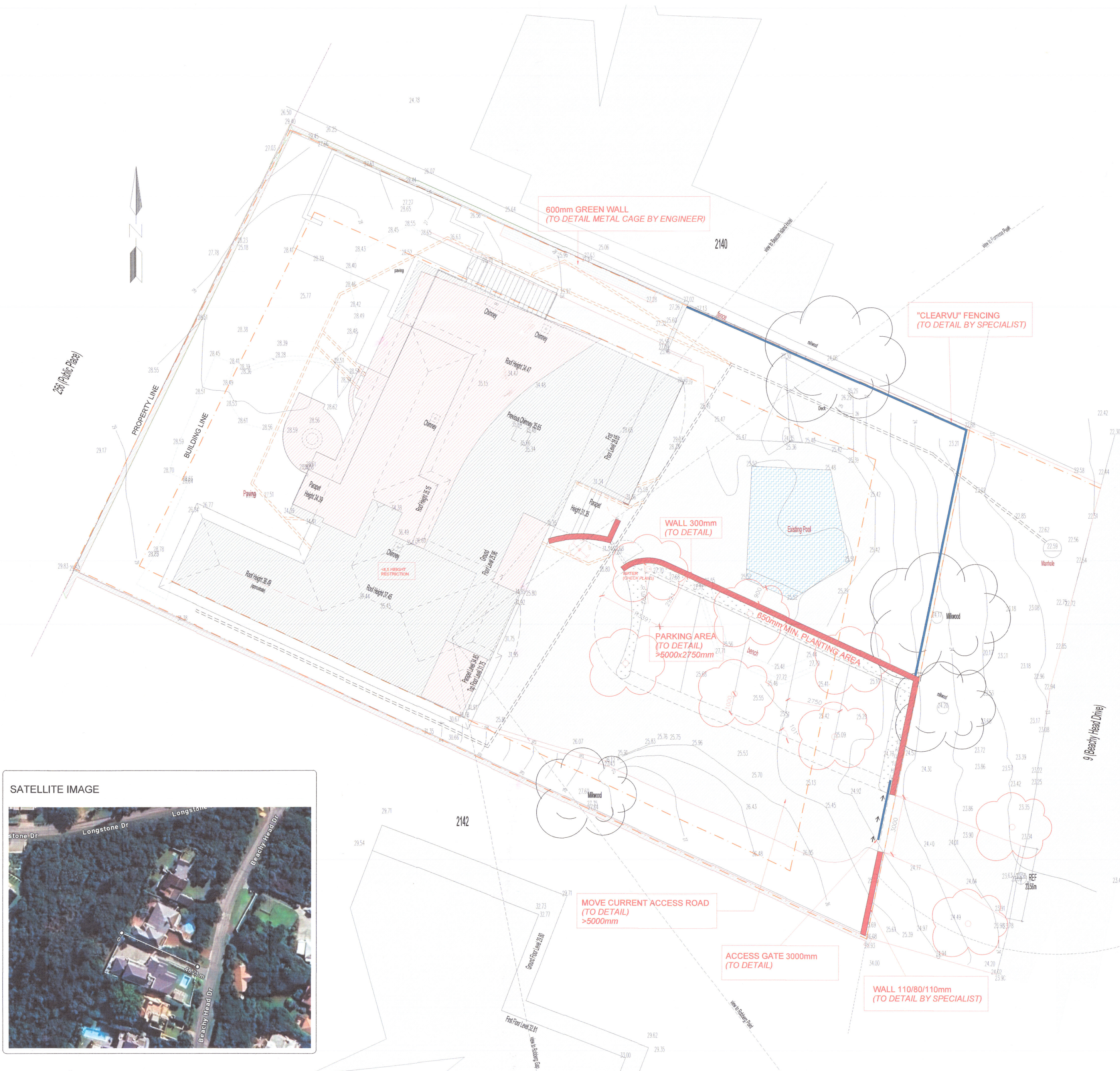
DESIGNED BY:	NAME: K.NEL	REG. NO.: 4988
SIGNATURE:		DATE:
DRAWN BY:	NAME: P. CORROTO	REG. NO.:
SIGNATURE:	C. KACHIPANDE	DATE:
CHECKED BY:	NAME: K.NEL	REG. NO.:
SIGNATURE:		DATE:

CONCEPT	FOR APPROVAL	CONSTRUCTION	AS BUILT
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SHEET No.	01	DATE OF ISSUE	12/04/2024
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SIZE	A1	DRAWING NUMBER	KN 2230 050	REVISION	D
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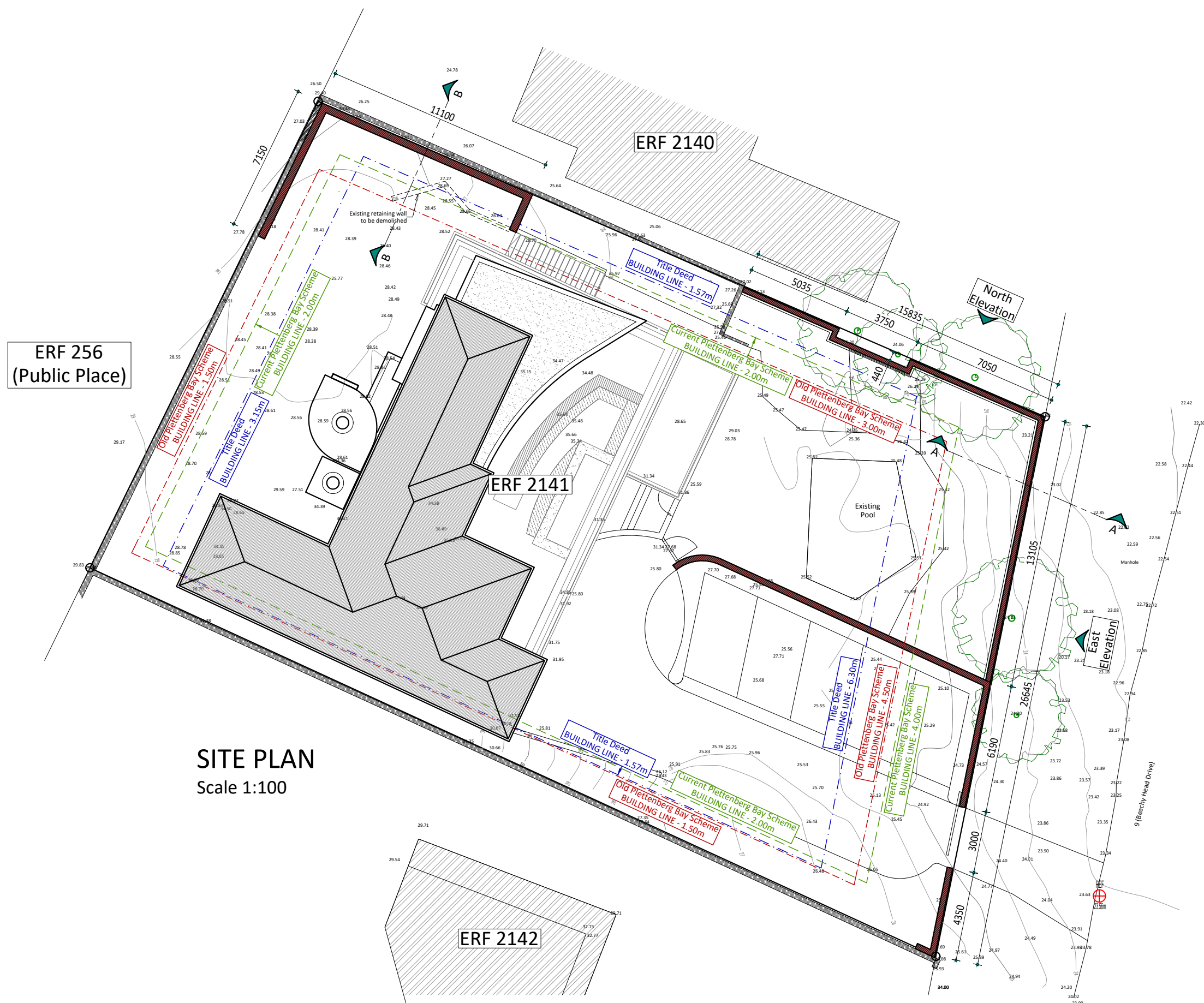
COPYRIGHT NOTE:
THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY BE REPRODUCED, IN WHOLE OR PART, OR IN ANY MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM LILIBARA PROJECTS (PTY) LTD.



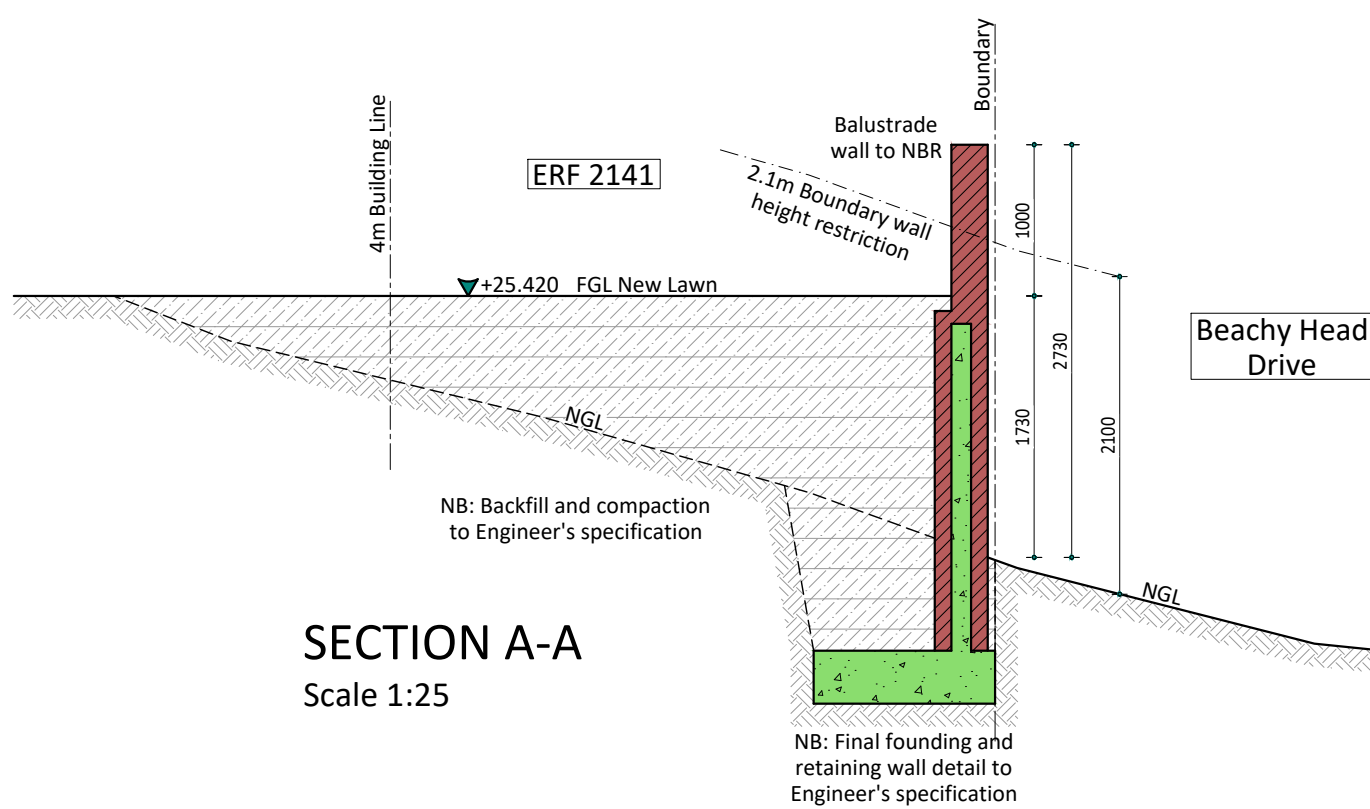
N.B:
PLUMBING LAYOUT IS AN INDICATION ONLY. FINAL LAYOUT TO BE CONFIRMED BY PLUMBING ENG. ON SITE.

ALL POSITIONS OF EX. PLUMBING TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

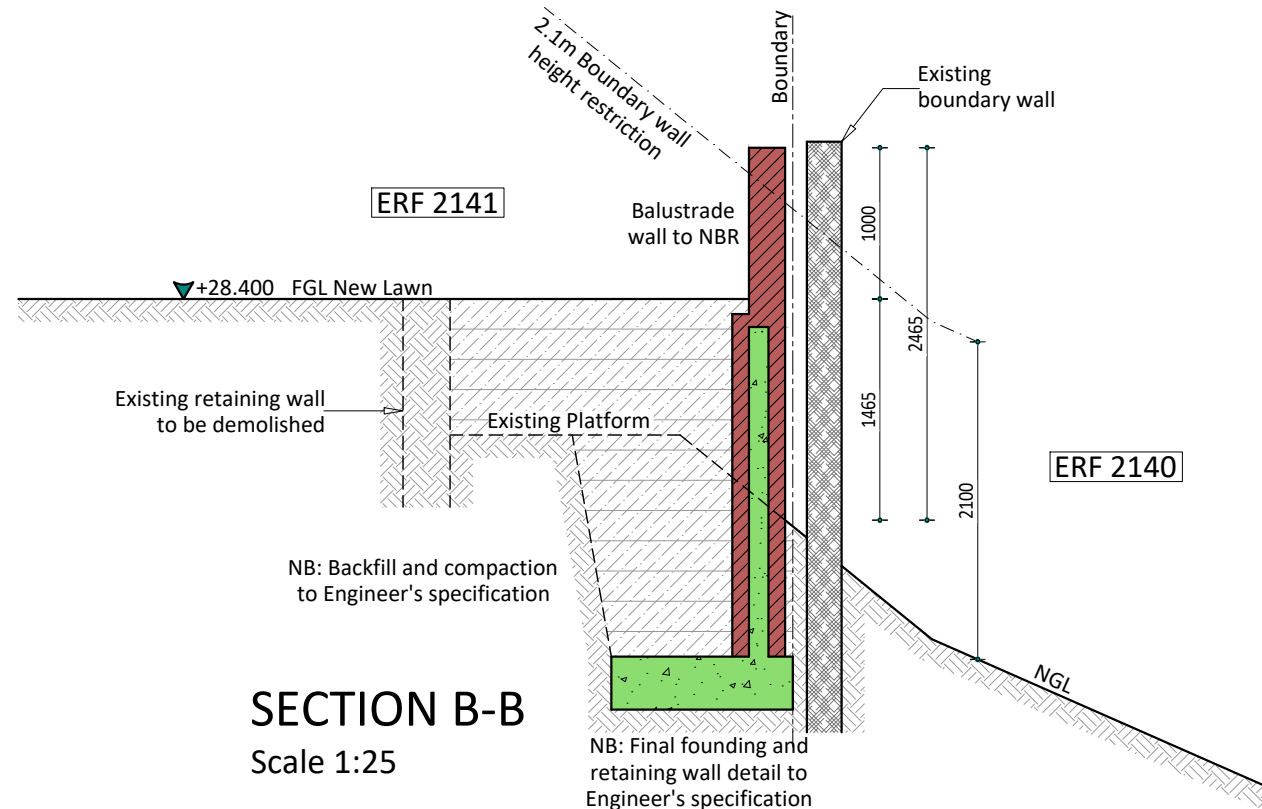
NOTE: ALL VENT PIPES TO VENT ABOVE ROOF LEVEL.



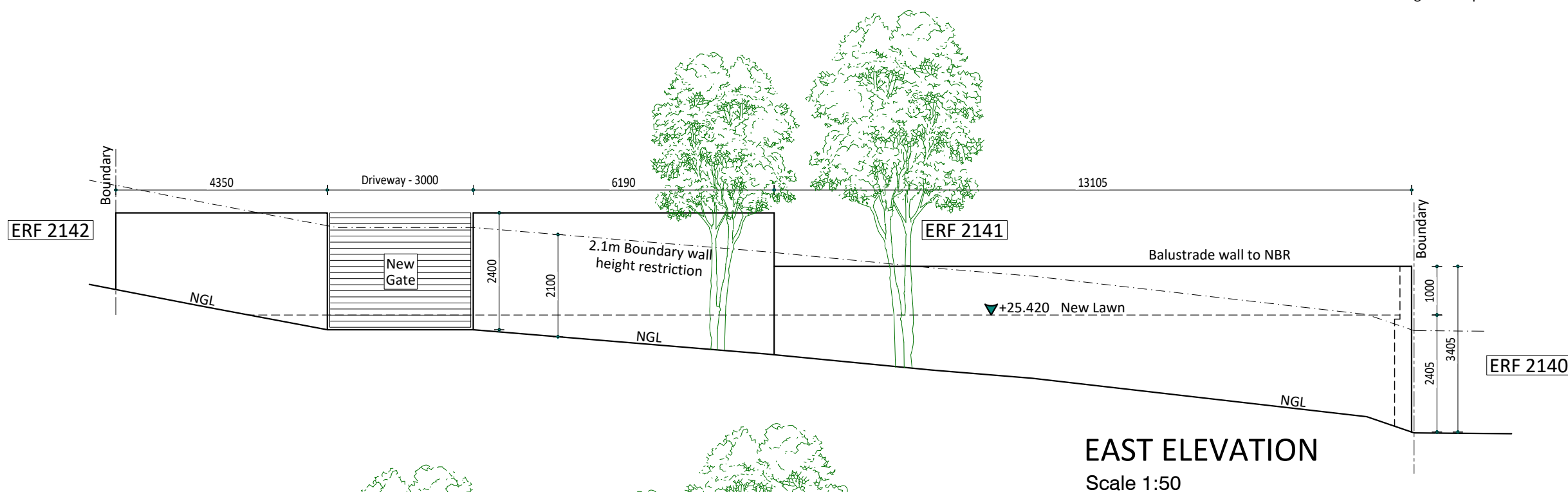
SITE PLAN
Scale 1:100



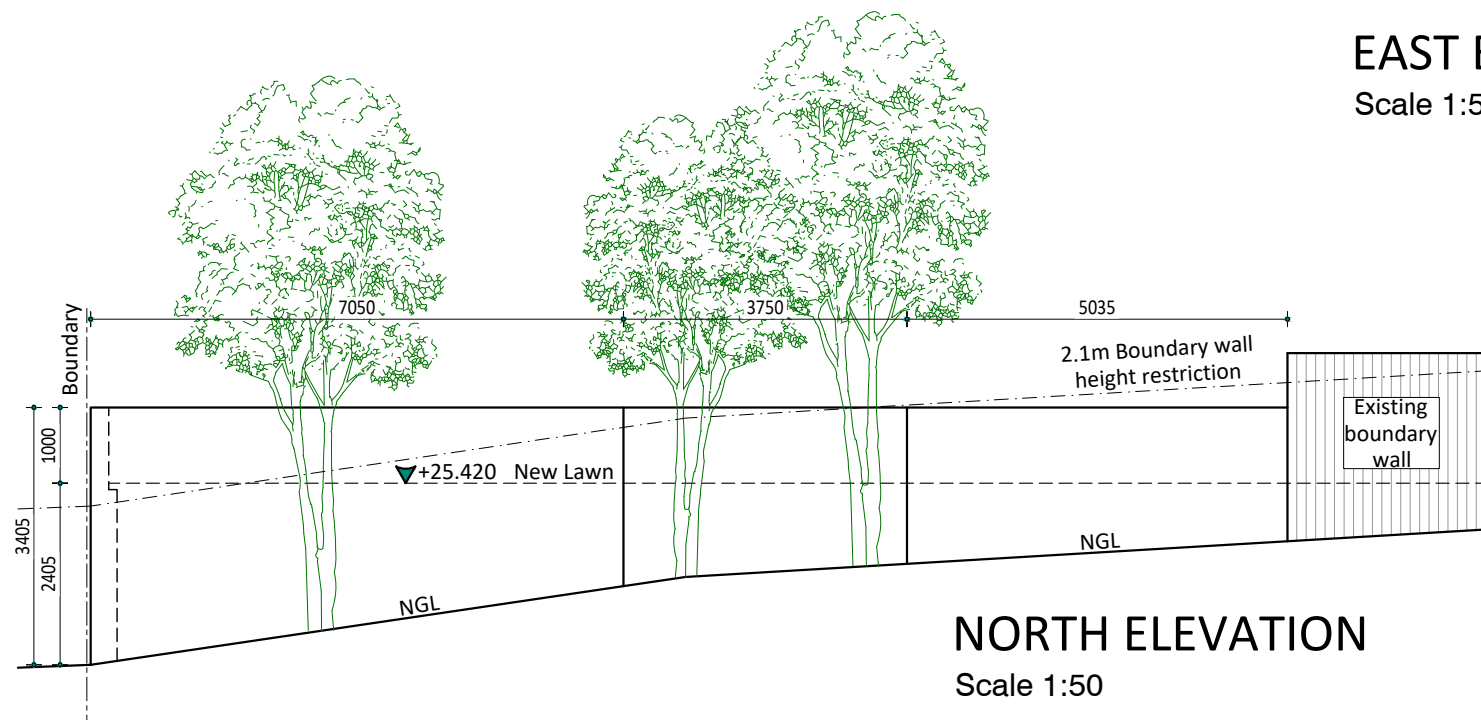
SECTION A-A
Scale 1:25



SECTION B-B
Scale 1:25



EAST ELEVATION
Scale 1:50



NORTH ELEVATION
Scale 1:50

Proposed
Boundary Wall for
Vision Trust,
Erf 2141,
Plettenberg Bay

Drawing description

Site Plan,
Sections and
Elevations

Drawing no.	Revision
001	00
Drawn by	BAH
Scale	As Shown
Project no.	VT01
Date	2025/01/31