



munisipaliteit umasipala municipality

to be the best together

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**Enquiries**  
**Olwethu Yonke**

**Contact details**  
**044 501 3317**

**E-mail**  
[oyonke@plett.gov.za](mailto:oyonke@plett.gov.za)

Our ref: 18/167/KB

07 October 2024

Sir/Madam

**APPLICATION FOR PERMANENT DEPARTURE: ERF 167 KEURBOOMSTRAND, BITOU MUNICIPALITY**

Applicant: Beacon Survey.

Notice is hereby given that Bitou Municipality has received an application in terms of section 15(2) of the Bitou By-law on Municipal Land Use Planning 2015; the application is as follows;

1. Application is made in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law (the 'Planning By-Law') for a permanent departure from the development parameters of the zoning scheme to allow the relaxation of the western side building line from 2m to 0.215m to allow for the proposed extension in accordance with the building plans no.WDS-A101-27-11-2023.

A copy of the application and supporting documentation is available for viewing at the Municipal Land Use Management office at unit 50 (Town Planning), Second Floor, Melville's Corner, 3 Kloof Street Plettenberg Bay, during normal office hours. Enquiries may be directed to the Municipal Land Use Management official Olwethu Yonke at 044 501 3317/ [townplanning@plett.gov.za](mailto:townplanning@plett.gov.za)

Any comments or objections to the application, with reasons therefore, must be lodged in writing to the abovementioned official by means of email or hand-delivery within **30 days** of the date of registration of this notice, and must include the name and contact details of the person concerned. Comments/ objections received after **30 days** may be disregarded. A person who cannot write may visit the Land Use Management office, where a staff member will assist to transcribe their comments.

The personal information of anyone who submits comment / objection might be made available as part of processing the application.

Please find attached application.

Regards  
**Chris Schliemann**  
**Manager: Land Use and Environmental Management**



**Mr. Mbulelo Memani**  
**Acting Municipal Manager**  
Tel – 044 501 3000  
Bitou Local Municipality  
Private Bag X1002  
PLETTENBERG BAY, 6600  
**Municipal Notice No: 380/2024**

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

**BITOU MUNICIPALITY (WC047)  
NOTICE NUMBER: 380/2024**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 167, Keurboomstrand	1. Application is made in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law (the 'Planning By-Law') for a permanent departure from the development parameters of the zoning scheme to allow the relaxation of the western side building line from 2m to 0.215m to allow for the proposed extension in accordance with the building plans no.WDS-A101-27-11-2023..
Erf 167, Keurboomstrand	1. Aansoek word ingevolge Artikel 15(2)(b) van die Bitou Munisipaliteit: Grondgebruikbeplanningsverordening (die 'Beplanningsverordening') gedoen vir 'n permanente afwyking van die ontwikkelingsparameters van die soneringskema om die verslapping van die westelike kantboullyn van 2m tot 0.215m moontlik te maak om voorsiening te maak vir die voorgestelde uitbreiding in ooreenstemming met die bouplanne nr. WDS-A101-27-11-2023..
Isisza 167, Keurboomstrand	1. Isicelo senziwe ngokweCandelo 15(2)(b) likaMasipala waseBitou: uMthetho oYilwayo woCwangciso lokuSetyenziswa koMhlaba ('uMthetho woCwangciso') wokuphuma ngokusisigxina kwimilinganiselo yophuhliso yesikimu sokucwangcisa iindawo ukuvumela ukukhululeka komgca wokwakha wecala lasentshona ukusuka kwi-2m ukuya kwi-0.215m ukuvumela ukwandiswa okucetywayo ngokuhambelana nezicwangciso zokwakha hayi. WDS-A101-27-11-2023..

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

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

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**  
**ACTING MUNICIPAL MANAGER**  
**Bitou Local Municipality**

# Beacon Survey

Professional Land Surveyors  
and Sectional Title Practitioners

103 Longships Drive P.O. Box 350 Plettenberg Bay  
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

16 May 2024

Ref: KB167BM-1

The Municipal Manager  
Bitou Municipality

Att: Mr M. Buskes

By AFLA Portal

**PROPOSED PERMANENT DEPARTURE FROM THE PARAMETERS OF THE  
ZONING SCHEME TO ALLOW THE RELAXATION OF THE WESTERN SIDE  
BUILDING LINE - ERF 67 KEURBOOMSTRAND**

Herewith please find the following documents relating to the above:

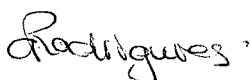
- 1) Motivation Report, appendix and annexures A - E.
- 2) Application Form
- 3) Copy of Company Resolution.
- 4) Copy of Special Power of Attorney.

We hereby make application in terms of the Planning By-Law for the proposed permanent departure from the parameters of the zoning scheme to allow the relaxation of the western side building line.

Yours faithfully

**Beacon Survey**

Per:



**PGT/cr**



GOVERNMENT OF KAPASWEEZ - KAPASWEEZ - KAPASWEEZ

to be the best together

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## 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)	PHILIP GEORGE		
Surname	TEGGIN		
South African Council for Planners (SACPLAN) registration number (if applicable)			
Company name (if applicable)	BEACON SURVEY		
Postal Address	PO BOX 305		
	PLETTENBERG BAY	Postal Code	6600
E-mail	beaconsurf@mweb.co.za,		
Tel		Cell 012 767 6974	044-5332230

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

Name of registered owner(s)	THE TRUSTEES INTERTYD VAN DE LYKON TRUST		
E-mail	lwicks22@xinet.co.za,		
Tel		Cell	

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

Property Description ( Erf No / Farm No):	167		
Physical/ Street Address (if available)	MAIN STREET, KEURBOOMSTRAND		
Town			
Current Zoning	SINGLE RESIDENTIAL ZONE 1	Land Use	DELLING HOUSE

Extent	1111 m <sup>2</sup> /ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Title Deed number and date	T 26598/2018		

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

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

Is the property bonded?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
If yes, (attach proof ) If no proof is 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)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

PART D: PRE-APPLICATION CONSULTATION			
Was a pre-application consultation held with the Municipality?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	MR M. Busres	Date of consultation	MAY 2024

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;

<input checked="" type="checkbox"/>	2(g)	a permission required in terms of the zoning scheme;
<input checked="" type="checkbox"/>	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
<input checked="" type="checkbox"/>	2(i)	an extension of the validity period of an approval;
<input checked="" type="checkbox"/>	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
<input checked="" type="checkbox"/>	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
<input checked="" type="checkbox"/>	2(l)	a permission required in terms of a condition of approval;
<input checked="" type="checkbox"/>	2(m)	a determination of a zoning;
<input checked="" type="checkbox"/>	2(n)	a closure of a public place or part thereof;
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;
<input checked="" type="checkbox"/>	2(p)	an occasional use of land;
<input checked="" type="checkbox"/>	2(q)	to disestablish a home owner's association;
<input checked="" type="checkbox"/>	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;
<input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Power of Attorney
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Company Resolution
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Executive Summary of the Motivation
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Locality plan
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Site development plan or conceptual layout plan
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Full copy of Title Deed
Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	S.G. diagram / General plan extract
Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Bondholders Consent

Supporting Information & Documentation (if applicable)

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

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

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

Y	N	<input checked="" type="checkbox"/>	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	<input checked="" type="checkbox"/>	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
---------------------------------------	----------------------------	--

Applicant's signature:



Date:

16/05/2024

Full name:

PHILIP GEORGE TEGGINS

Professional capacity:

LAND SURVEYOR PLS 1118



# **MOTIVATION REPORT**

ERF 167, KEURBOOMSTRAND: BUILDING LINE RELAXATIONS

**Prepared on behalf of  
BEACON SURVEY  
MAY 2024**

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## ANNEXURES

ANNEXURE A:	LOCALITY PLAN
ANNEXURE B:	SURVEYOR-GENERAL DIAGRAM No. 7327/1975
ANNEXURE C:	ZONING AND AMENDMENT OF COMMON BOUNDARIES PLAN No. KB155&167/ZON
ANNEXURE D:	TITLE DEED
ANNEXURE E:	PROPOSED BUILDING PLANS No. WDS-A101-27-11-2023
APPENDIX:	THE DECISION-MAKING CRITERIA

## 1. INTRODUCTION

PROPERTY DESCRIPTION	
TITLE DEED	T26598/2018
ERF DESCRIPTION	Erf 167 Keurboomstrand, in the Bitou Municipality, Division of Knysna, Province of the Western Cape
SG DIAGRAM	SG No. 7327/1975
ERF SIZE	1111 square meters
ZONING	Single Residential Zone I
CURRENT USE	Dwelling house
TITLE DEED BUILDING LINES	Street building line: 4,72m
ZONING SCHEME BUILDING LINES	Street building line: 4m Side building line: 2m Rear building line: 2m

- 1.1. Erf 167 Keurboomstrand, in the Bitou Municipality, Division of Knysna, Province of the Western Cape ('Erf 383') is situated on Main Street in Keurboomstrand, as indicated in Figures 1 and 2 below. A locality plan is attached as Annexure 'A'.

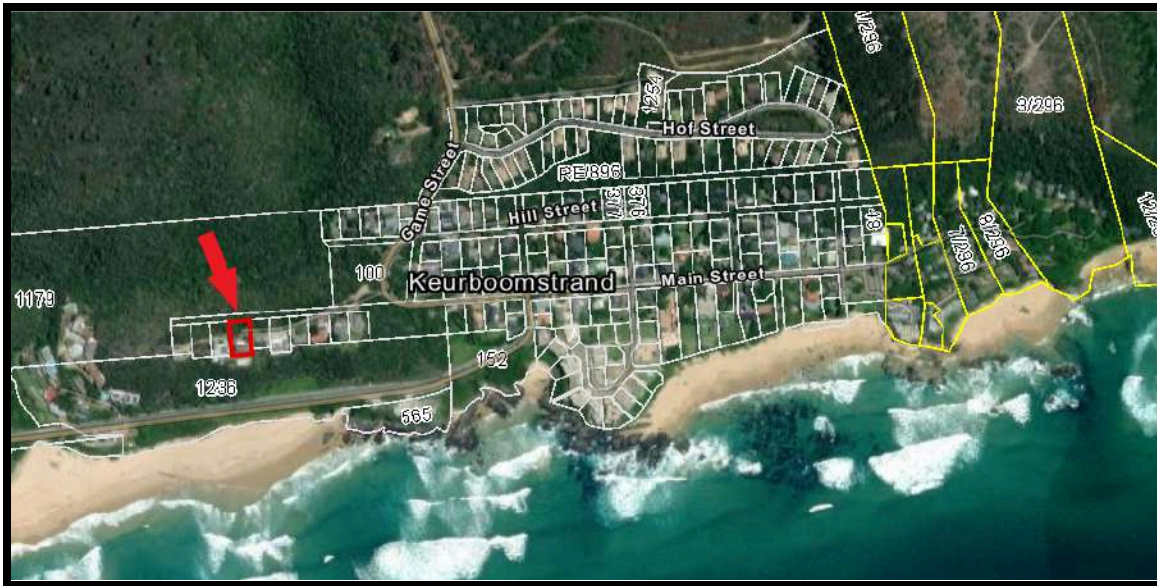


FIGURE 1: LOCALITY MAP

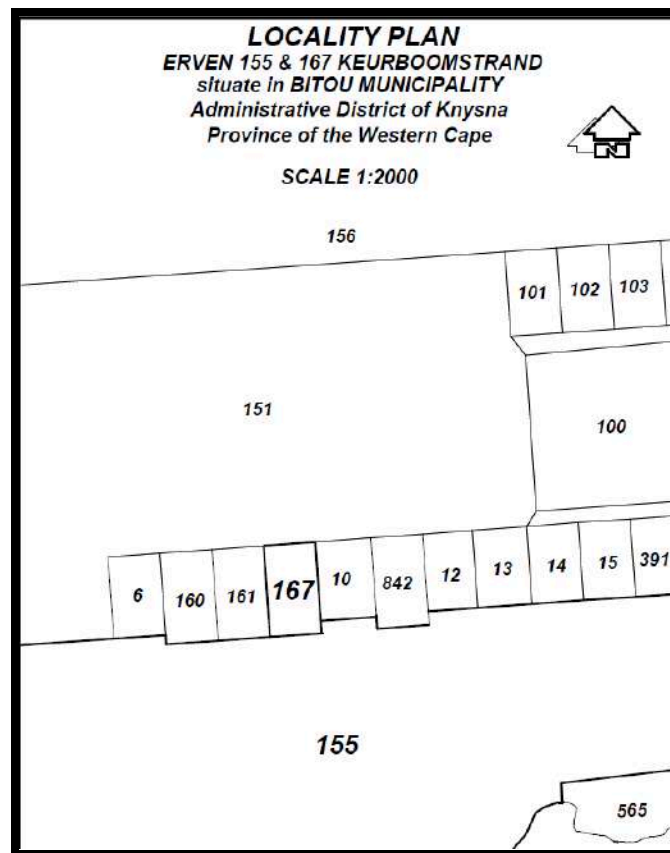
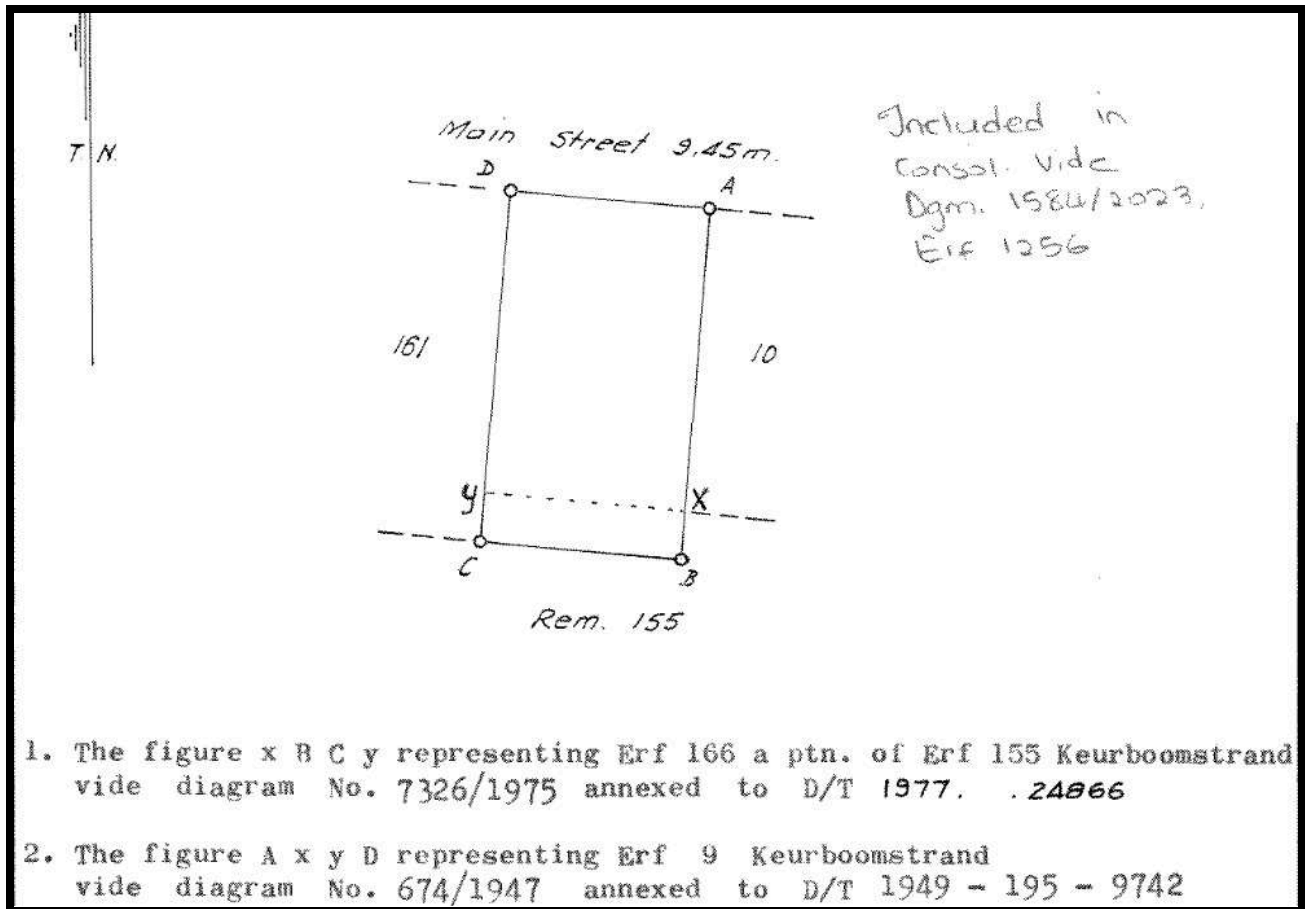


FIGURE 2: LOCALITY PLAN WITH CADASTRAL BOUNDARIES

- 1.2. Erf 167 is 1111 square meters in extent and zoned 'Single Residential Zone I' in accordance with the Bitou Municipality: Zoning Scheme By-law, 2023.
- 1.3. An extract of the Surveyor-General Diagram no. 7327/1975 is shown in Figure 3 below and a complete copy is attached as Annexure 'B'.



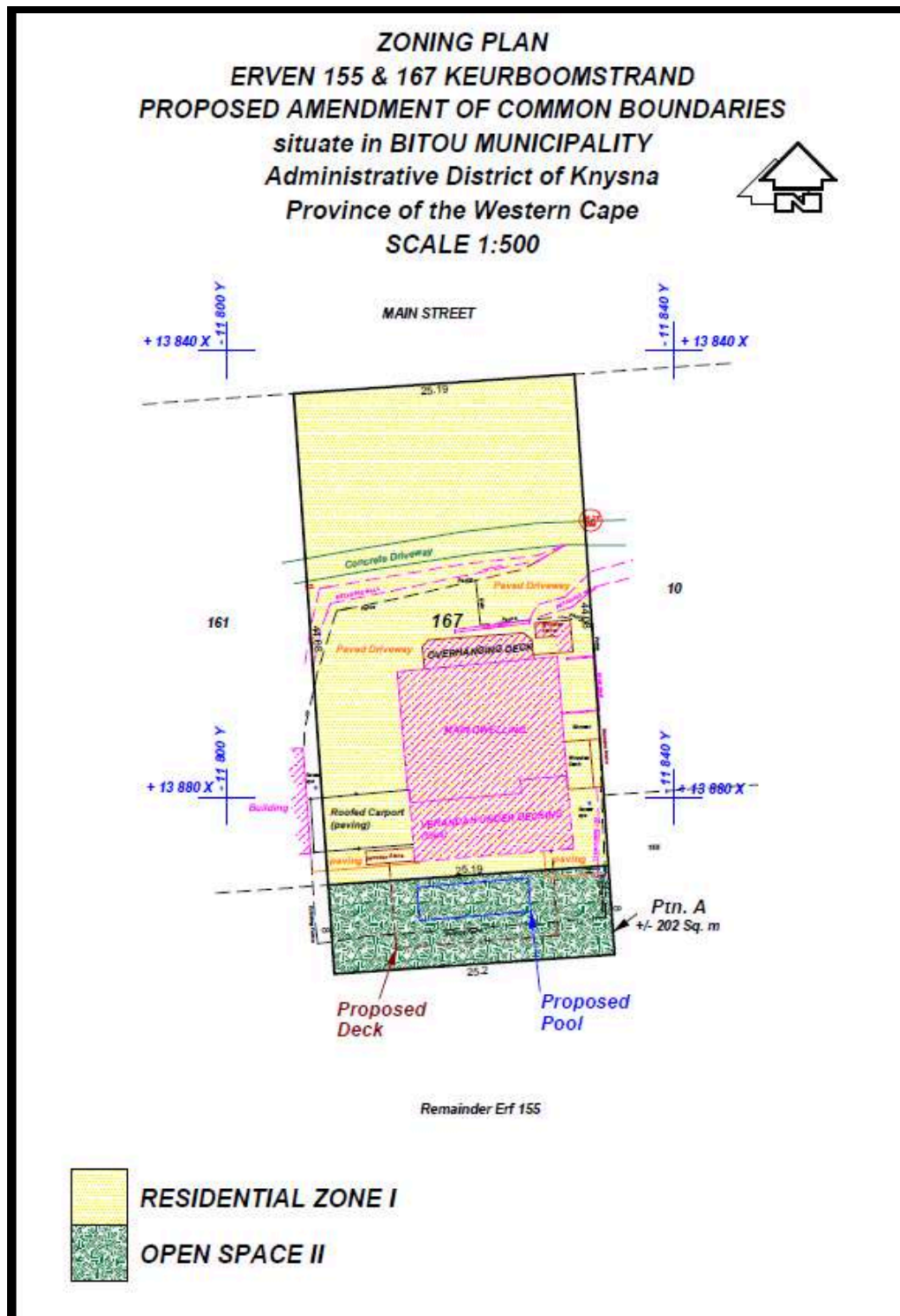
**FIGURE 3: EXTRACT OF S-G DIAGRAM No. 7327/1975**

#### 1.4. BACKGROUND

- 1.4.1. A dwelling house is currently situated on the property. During the construction of the swimming pool and ground floor deck, portions of these structures encroached onto the neighboring property, Erf Re/155. To rectify this encroachment, the respective owners agreed to amend the common boundary between the two properties, allowing

the swimming pool and deck to be located entirely within the amended Erf 167.

- 1.4.2. The amendment of the common boundary involved the subdivision of a portion of approximately 202 square meters from Erf Re/155, on which the pool and deck are located, and consolidating it with Erf 167. The amendment of common boundaries plan no. KB155&167/ZON, is illustrated in Figure 4 below and attached as Annexure C. The zoning plan indicates that Erf 167 is zoned as 'Single Residential Zone I', while Erf Re/155 is zoned as 'Open Space Zone II'. As there will be no change in zoning, the amendment of common boundaries would result in the newly consolidated Erf 167 having a split zoning.
- 1.4.3. It is important to note that while the Surveyor General has approved the subdivision and consolidation, the amendment still needs to be registered at the deeds office. As this process has not yet been completed, the current zoning of Erf 167 remains 'Single Residential Zone I'. Furthermore, it should be emphasized that the subdivision and consolidation do not form part of the current application, but merely serves as background information.



**FIGURE 4: ZONING AND AMENDMENT OF COMMON BOUNDARIES PLAN No. KB155&167/ZON**

- 1.5. The owners envision extending the existing residential dwelling house to include a garage on the ground floor and a main bedroom on the first floor.
- 1.6. As portions of the proposed extension will encroach on the western side building line an application is required for the relaxation of the relevant building line.

## **2. THE APPLICATION**

- 2.1. Application is made in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law (the 'Planning By-Law') for a permanent departure from the development parameters of the zoning scheme to allow the relaxation of the western side building line from 2m to 0.215m to allow for the proposed extension in accordance with the building plans no. WDS-A101-27-11-2023.

## **3. THE DECISION-MAKING CRITERIA**

- 3.1. Certain decision-making criteria prescribed in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)('LUPA') have to be applied by the Municipality during consideration of any application for land development. For the sake of completeness these criteria are briefly explained in the Appendix to this Report.

## **4. TITLE DEED**

- 4.1. The title deed is attached as Annexure 'D'.
- 4.2. There are no restrictive conditions of title relevant to the current application.

## **5. THE PROPOSAL**

- 5.1. The owners intend to extend the existing dwelling house towards the western boundary, adding a garage on the ground floor and a main bedroom on the first floor.
- 5.2. Currently there is a roofed carport that encroaches over the boundary, which will be demolished to accommodate the proposed extension.



- 5.3. Extracts of the proposed building plans no. WDS-A101-27-11-2023 are depicted in Figures 5-8 below, and a copy is attached as Annexure E.

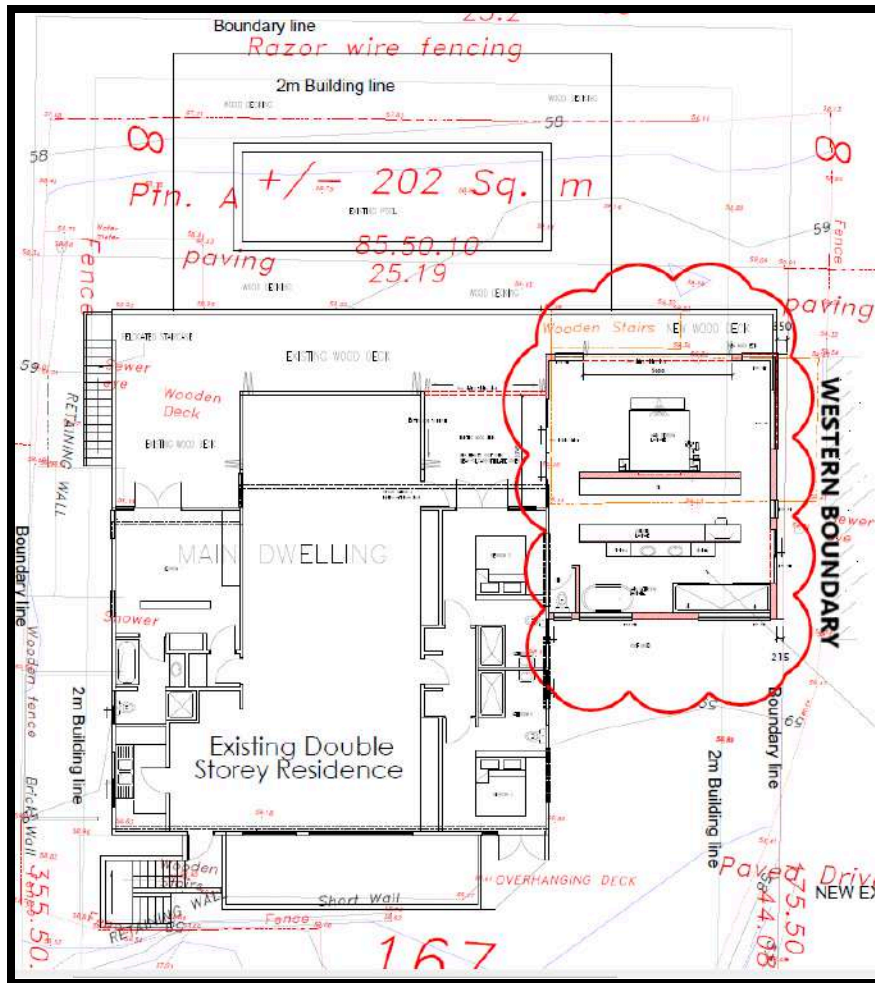


FIGURE 5: FIRST FLOOR PLAN AND PROPOSED EXTENSION

10

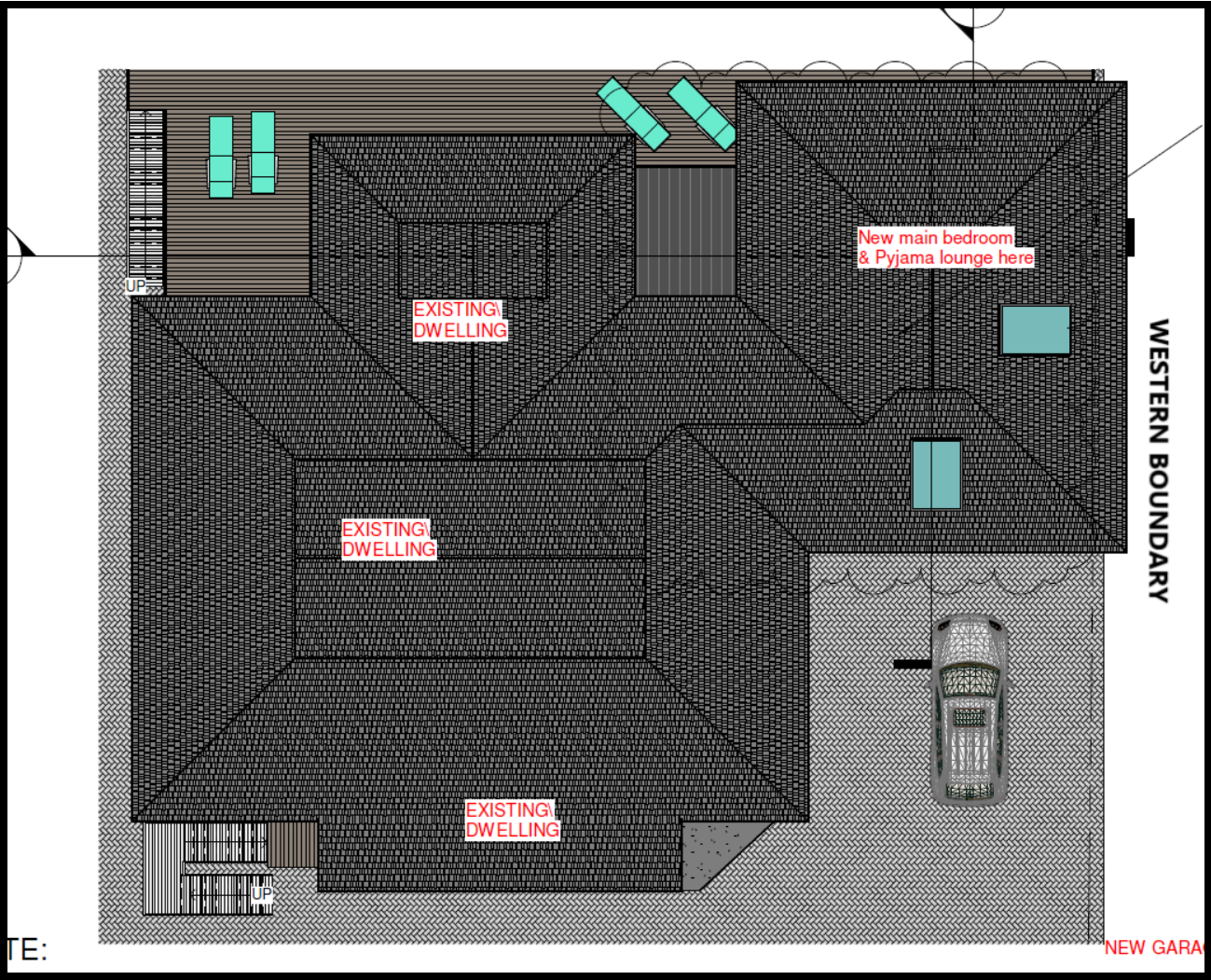


FIGURE 6: ROOF PLAN



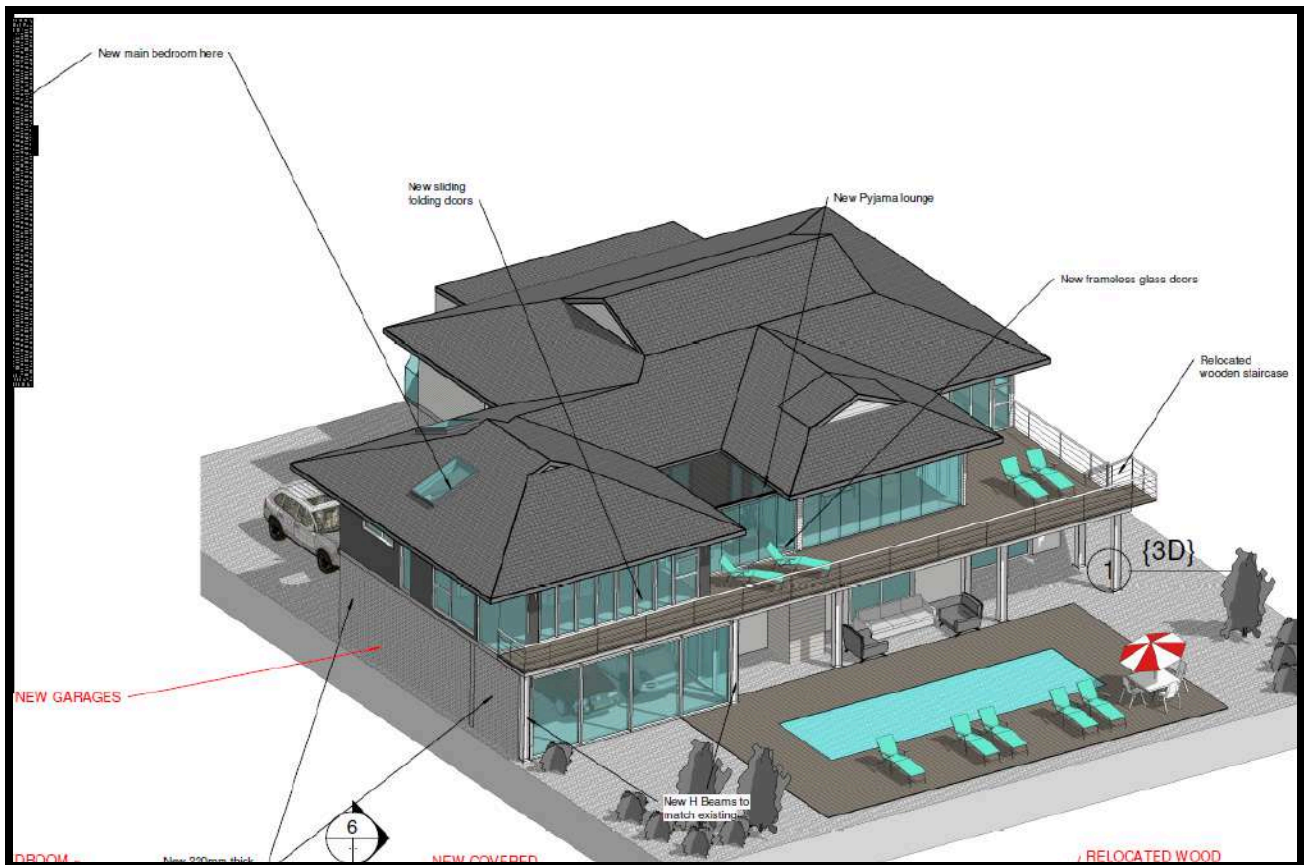


FIGURE 6: CONCEPTUAL 3D DRAWING

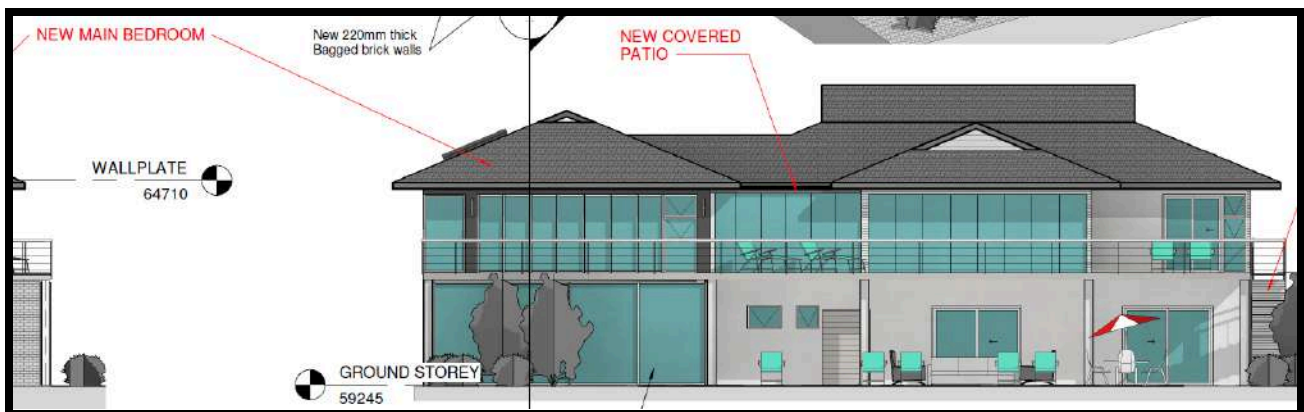
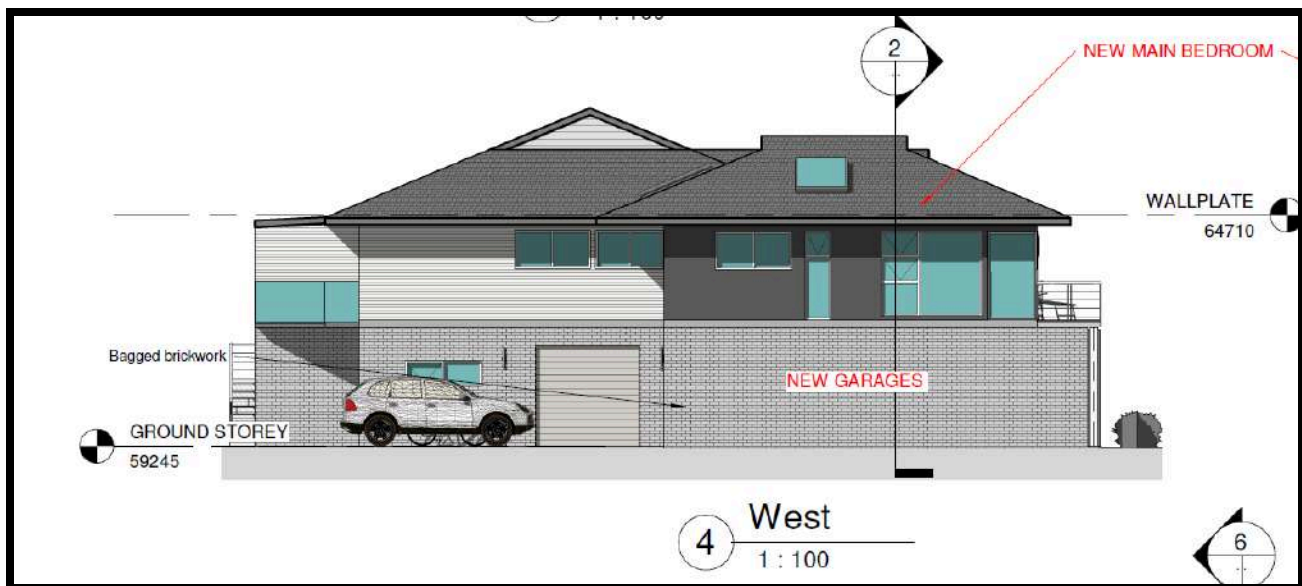


FIGURE 7: SOUTHERN ELEVATION



**FIGURE 8: WESTERN ELEVATION**

5.4. The proposed extension, as shown in Figure 6 above, will be situated at its closest point, 0.215m from the western boundary. This results in an encroachment on the 2m western (side) building line. Consequently an application is made for the relaxation of the western building line in order to allow the proposed extension in accordance with the proposed building plans.

5.5. It is important to note that the roof will not encroach over the boundary of the property.

#### **5.6. WESTERN BUILDING LINE**

5.6.1. As mentioned above, the proposed extension will be situated at its closest point at 0.215m from the western boundary, thereby encroaching on the 2m western side building line.

5.6.2. The only property that could potentially be impacted by the proposed encroachment over the western building line is Erf 161.

5.6.3. The existing dwelling house's footprint imposes certain constraints on any extensions. The proposed extension has to integrate with the original dwelling house in both a functional and architecturally pleasing manner. Consequently, during the design process, portions of the proposed extension encroach over the western building.

- 5.6.4. It is important to note that the proposed extension does not span the entire length of the building, minimizing its overall impact on the neighboring property.
- 5.6.5. Moreover, and most importantly, the views from the properties are oriented towards the south. As a result, the proposed extension will not have any significant impact on the views of the neighbouring properties.
- 5.6.6. The proposed extension's design is in keeping with the existing dwelling house's style, ensuring that it remains aesthetically pleasing and does not detract from the character of the area.
- 5.6.7. Furthermore, the nature and scale of the proposed extension are proportionate to the existing dwelling house and consistent with the larger dwelling houses in the surrounding area.
- 5.6.8. The extension, which comprises a bedroom and a garage is unlikely to have any significant noise impact. Furthermore, any potential noise impact from the garage is further reduced by the absence of any windows facing the western boundary.

## **6. CONTEXT OF THE SURROUNDING URBAN ENVIRONMENT**

- 6.1. As shown in Figure 9 below, which provides an extract of the Development Proposals for Keurbooms from the Bitou Municipal Spatial Development Framework ('SDF'), Erf 167 is demarcated as 'urban' and is situated within the urban edge.
- 6.2. The immediate surrounding area comprises Single Residential erven and Open Space. The proposed relaxation of the building lines will not have any significant impact on the character of the area.



FIGURE 9: EXTRACT OF KEURBOOMS DEVELOPMENT PROPOSALS

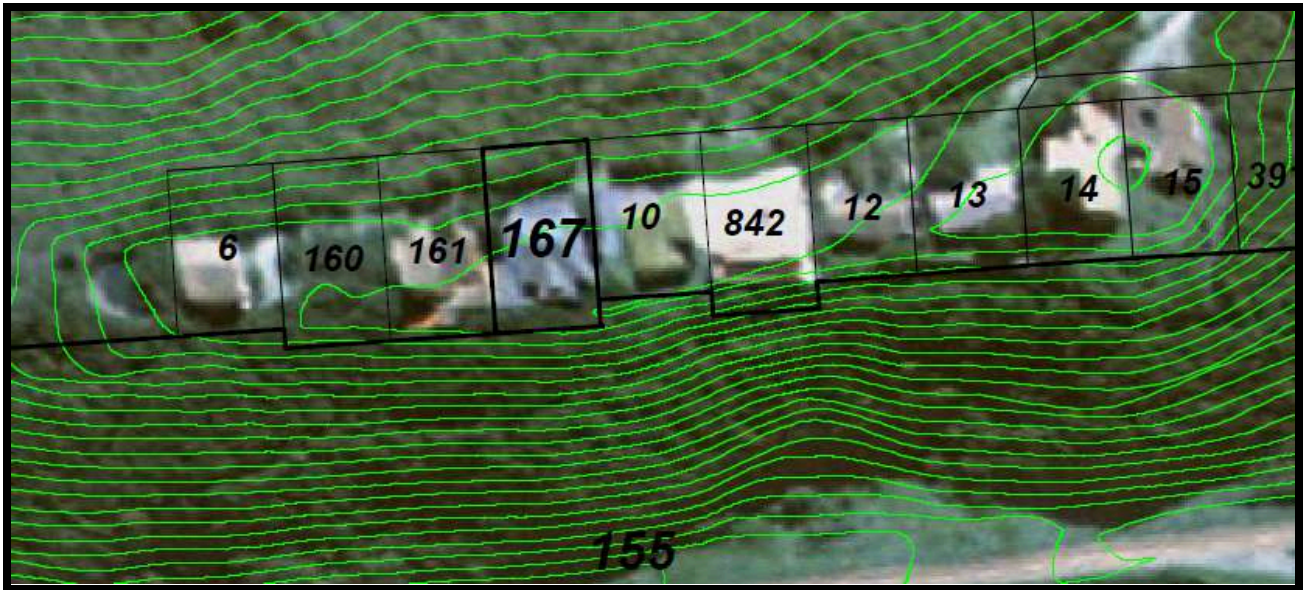
## 7. BIOPHYSICAL CONSTRAINTS

### 7.1. TOPOGRAPHY AND SLOPE CONSIDERATIONS

- 7.1.1. As seen in Figure 10 below, which illustrates contours at 2m intervals, Erf 167 is not subject to steep slopes. Additionally, the property is not subject to geological instability<sup>1</sup>, slippages, rock-falls and the like.

<sup>1</sup> Areas unsuitable for development, including flood plains, steep slopes, wetlands and areas with a high water table 'LUPA' S59(2)(b)(iii)



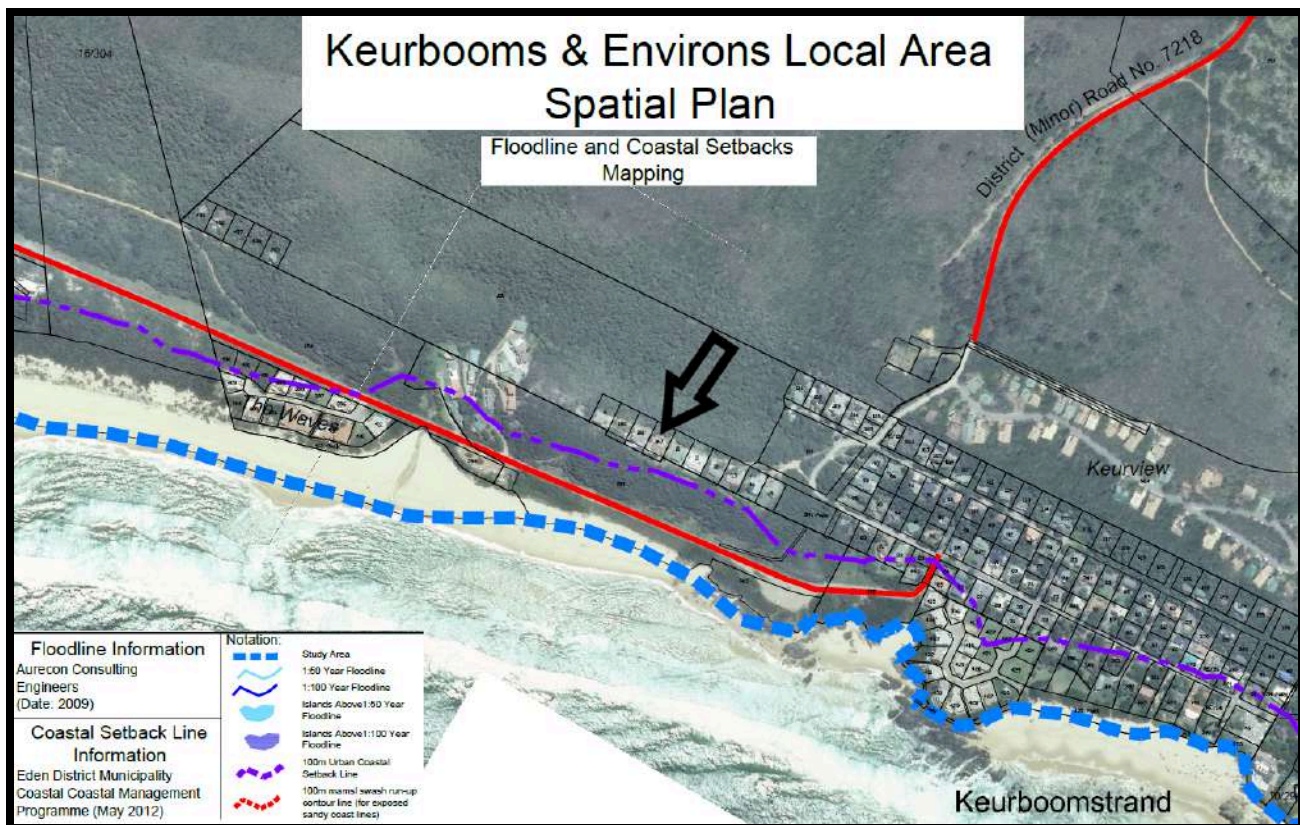


**FIGURE 10: CONTOURS AT 2m INTERVALS**

## **7.2. COASTAL SETBACK LINES**

- 7.2.1. It is evident from Figure 11 below, which is an extract of the Keurbooms Coastal Setback Lines, Erf 167 is not situated within the 100m Urban Coastal Setback Line.





**FIGURE 11: EXTRACT OF KEURBOOMS COASTAL SETBACK LINES**

### **7.3. BIODIVERSITY, HERITAGE AND CULTURAL SIGNIFICANCE**

- 7.3.1. As seen in Figure 12 below, which is an extract of the Keurbooms sensitivity mapping, the property is located within the developed urban footprint and is classified as transformed.
- 7.3.2. The application for the relaxation of a building line does not trigger an activity identified in the Outeniqua Sensitive Coastal Area Regulations, nor does it trigger any listed activity in terms of the Environmental Impact Assessment Regulations.
- 7.3.3. Erf 167 is not situated in an ecological corridors or an area with high biodiversity importance<sup>2</sup>. The immediate surrounding urban

<sup>2</sup> Natural habitat, ecological corridors and areas with high biodiversity importance 'LUPA' s.59(2)(b)(i)

environment does not have any features of cultural<sup>3</sup> or heritage<sup>4</sup> significance.

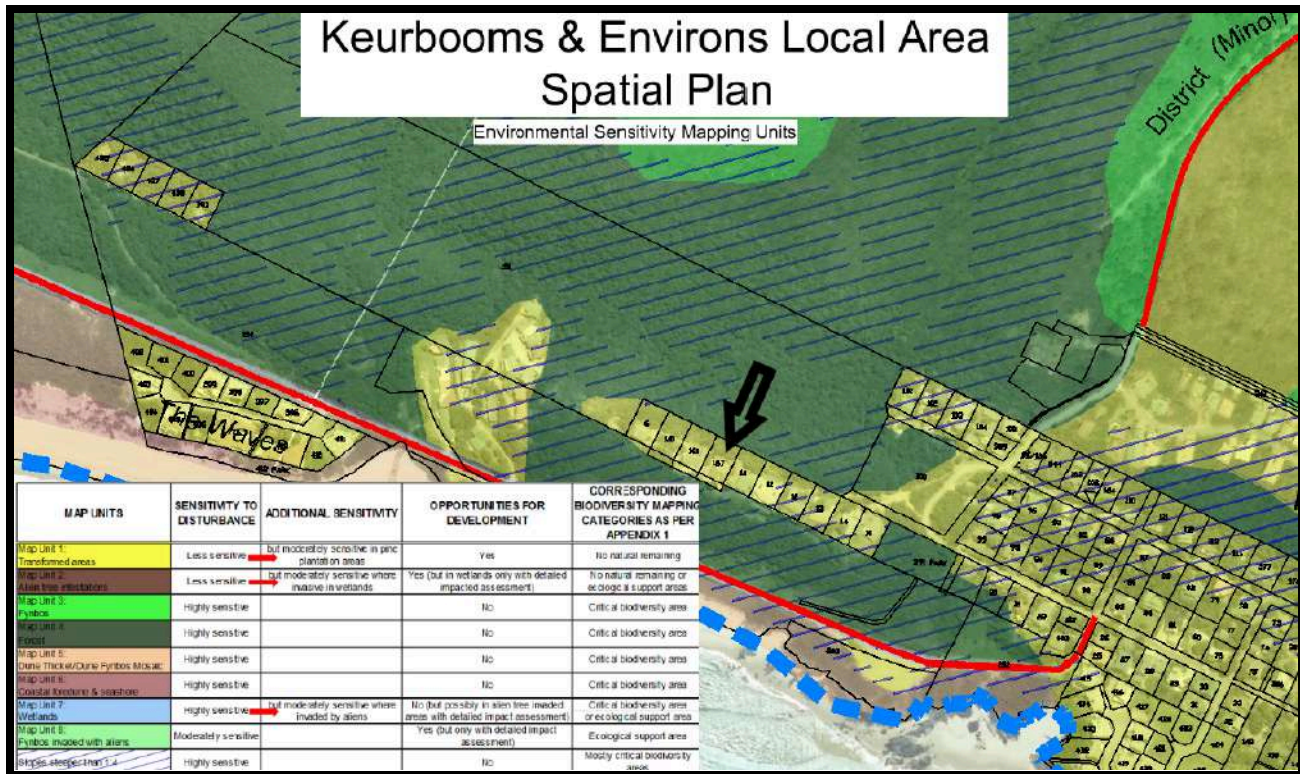


FIGURE 12: EXTRACT OF KEURBOOMS ENVIRONMENTAL SENSITIVITY MAPPING

## 8. SPATIAL DEVELOPMENT FRAMEWORK AND INTEGRATED DEVELOPMENT PLAN

8.1. The property is already developed and located within the urban edge. Hence, the proposal is consistent with the overall intentions and objectives of the SDF and IDP in relation to developing within the urban edge to prevent urban sprawl, and to use resources and the available municipal infrastructure in an efficient manner. The proposal for the relaxation of building lines will not have any impact on the provision of services, impact on traffic and so forth.

<sup>3</sup> Landscapes or other natural features of cultural importance 'LUPA' s.59(2)(b)(iii)

<sup>4</sup> Heritage Resources 'LUPA' s.59(2)(b)(ii)

- 8.2. The proposed relaxation of building lines has minimal implications on specific policies and strategies within the SDF.
- 8.3. In a similar vein, there are no specific regulations or policies at the district, national or provincial government level that govern the relaxation of building lines. It will therefore serve little purpose for aspects such as compliance with district, provincial and national SDF's to be discussed in further detail. Nevertheless, these strategic documents, similarly to the local SDF, reiterate the principles of development within the urban edge and thereby the efficient use of resources. As the subject property is already developed and situated within the urban edge, the proposal similarly complies with the overall intention and objectives of these strategic documents and policies.

## **9. DEVELOPMENT PRINCIPLES**

- 9.1. Notwithstanding the categorisation of land use principles as explained in the Appendix to this report all of them apply to all aspects of spatial planning, land development and land use management. Decisions concerning land use development have to explicitly be related to the extent to which the proposal meets the objectives set out in these principles.
- 9.2. However, it is necessary for the principles to be considered holistically and at the appropriate planning level and geographic scale. This is so because the interpretation and application of the principles are context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area.
- 9.3. In addition (and in particular) a mechanical approach whereby the land use principles are applied on a one-by-one basis without regard for their overall intention and spirit should be avoided. Such a 'one-by-one' methodology is

contrary to the very purpose of a normative approach to planning (namely to move away from a controlling to an interpretive approach).

- 9.4. The reality is that no single development project/proposal can on its own achieve the overall objective envisaged by the introduction of the land use principles. Different development projects/proposals will have/achieved different objectives (compare for example a new school with a new shopping center), while not all the (components of the) various land use principles will necessarily apply in all instances. It is the responsibility of the Municipality as the 'planning authority' to ensure that the planning for and the actual use of land in the municipal area as a whole would comply with and achieve the desirable outcomes envisaged by the introduction of the land use principles.
- 9.5. In view of the above the land use principles do not prescribe 'yes-or-no' outcomes. In essence, a land development application has to be assessed in terms of its potential to further the holistic goals underpinning the principles.
- 9.6. Having said the above, the only principles that finds direct application in the current matter is:
  - 9.6.1. The principle of spatial sustainability insofar as it relates to:
    - 9.6.1.1. *"Promoting land development that is within the fiscal, institutional and administrative means of the Republic";*
    - 9.6.1.2. *"uphold consistency of land use measures in accordance with environmental management instruments";*
    - 9.6.1.3. *"Consider(ing) all current and future costs to all parties for the provision of infrastructure and social services in land developments";*

9.6.1.4. *“Promot(ing) land development in locations that are sustainable and limit urban sprawl” and*

9.6.1.5. *“(which will) result in communities that are viable”.*

9.6.1.6. The proposal aligns with, and complies with the principle of spatial sustainability insofar as it relates to the property's location within the urban edge. Furthermore, the current proposal for the relaxation of building lines will not trigger any activities in terms of the environmental legislation.

9.6.2. The principle of efficiency insofar as it relates to:

9.6.2.1. *“Land development (that) optimizes the use of existing resources and infrastructure”.*

9.6.2.2. The property is already developed and situated within the urban edge. The current application pertaining to building lines will not require any additional municipal infrastructure or services.

MAY 2024

# **APPENDIX**

## **LAND USE PLANNING PRINCIPLES**



### THE DECISION-MAKING CRITERIA

The Land Use Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') came into operation on 1 July 2015 and has been implemented by the Bitou Municipality since 1 December 2015.

With the introduction of 'SPLUMA' legislation in the planning sphere became normatively-based. This implies that the law introduced five substantive principles<sup>1</sup> that must guide all aspects of land development, including spatial planning and decision-making<sup>2</sup>. These land use principles are schematically depicted in Figure 1.



**FIGURE 1**

Normative legislation calls for a planning system which places the emphasis on considered judgements and the discretion of decision makers, as opposed to the application of standardised rules and regulations<sup>3</sup>.

The various land use principles been 'unpacked' in 'SPLUMA' to provide some clarity of what is required<sup>4</sup>.

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<sup>1</sup> Section 7 of 'SPLUMA'.

<sup>2</sup> Section 6 (1) of 'SPLUMA'.

<sup>3</sup> Paragraph 2.1.3.1 of the Green Paper on Development and Planning (1999).

<sup>4</sup> Section 7 (a) – (e) of 'SPLUMA'.

The Provincial Government also promulgated its own Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)('LUPA'), which further entrenched<sup>5</sup> and expanded<sup>6</sup> upon these principles.

The overall objective of the principles is to directly influence planning decisions and to achieve planning outcomes that<sup>7</sup>:

- (a) Restructure spatially inefficient settlements;
- (b) Promote the sustainable use of land resources;
- (c) Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- (d) Take into account the fiscal, institutional and administrative capacities of role players, the needs of the communities and the environment;
- (e) Support an equitable protection of rights to and in land.

In addition to the land use principles, both 'SPLUMA'<sup>8</sup> and 'LUPA'<sup>9</sup> prescribe certain other factors that equally are to be taken into account by the Municipality when applications for land development are considered. Lastly, the Planning By-Law itself also introduced certain additional criteria that have to be considered<sup>10</sup>.

Figure 2 illustrates schematically how the various criteria and factors interact with each other and impact on an application for land development.

Notwithstanding the categorisation of the land use principles, they all apply to all aspects of spatial planning, land development and land use management<sup>11</sup>. Decisions concerning land use and development have to be explicitly related to the extent to which the proposals meet the objectives set out in the principles<sup>12</sup>. It is of particular importance to ensure that the land use principles are not applied on a one-by-one basis without regard for their overall intention and spirit<sup>13</sup>.

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<sup>5</sup> Section 58 of 'LUPA'.

<sup>6</sup> Section 59 (1) – 59 (5) of 'LUPA'.

<sup>7</sup> Paragraph 2.1 of the White Paper on Spatial Planning and Land Use Management (July 2001).

<sup>8</sup> Section 42 (1) – 42 (2) of 'SPLUMA'.

<sup>9</sup> Section 49 of 'LUPA'.

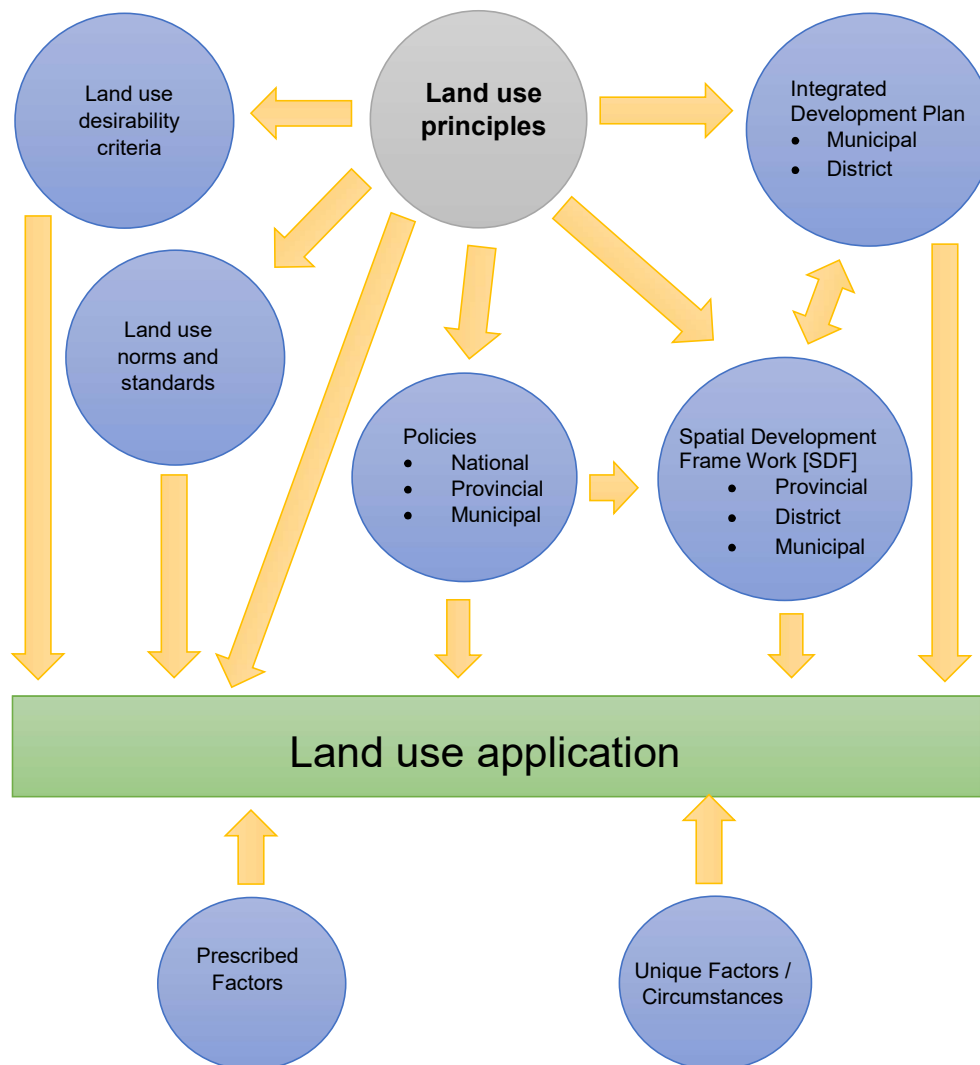
<sup>10</sup> Section 65 (1) of the Planning By-Law.

<sup>11</sup> Section 6(2) of 'SPLUMA'.

<sup>12</sup> Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

<sup>13</sup> Paragraph 2.2.2 of the Green Paper on Development and Planning (1999).





**FIGURE 2**

The principles do not prescribe ‘yes-or-no’ outcomes, and the interpretation and application thereof is context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area<sup>14</sup>.

Lastly, if there is a potential conflict between more than one principle it is up to the decision-maker which one to favour. That decision however has to be clearly argued and reasoned, identifying why it is in that the particular context requires the favouring of one principle over the other<sup>15</sup>.

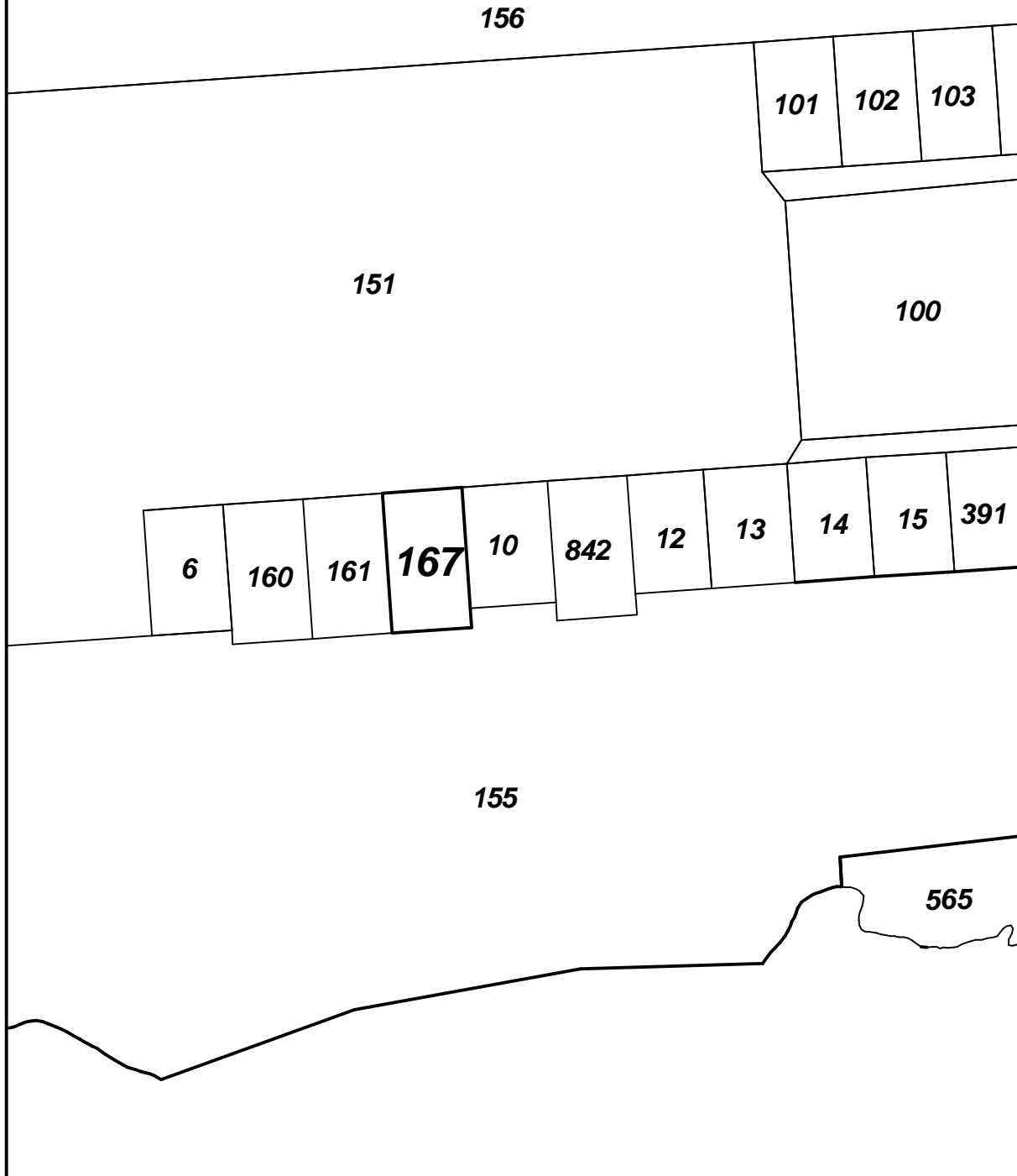
<sup>14</sup> Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

<sup>15</sup> Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

**LOCALITY PLAN**  
**ERF 167 KEURBOOMSTRAND**  
**situate in BITOU MUNICIPALITY**  
**Administrative District of Knysna**  
**Province of the Western Cape**



**SCALE 1:2000**



**Notes:**  
**1. Cadastral information from Surveyor-General's GIS.**

**Beacon Survey**  
Professional Land Surveyors  
and Sectional Title Practitioners  
103 Longships Drive P.O.Box 350 Plettenberg Bay  
Tel: (044) 533 2230 Fax: (044) 533 0264  
e-mail: beaconsurvey@mweb.co.za  
**Date: May 2024**  
**PLAN NO. KB167/LOC**

# AERIAL PHOTOGRAPHY PLAN

ERF 167 KEURBOOMSTRAND  
situate in BITOU MUNICIPALITY  
Administrative District of Knysna  
Province of the Western Cape



SCALE 1:2000



## Notes:

1. Cadastral information from Surveyor-General's GIS.

## Beacon Survey

Professional Land Surveyors  
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264  
e-mail: beaconsurvey@mweb.co.za

**Date: May 2024**

**PLAN NO. KB167/LOCIM**

# AERIAL PHOTOGRAPHY CONTOUR PLAN

**ERF 167 KEURBOOMSTRAND**  
**situate in BITOU MUNICIPALITY**  
**Administrative District of Knysna**  
**Province of the Western Cape**



**SCALE 1:2000**



**Notes:**

1. Cadastral information from Surveyor-General's GIS.
2. Contour intervals = 2m intervals.

## Beacon Survey

Professional Land Surveyors  
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: [beaconsurvey@mw.eb.co.za](mailto:beaconsurvey@mw.eb.co.za)

**Date: May 2024**

**PLAN NO. KB167/LOCIMCP**



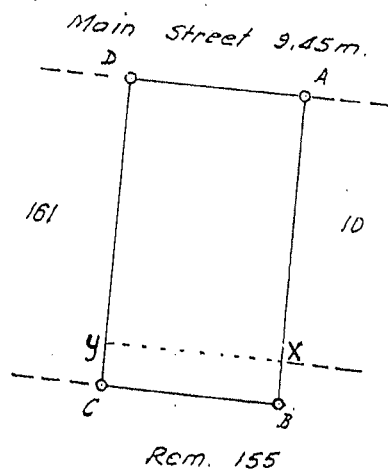
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.  7327/1975
			Y	System	Lo = 23° X	
AB	44,08	355.50.10	A	- 30 000,00	+ 3 750 000,00	Approved <i>H.B. Trakt.</i> 7 Surveyor-General 23.12.1975
BC	25,19	85.50.10	B	- 11 834,29	+ 13 886,02	
CD	44,08	175.50.10	C	- 11 809,17	+ 13 887,85	
DA	25,19	265.50.10	D			
		K. 57		- 6 905,70	+ 25 018,12	
		K. 62		- 8 252,16	+ 15 299,25	

Description of Beacons.

B : : : 12 mm. iron peg.

C : : : 20 mm. iron peg.

T. N.



1. The figure x B C y representing Erf 166 a ptn. of Erf 155 Keurboomstrand vide diagram No. 7326/1975 annexed to D/T 1977. .24866
2. The figure A x y D representing Erf 9 Keurboomstrand vide diagram No. 674/1947 annexed to D/T 1949 - 195 - 9742

Scale 1: 1 000The figure A B C D

represents

1111 square metres  
ERF 167 KEURBOOMSTRAND

of land, being

and comprises the properties specified above  
situate in the Local Area of KeurboomstrandAdministrative District of Knysna  
Compiled  
Surveyed in October 1975

Province of Cape of Good Hope.

by me,

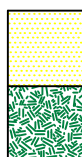
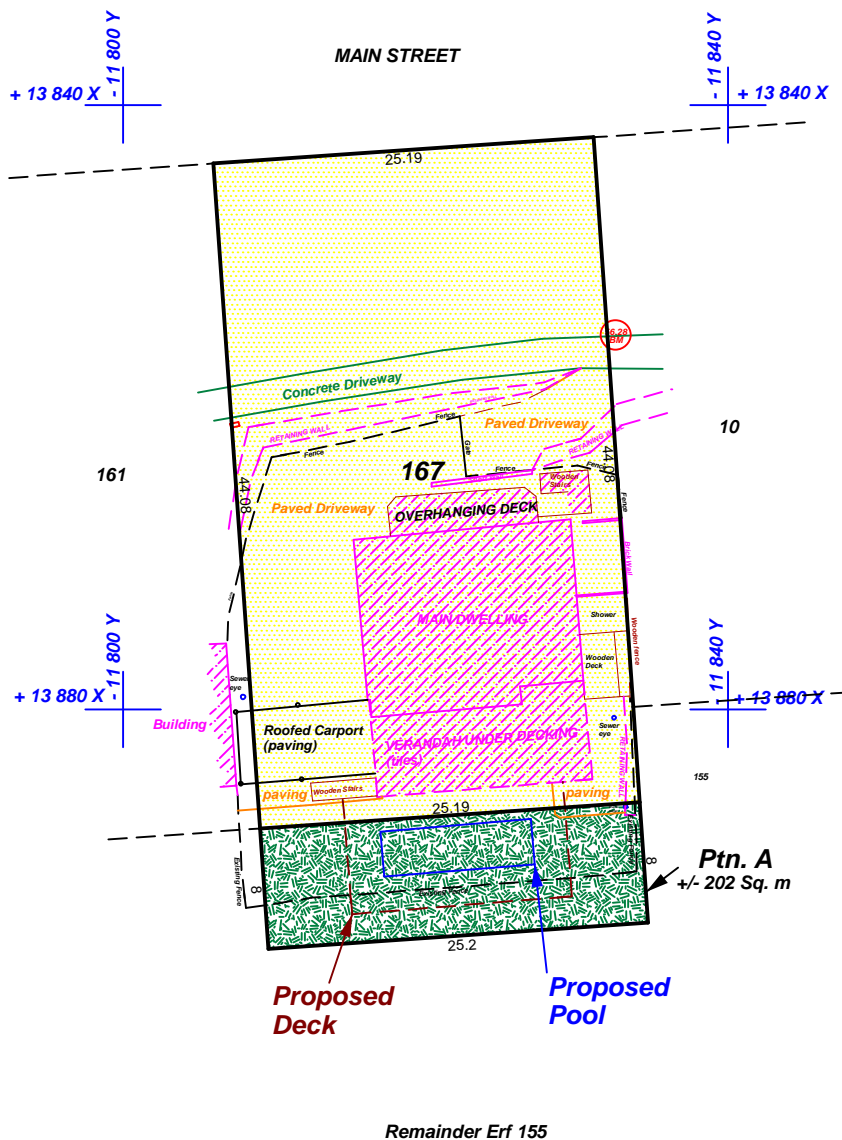
*R. J. J. J.*

Land Surveyor

This diagram is annexed to  
No. C.C.T 24867/77  
dated  
i.f.o.The original diagrams are  
as quoted above  
No. annexed to  
Transfer/Grant  
No.File No. S.11270/3  
S.R. No. Compiled  
Comp. AM-1BB/V41 (736)  
General Plan T.P. 5<sup>a</sup> (437)

Registrar of Deeds

**ZONING PLAN**  
**ERVEN 155 & 167 KEURBOOMSTRAND**  
**PROPOSED AMENDMENT OF COMMON BOUNDARIES**  
*situate in BITOU MUNICIPALITY*  
*Administrative District of Knysna*  
*Province of the Western Cape*  
**SCALE 1:500**



**RESIDENTIAL ZONE I**

**OPEN SPACE II**

**Notes:**

1. Cadastral information from Surveyor-General's GIS.
2. Dimensions & areas are approximate & subject to final survey.
3. Ptn. A to be consolidated with Erf 167 Keurboomstrand.

**Beacon Survey**

Professional Land Surveyors  
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

**Date : JUNE 2022**

**PLAN NO.KB155&167/ZON**

30  
VZK

(Handwritten signature)

Handwritten: 7 700 000,00, 2100,00

Opgestel deur my

(Handwritten signature)

TRANSPORTBESORGER

DANIËL VAN ZYL

Handwritten: 6 160 000,00

B 000012064/2018

07 JUN 2018

REGISTRATEUR VAN AKTES

DATE/VERBY

08 JUN 2018

LINDA NCAIPI

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

**ANDRÉ THEART**

T 000026598/2018

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

**MARIA MARTHA ELIZABETH KROON**  
Identiteitsnommer 5010020113084  
Ongetroud

geteken te PRETORIA op 19 MEI 2018

Handwritten notes and stamps

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 21 Maart 2018, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**Die Trustees indertyd van LYLOU TRUST**  
**Registrasienommer IT1161/1998**

diese Opvolgers in Amp of Regverkrygendes, in volkome en vrye eiendom

**ERF 167 KEURBOOMSTRAND**  
**IN DIE BITOU MUNISIPALITEIT**  
**AFDELING KNYSNA**  
**PROVINSIE WES-KAAP**

**GROOT: 1111 (EENDUISEND EENHONDERD EN ELF) Vierkante Meter** / Dr

**OORSPRONKLIK** geregistreer kragtens Sertifikaat van Verenigde Titel Nommer T24867/1977 met Kaart Nr. 7327/1975 wat daarop betrekking het en GEHOU KRAFTENS Transportakte Nommer T13119/1992 ✓ 8/2

1. "Wat betref die figuur AxyD op die genoemde aangehegte Kaart: -

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte gedateer 16 November 1927, Nr. 11496;
- B. **ONDERHEWIG VERDER** aan die volgende voorwaardes genoemd in Transportakte gedateer 15 Junie 1949 Nr. 9742, opgelê deur die Administrateur van die Kaapprovinsie kragtens die bepalings van die Dorpe Orodnnansie (Kaap) Nr.13 van 1927;

- "1. That not more than one building be erected on any one Lot.
2. That the space of not less than 4,72 metres in width be left on all such sides of the Lots as front or abut on any of the Roadways. Such space shall not be built upon but may be utilised as gardens or fore-courts.
3. That the Lot shall be used for residential purposes only.
4. That Lot No.46 whereon certain wells are situated which form the principal source of the available water supply and which accordingly were to be protected, be set aside for public use. "

2. WAT betref die figuur xBCy op die genoemde aangehegte kaart: -

- A. **ONDERHEWIG** aan die voorwaardes waarna in Transportakte gedateer 22 April 1954 Nr 5770 verwys word;

DN

DN



WESHALWE die komparant afstand doen van al die regte en titel wat

**MARIA MARTHA ELIZABETH KROON , Ongetroud**

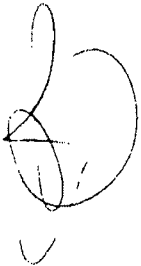
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**Die Trustees indertyd van LYLOU TRUST**  
**Registrasienommer IT1161/1998**

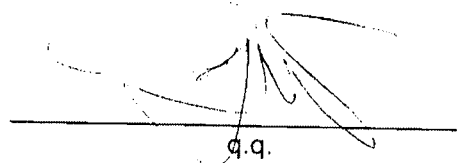
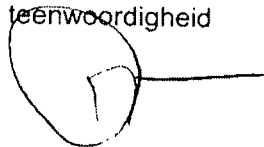
diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van R7 700 000,00 (SEWE MILJOEN SEWE HONDERD DUISEND RAND) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die **7 JUNIE 2018**

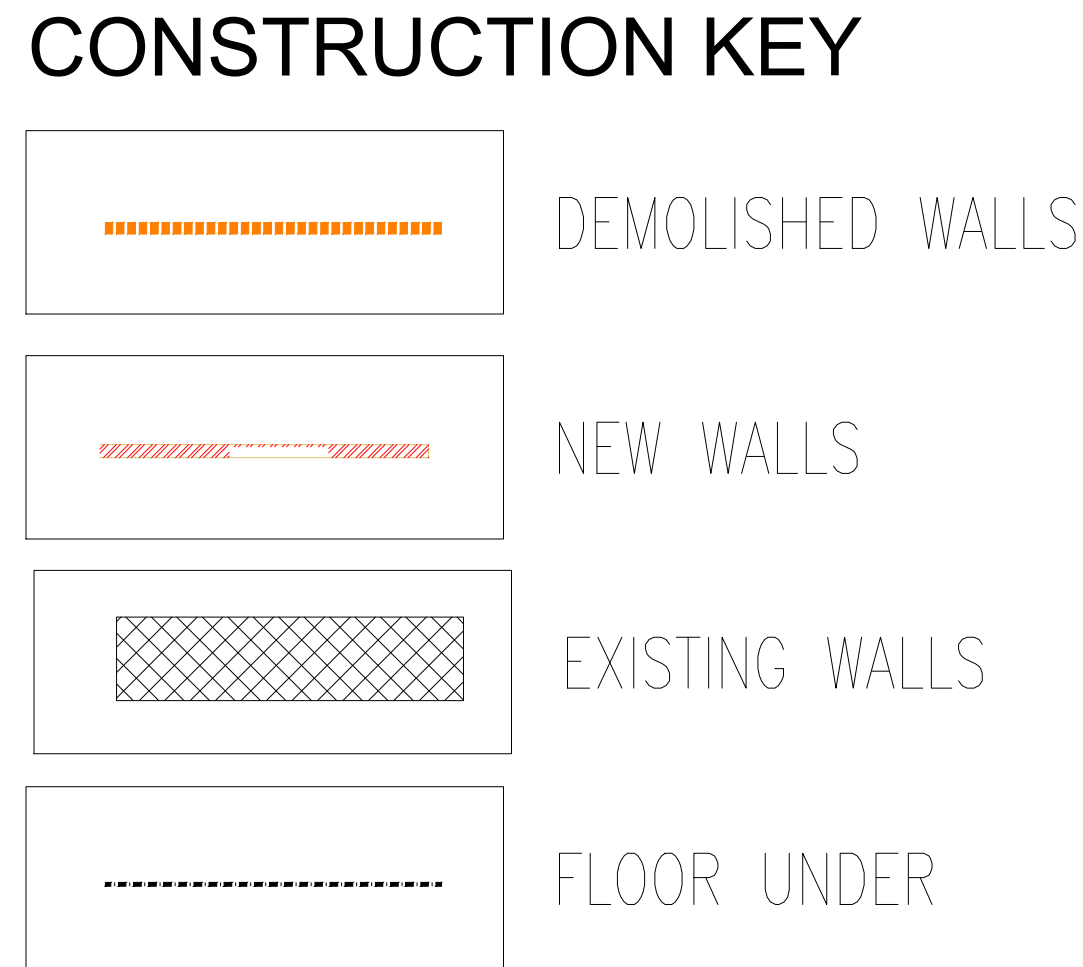


In my teenwoordigheid

  
q.q.

**REGISTRATEUR VAN AKTES**



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## ROOF

- 21 Rofils to comply with Part 1 - of SANS - 10400.
- 22 Details and pitch as per working drawing
- 23 Gutters and Downpipes to be Dimple Grey Extruded aluminium.
- 24 High Density Nails (275x20 mm) (each or equal approved by the Architect), and painted
- 25 Timber construction to comply with SANS 802.

## WALLS

- 31 All walls in accordance with Part - K of SANS 10400 (Imperial or "Mass-block" standard)
- 32 Damp proof course shall be provided and shall be 375 mm "Gladon Gridbrick" or SANS 248.902 and 298 approved UPCS and approved 100 mm at all angles and overhangs. All walls, window cills and eaves to be finished in
- 33 Portland Cement, 1:3, clay bricks, bedded and jointed in class 2 cement mortar including all necessary expansion joints and brickdross every 6 courses and every 4 courses over openings.
- 34 Chimney to comply with SANS 10400 and NBRs
- 35 All parapets to comply with manufacturers' specifications with necessary undercoats.
- 36 All openings more than 900mm to be provided with lintels.

## WINDOWS AND DOORS

- 41 All glazing to comply with SANS 917 and 1963, Part of SANS 10400, NBRs & OTS rules for energy efficiency in glazing
- 42 External window sills to be plastered, and to be-painted to suit externally.

## FLOORS AND SURFACE BED

- 51 Floors to comply with Part - J of SANS 10400 and NBRs.
- 52 Floor finish as specified on plan.
- 53 All floors to comply with Part - J of SANS 10400 and NBRs
- 54 Surface bed to be designed and constructed in accordance with Contractors Engineers Specification
- 55 Concrete bed to be finished to a smooth finish to accept cement screed & floor covering
- 56 Concrete surface bed to be on or over 100 mm of 100 mm of foam concrete as used bedding well will compact H1.
- 57 Top of concrete surface bed to be a minimum of 150mm above finished ground level.

## FOUNDATIONS

- 61 Foundations to be designed and constructed in accordance with Contractors Engineers Specification
- 62 Flattening all of other surface prior to Foundation specification and in accordance with Geotechnical Report
- 63 All foundations to comply with Part - I of SANS 10400 and NBRs
- 64 All foundations to be constructed in accordance with Part - I of SANS 10400 and NBRs
- 65 Top of foundations to be a minimum of 300mm above finished ground level with 400kPa all foundations.

## DRAINAGE NOTES

- 71 All works to comply with Part - P of SANS 10400, NBRs and minimum 1% fall as required by the local Authority.
- 72 110D UPVC sewer pipes and 500 waste pipes to a minimum of 1% fall as required by the local Authority.

SECTION/DETAIL/ELEVATION NUMBER	
SECTION VIEW	
SOURCE DRAWING	DETAIL DRAWING
SECTIONS/DETAIL REFERENCE KEY	
GENERAL NOTES:	
-CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK	
-MEASUREMENTS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS	
-ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY'S BY-LAWS AND REGULATIONS	
-FLOOR LEVEL TO BE MINIMUM 150mm ABOVE GROUND WITH PROPER SLOPES FOR DRAINAGE OF PANNELED	
-BUILDING CONTRACTOR TO CHECK ALL DRAWINGS PRIOR TO COMMENCEMENT OF WORK ON SITE	
-ANY ERRORS/PERFORMANCE/QUESTIONS TO BE REFERRED TO DESIGNER BEFORE ANY WORK IS CARRIED OUT ON SITE	
DRAINAGE NOTES:	
-SOIL PIPES TO BE 100mm DIAMETER PVC/CAST IRON MINIMUM FALL 1:60	
-WASTE PIPES TO BE 100mm DIAMETER PVC/CAST IRON 50mm TO DOUBLE SINK	
-WASTE FITTINGS TO HAVE RE-SEAL TRAPS 60mm DEEP	
-WETS TO ALL BOWNS AND JUNCTIONS OF SOIL PIPES WITH MARKED COVERS AT GROUND LEVEL	
-WETS TO HEAD OF DRAIN AND AT ALL CHANGES OF DIRECTION OF SOIL PIPES	
-DRAINAGE PRESSING UNDER BUILDINGS TO BE ENCASED IN MIN 100mm CONCRETE	
-WETS PIPES TO EXTEND 21m ABOVE WINDOW OPENINGS	
-ALL DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY'S BY-LAWS AND REGULATIONS	
DRAINAGE NOTE:	
PROVIDE ANTI-VAC BOTTLE TRAPS	
TO ALL WASTE FITTINGS	
PROVIDE H/S TO ALL BASES OF STACKS	
1. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING	
2. ALL HEIGHTS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR MANUFACTURE. ERRORS OR DISCREPANCIES TO BE REPORTED AND CLARIFIED AT ONCE	
3. ALL WORK TO COMPLY WITH THE PROVISIONS OF THE NATIONAL BUILDING REGULATIONS	
4. COPYRIGHT © EXISTS	
REVISIONS	
REVISIONS	
TITLE	
NEW FIRST STOREY	
GROUND STOREY	
SITE PLAN	
NOTES	
MEMBERS	
P RUDOLPH - BA(Hons)IntDesign NTU(UK)	
R DE LANGEN - BArch (Rand) PrArch	
P.O. BOX 1684 PLETT 6600 SOUTH AFRICA	
TEL: +27 (0) 44 533-6496	
ERP: +27 (0) 44-533-1074	
E-MAIL: pcr@wol.co.za	
PROJECT	
ADDITIONS & ALTERATIONS	
NEW MAIN BEDROOM & GARAGES	
ERP: # 155 167 KEURBOOMS	
PLETTENBERG BAY	
IA Architects & Interior Design	
PRACTICE # 3753	
SIGNATURE	
1:100	SCALE
27-11-2023	DATE
P. RUDOLPH	DRAWN
PCR	CHECKED
SHEET 1	OF 1
DRAWING NUMBER	
WDS-A101-27-11-2023	
REV	

.....  
(Name of Company, Partnership, Trust or Close Corporation)

### RESOLUTION

Resolution passed at the meeting of the Shareholders / Partners / Trustees / Members held  
in MACLEAR on the 27<sup>TH</sup> day of February, 2024.

Resolved that Lynell Gmawu Wicai 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 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 sole discretion as he / she in his 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:

ERF 167 KEURBOOMSTRAND

### NATURE OF APPLICATION:

DEPARTURE FROM ZONING SCHEME CONDITIONS

SIGNATURE OF SHAREHOLDERS / PARTNERS / TRUSTEES / MEMBERS  
(NAME)

[Signature] (Lynell Gmawu Wicai)

[Signature] (Louis Wicai)

[Signature] (Brenda Johannes Wicai)

..... (

## SPECIAL POWER OF ATTORNEY

I, the undersigned,

Myra C. Carlos Wicis

duly authorised, do hereby nominate, constitute and appoint **PHILIP GEORGE TEGGIN** of the firm **BEACON SURVEY**, Land surveyors, 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 167 KEURBOOMSTRAND

### NATURE OF APPLICATION:

DEPARTURE FROM ZONING SCHEME CONDITIONS

SIGNED AT MacLone

THIS 27TH DAY OF February 2024

[Signature]  
OWNER/AUTHORISED AGENT

### WITNESSES

1. [Signature]  
2. [Signature]