



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 27/2025

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 27/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Remainder Portion 4 of the Farm The Craggs No.290, Plettenberg Bay	<ul style="list-style-type: none">• A Consent Use in terms of Section 15(2)(o) of the Bitou By-law on Municipal Land Use Planning 2015; for a domestic accommodation which is larger than 40m².• A Departure in terms of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning 2015; for the relaxation of the western street building line from 30m to 11,917m as shown on the attached plans.
Res Gedeelte 4 van die plaas The Craggs No.290, Plettenbergbaai	<ul style="list-style-type: none">• 'n Toestemmingsgebruik ingevolge Artikel 15(2)(o) van die Bitou-verordening op munisipale grondgebruikbeplanning 2015; vir 'n huishoudelike akkommodasie wat groter as 40m² is.• 'n Afwyking ingevolge artikel 15(2)(b) van die Bitou-verordening op munisipale grondgebruikbeplanning 2015; vir die verslapping van die Westelike Straat-boulyn van 30m tot 11,917m soos aangedui op die aangehegte planne.
Intsalela yeNxalenye 4 yeFama I-Craggs No.290, ePlettenberg Bay	<ul style="list-style-type: none">• Ukusetyenziwa kwemvume ngokweSiquendu 15(2)(o) somthetho weBhitou on Municipal Land Use Planning 2015; kwindawo yokuhlala yasekhaya e-ius enkulu kune-40m².• Ukuhamba ngokweCandelo 15(2)(b) lomthetho weBitou on Municipal Land Use Planning 2015; ukuphumla komgca wokwakha isitalato sasentshona ukusuka kwi-30m ukuya kwi-11,917m njengoko kuboniswe kwizicwangciso eziqhotyoshelweyo.

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 saziso, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality



Enquiries
Olwethu Yonke

Contact details
044 501 3317

E-mail
townplanning@plett.gov.za

Our ref: 18/Re/4/290

30 January 2025

Sir/Madam

**APPLICATION FOR A CONSENT USE AND A DEPARTURE THE REMAINDER PORTION 4 OF THE FARM
THE CRAGS NO.290, BITOU MUNICIPALITY**

Applicant: VBGD Town Planners

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 details are as follows:

- A Consent Use in terms of Section 15(2)(o) of the Bitou By-law on Municipal Land Use Planning 2015; for a domestic accommodation which is larger than 40m².
- A Departure in terms of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning 2015; for the relaxation of the western street building line from 30m to 11,917m as shown on the attached plans.

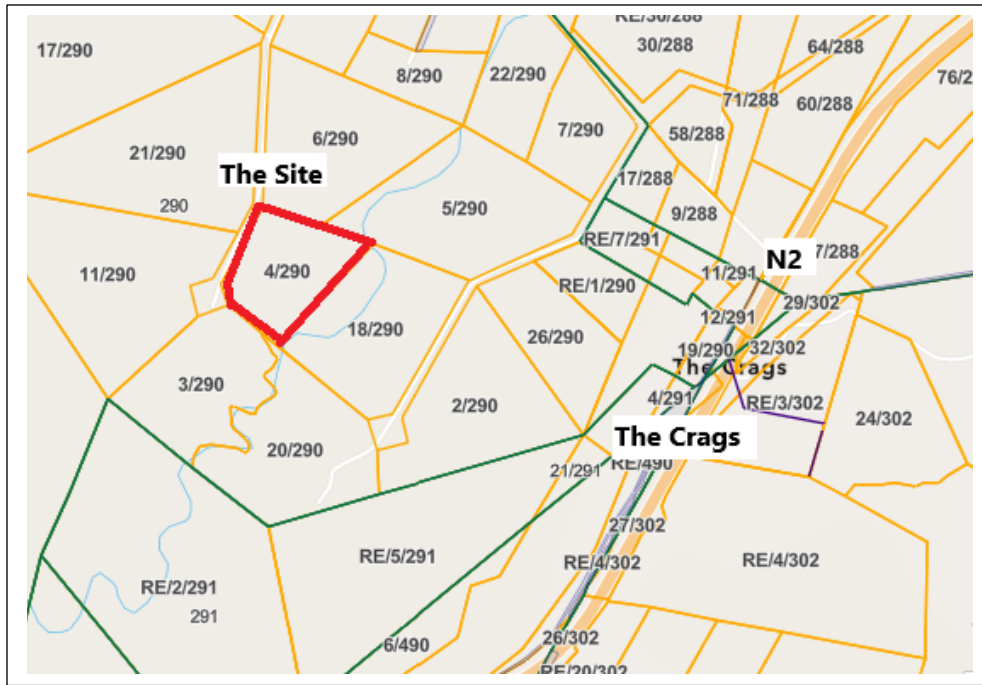
A copy of the application and full supporting documentation is available for viewing on the Municipal website. Enquiries regarding the application may also be directed to the Municipal Land Use Management official Olwethu Yonke at 044 501 3317/ townplanning@plett.gov.za.

Any comments or objections to the application, with reasons therefore, must be lodged in writing to the abovementioned official by means of email (townplanning@plett.gov.za) 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 and might be used during formal application processing.

Regards
Chris Schliemann
Manager: Land Use and Environmental Management

**MEMORANDUM IN SUPPORT OF THE APPLICATION
FOR CONSENT USE :
PORTION RE/4 FARM 290 "THE CRAGS" BITOU**



Prepared by: VBGD Town Planners

Address: P O Box 3506

KNYSNA

6571

Telephone: 0791586699

Email : lloydruce@mweb.co.za

Reference:

October 2024



SUMMARY OF APPLICATION:

1. The application is for **consent use** to allow accommodation for workers larger than 40m²
2. **Relaxation** of the lateral building line for the existing stables.

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PLANS:

Stables

Domestic Accommodation

1. BACKGROUND INFORMATION

1.1 Pre- Application Consultation

No pre-Application consultation was necessary.

1.2 Application Location:

The site is located WEST of the N2 national road in the area known as The Craggs as shown below:



1.3. Applications in terms of By-Law

- 1.3.1. A **Consent Use** in terms of Section 15(2)(o) for a domestic accommodation which is larger than 40m².
- 1.3.2. A **Departure** in terms of Section 15(2)(b) for the relaxation of the western street building line from 30m to 11,917m as shown on the attached plans.

1.4. Property Details and Ownership:

1.4.1. The site is owned by JOANNE MARGARET BLANCKENBERG in terms of the Deed of Transfer T34655/2024 and is 4,9904 ha in extent.

1.5. Legal Matters:

1.5.1. Conditions of Title:

There are no restrictive conditions of Title in the above Title Deed.

1.5.2. Bond holders' consent:

There are no bonds registered over the property.

1.5.3. Legal Jurisdiction and zoning:

The property falls within the Bitou Municipal area and is zoned "**Agriculture Zone I**" in terms of the Bitou Municipality Zoning Scheme By-Law 2023.

2. APPLICATION AND DEVELOPMENT PROPOSALS

2.1 Existing Development of the site

The site is used for rural residential purposes and contains a residence and outbuildings typical of rural properties.

2.2 The application requirements in terms of zoning

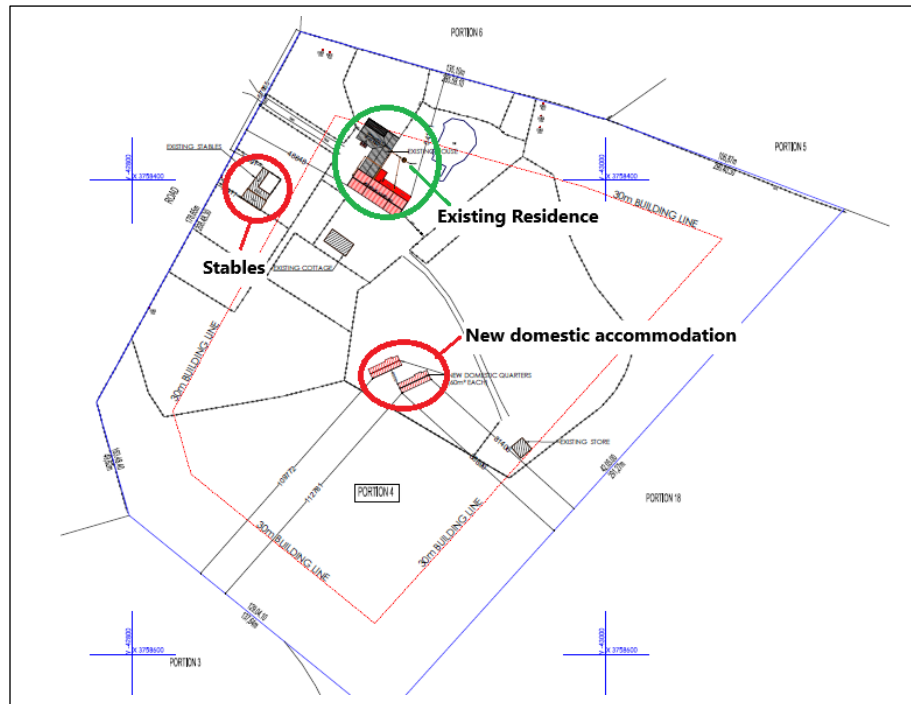
The intention is to erect two new domestic accommodation units which exceed the standard size of 40m². These are to be 60m² each. According to discussions with the Bitou Planning Department, domestic accommodation of 40m² is regarded as the norm and that anything larger needs to be motivated by way of a consent use application. Secondly there are existing stables on the site which were to be demolished, but are now to be retained. These are located within the building lines and therefore a relaxation in terms of a departure is necessary.

2.3 Location and appearance of proposed buildings.

The site is shown on the attached Plans in ANNEXURE D which indicates the various proposed and existing structures on the property.

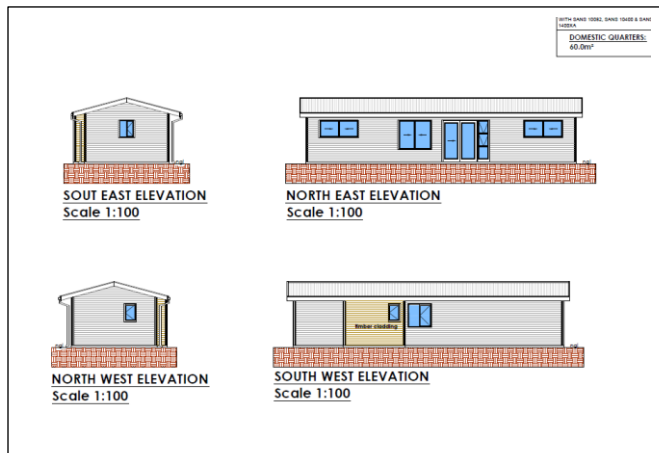
The new development will be for the new **domestic accommodation** units, as well as the retention of **the existing stables** on the property and submit as built drawings. See diagrams overleaf:

The Site Layout:

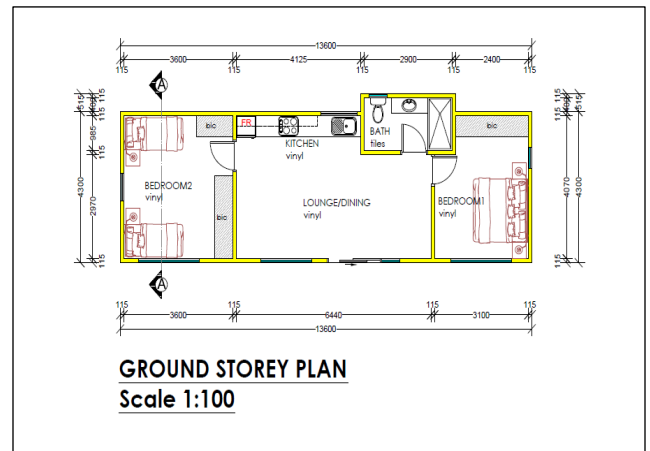


The domestic units will have the following appearance: (SEE ATTACHED ANNEXURE D)

Elevations:



Floor Layout:

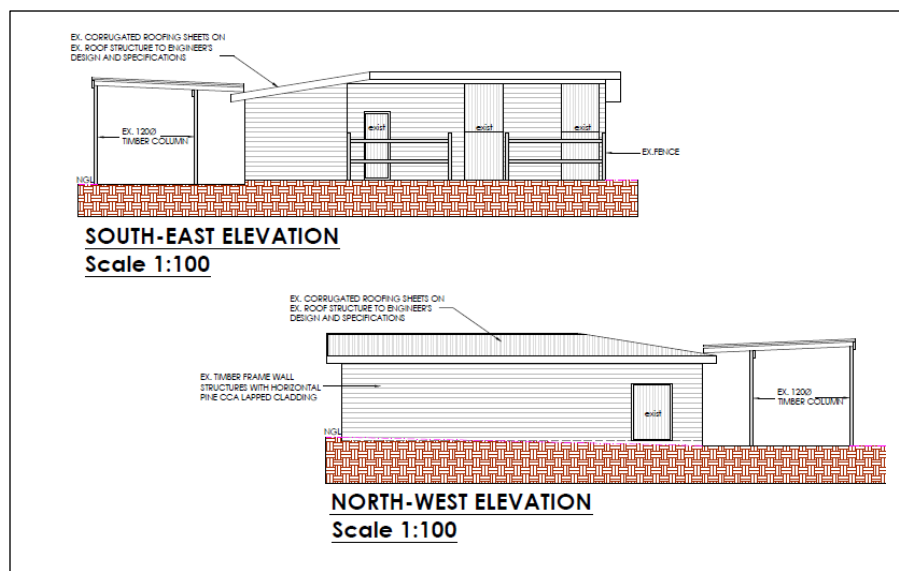


Regarding the stables which are older structures as shown in the visuals overleaf, will be retained and renovated as per the attached plans for the stables.

These are positioned within the 30m building line which is the reason for the required departure.

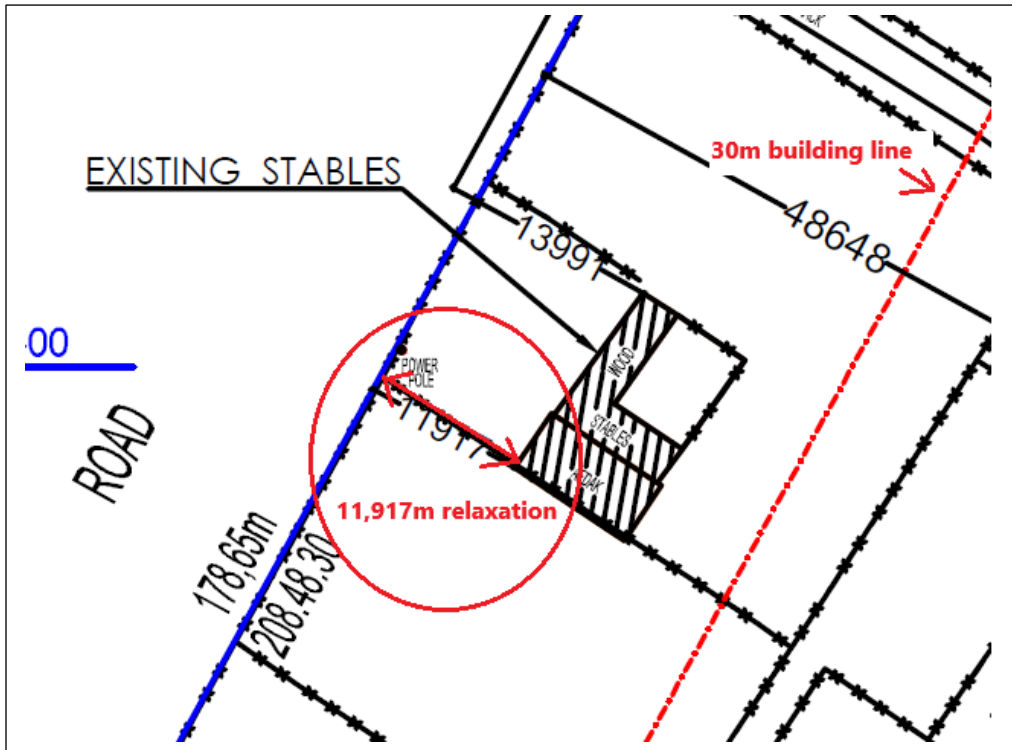
PORTION 4 OF FARM 290 THE CRAGS: EXISTING STABLES

Stables:



6

Relaxation of Building line:



The position of the existing stable at this point, has no detrimental impacts on the street or any surrounding properties.

3. SITE CONTEXT

3.1 Location:

In terms of site considerations, it can be noted that the property is large but that the residential and associated uses are all positioned in the north-eastern sector of the site as shown below.

This means that the uses and activities are not in any way intrusive, being single storey structures and are not positioned where there could be any negative implications for surrounding properties.

The uses of domestic accommodation and the renovated stables are therefore in keeping with the surrounding rural nature of this area.

Activities in relation to the site surroundings in general:



3.2 Existing and surrounding Land Uses:

In general terms, the site is no different from most surrounding properties which are all rural and or agricultural by nature.

There are therefore no extraordinary considerations in the context of the surrounding uses and/or environment.

4. POLICY FRAMEWORKS

4.1 Spatial Development Frameworks, SPLUMA and IDP's

The nature of the application to build new accommodation and to renovate stables would indicate that as far as guiding policy documents and Spatial Frameworks are concerned, there are no conflicting elements.

As such, these frameworks do not pronounce on fine detail such as the proposed developments in this application, and therefore such matters are better dealt with on the site-specific merits, relating to considerations of detail and desirability.

It can nevertheless be stated that in the context of this detailed application, there are no conflicts with compliance regarding the principles embodied in SPLUMA and current Spatial Development Frameworks.

5. MOTIVATION OF APPLICATION

5.1 Reasons for the applications:

It is accepted that the accommodation of workers and domestic employees are a norm on large properties which require higher than normal attention compared with small suburban homes.

According to a discussion with the Planning Department at Bitou, it is a requirement to stipulate the reasons for dwellings/accommodation for workers and/or domestics, which are larger than 40m².

There is no stipulated size, which is rather determined via a consent use application as is the case with this application. The following is to be noted.

The owner of the property intends to relocate from Johannesburg to the property which was acquired in 2024. The owner has horses which requires the presence of a groom to care for them.

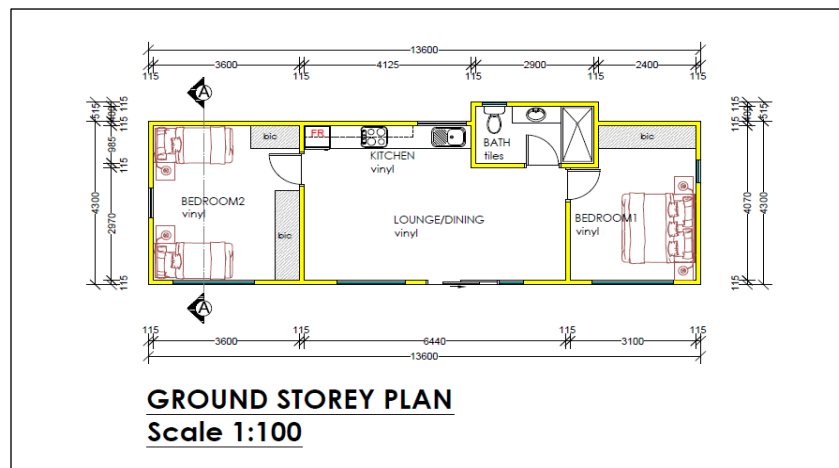
She also requires a fulltime manager and general assistant to live and work on the property. The two persons who will occupy the accommodation will be relocating with the land owner and who have been in her employ for as long as 10 years fulfilling these positions.

The landowner requires that the persons mention have comfortable accommodation commensurate with what they are accustomed to before relocation. A accommodation unit of 60m² each is regarded as suitable on a farm portion this size and for persons who are skilled in the positions they will fulfil.

Attached as an ANNEXURE is an Affidavit which confirms the identity of the occupants, and their Identity documents are also available if required.

5.2 Size of the dwellings:

The configuration of the two units are identical being 60m² in size and configured as shown below and in the attached plans:



The above domestic/workers accommodation are for bona fide employees on this farm, and there is no reason to unduly restrict the size under the circumstances explained above.

5.3 Compliance with other zoning parameters:

With regard to the stables, and their location in the building lines it is to be noted that they have been in existence for a very long period and are not cause for any concerns or intrusions as the area is a rural area which accommodates horses on many properties.

The minimum distance from the street boundary will be 11,917m which will not have any impacts on the streetscape or any considerations such as sight distances. They have been in this position for an extended period and will simply be ratified and renovated by submission

5.4 Services for the developments:

There are no implications as far as additional services are concerned, as there are no municipal services to be used for the development on the site.

6. SUMMARY AND RECOMMENDATIONS

6.1 In summary the applications are for the following:

- A **consent use** in terms of **15(2)(o)** to permit workers/domestic accommodation exceeding 40m² The two units will be 60m² in extent.
- The **departure** required is to relax the street building line from 32m to 11,917m.
- The applications will facilitate the accommodation requirement of the new landowner who is to relocate to the site in the very near future.

6.2 Recommendations

The application is consistent with the zoning scheme and By-Law requirements and therefore should be recommended for approval.

DR JOANNE BLANCKENBERG

MB BCh DA(SA) FCA (SA)

SPECIALIST ANAESTHETIST

P.O. BOX 653261 BENMORE 2010
PRACTICE NUMBER 010 000 0071978

Office 011 463 9641 • email jobla@worldonline.co.za • Fax 086 558 2429
P O Box 653261, Benmore, 2010

28 August 2024

**AFFIDAVIT IN RESPECT OF WORKERS' COTTAGES FOR PORTION 4
OF FARM 290. THE CRAGS**

I hereby certify that I, Joanne Margaret Blanckenberg (ID number 620216 0019 085), am an adult female Specialist Anaesthetist, currently residing at 28 George Street, Bryanston, Johannesburg.

I hereby further certify that:

- 1) I am the sole owner of Portion 4 of Farm 290, The Crag
- 2) As soon as the building plans have been approved and there is sufficient accommodation available at this farm at The Crag, I will be relocating my permanent residence to Portion 4 of Farm 290, The Crag, Plettenberg Bay.
- 3) I require 2 farm workers' cottages to be constructed on the property to house my farm labourers.
 - 3.1 The first of these will be occupied by Mr Mabandla Magagula who will be my farm manager and general assistant. I attach his ID document and confirm that he has been in my fulltime employment in a similar capacity for longer than 10 years and will continue in my employment.
 - 3.2 The second staff cottage will be occupied by Mr Godknows Moyo who will act as my groom for my horses as well as a general farm labourer. I attach copies of his ID details and residence permit. I

further certify that Godknows is currently in fulltime employment as a groom, caring for my horses and that he will be employed fulltime by me personally with effect from the 1st December 2024.

4) Both of the above individuals will be registered with SARS for UIF and WCA.

J. Blanckenberg

DR J.M.BLANCKENBERG

Bitou

... be the best together
Private Bag X1002 Plettenberg Bay 6600
Tel +27 (0)44 501 3000 Fax +27(0)44 533 5485

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)	LLOYD		
Surname	DRUCE		
South African Council for Planners (SACPLAN) registration number (if applicable)	A 543/1987		
Company name (if applicable)	VBGD Town Planners		
Postal Address	P. O. Box 3506		
	Knysna	Postal Code	6570
E-mail	LloydDruce@mweb.co.za		
Tel		Cell	079 158 6699

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

Name of registered owner(s)	JOANNE MARGARET BLANCKENBERG		
E-mail	N/A		
Tel		Cell	N/A

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

Property Description (Erf No / Farm No):	Portion Re/4 Farm 290		
Physical/ Street Address (if available)			
Town	Bitou		
Current Zoning	Agriculture I	Land Use	Rural Residential

Page 1 of 6

Extent	4,9904 ha / ha		
Applicable Zoning Scheme	BITOU ZONING SCHEME 2023		
Are there existing buildings?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Title Deed number and date	T 34655/2024		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?			
If Yes, list such condition(s)	NO		

Are the restrictive conditions in favour of a third party(ies)?			
If Yes, list the party(ies)	N/A		

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

PART D: PRE-APPLICATION CONSULTATION					
Was a pre-application consultation held with the Municipality?		<input checked="" type="checkbox"/>	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		
Tick	Section	Type of application
		a rezoning of land;
<input checked="" type="checkbox"/>		a permanent departure from the development parameters of the zoning scheme;
		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;
		a subdivision of land that is not exempted in terms of section , including the registration of a servitude or lease agreement;
		a consolidation of land that is not exempted in terms of section ;
		a removal, suspension or amendment of restrictive conditions in respect of a land unit;

		a permission required in terms of the zoning scheme;
		an amendment, deletion or imposition of conditions in respect of an existing approval;
		an extension of the validity period of an approval;
		an approval of an overlay zone as contemplated in the zoning scheme;
		an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
		a permission required in terms of a condition of approval;
		a determination of a zoning;
✓		a closure of a public place or part thereof;
✓		a consent use contemplated in the zoning scheme;
		an occasional use of land;
		to disestablish a home owner's association;
		to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
		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 []

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

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

Supporting Information & Documentation (if applicable)

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

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

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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	National Environmental Management Act, 1998 (Act 107 of 1998)
<input checked="" type="checkbox"/>	<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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	National Heritage Resources Act, 1999 (Act 25 of 1999)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If required, do you want to follow an integrated application procedure in terms of ? If yes, please attach motivation.
<input checked="" type="checkbox"/>	<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 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

		Soft copy of the application emailed to townplanning@plett.gov.za . (A mime cast link must be requested for files larger than 10MB).
		1 x Hard Copy submitted at Town Planning Office

Applicant's signature:

Date:

Full name:

Professional capacity:

FOR OFFICE USE ONLY

Date received:

Received by:

<div data-bbox="302 284 800 296"></div>	<div data-bbox="1287 204 1787 216"></div>
<div data-bbox="176 362 863 673"></div>	<div data-bbox="1192 397 1879 709"></div>

VBGD Town Planners

Town Planners and Development Consultants

JOHANNESBURG: Tel : 27 011 706 2761 or KNYSNA 079 158 6699

Email : druce@mweb.co.za website: <https://vbgdtownplanners.co.za/>

POSTAL ADDRESS: P.O.Box 3506 Knysna 6570

PHYSICAL ADDRESS: 154 Watsonia Avenue Brenton WC

Celebrating 35 Years service to our clients (1985 to 2020)



Date: 17 October 2024

Reference:

The Municipal Manager
Planning and Development Department
Bitou Municipality
Private Bag X 1002
Plettenberg Bay
6600
Attention: Manager: Economic Development and Planning

Dear Sir,

APPLICATION FOR PORTION RE/4 FARM 290 "THE CRAGS" BITOU DISTRICT KNYSNA: CONSENT USE AND PERMANENT DEPARTURE

Our firm has been appointed by the owner of the above property to apply for applications as follows:

- An application in terms of **Section 15(2)(o)** for a consent use to accommodate additional workers accommodation
- A permanent departure in terms of Section 15(2)(b) to relax the street building line.

In support of the above applications, we hereby attach the following documentation:

1. A completed application form
2. A motivating memorandum including accompanying Annexures
3. A Copy of the Title Deeds
4. Power of Attorney from the registered owners
5. Various supporting Plans as detailed in the memorandum

We trust the above is in order and look forward to acknowledgement of the application.

Kindly invoice is for the payment of application fees.

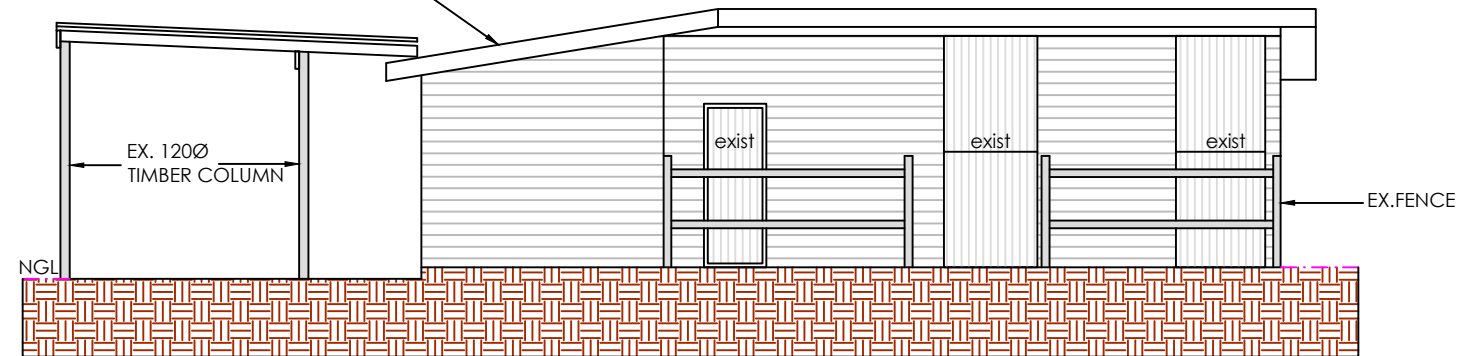
L D Druce

VBGD Town Planners

LOCALITY PLAN



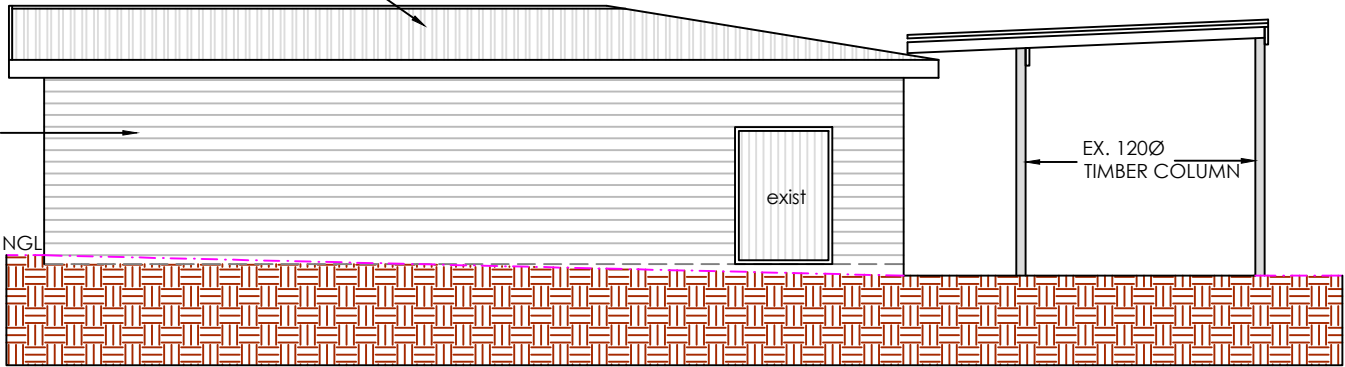
EX. CORRUGATED ROOFING SHEETS ON
EX. ROOF STRUCTURE TO ENGINEER'S
DESIGN AND SPECIFICATIONS



SOUTH-EAST ELEVATION
Scale 1:100

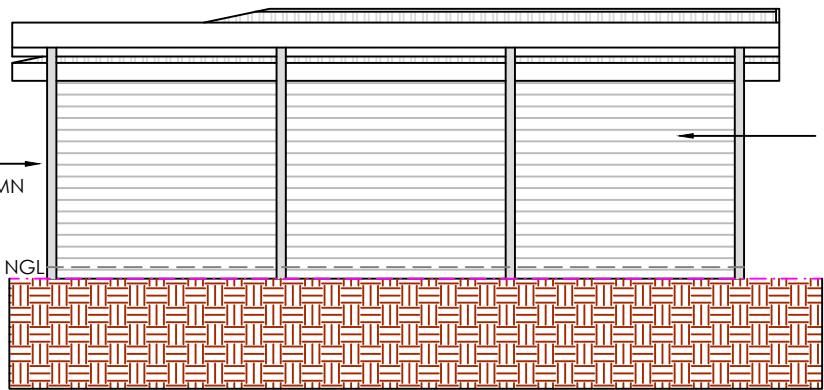
EX. CORRUGATED ROOFING SHEETS ON
EX. ROOF STRUCTURE TO ENGINEER'S
DESIGN AND SPECIFICATIONS

EX. TIMBER FRAME WALL
STRUCTURES WITH HORIZONTAL
PINE CCA LAPPED CLADDING



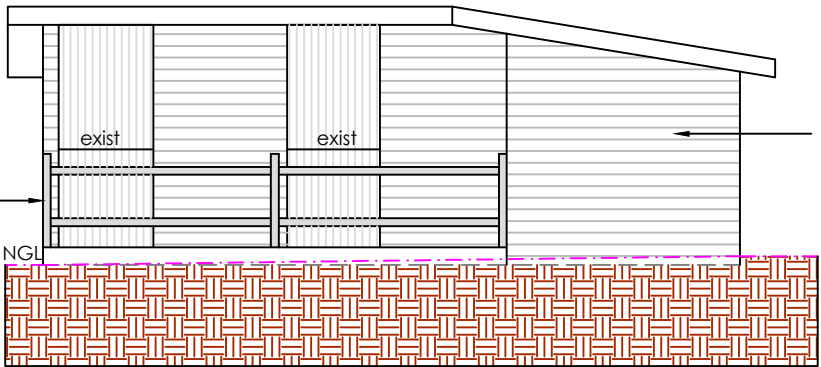
NORTH-WEST ELEVATION
Scale 1:100

EX. 120Ø
TIMBER COLUMN



SOUTH-WEST ELEVATION
Scale 1:100

EX. FENCE



NORTH-EAST ELEVATION
Scale 1:100

NOTE:
TIMBER STRUCTURES TO COMPLY
WITH SANS 10082, SANS 10400 & SANS
1400XA

EXIST. STABLES: 51.7m²
EXIST. COVERED PARKING:
41.5m²
TOTAL AREA: 93.2m²

- N O T E S :**
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 4. All RC work to be designed by engineers.
 5. All work to be in accordance with SABS, NBR, local building practice, bye-laws, health & fire requirements.
 6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
 7. **TIMBER :**
All timber to be weather and insect treated and to carry the SABS mark.
 8. **FOUNDATIONS :**
Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete. Rc pad footings for poles
 9. **TIMBER STRUCTURE :**
CCA treated timber to carry SABS mark 38x114mm timber stud frame with studs @ 450mm c/c with noggings between. External cladding on 405 Sisalation on 8mm OSB board with 100mm fibre insulation in all internal /external walls. 12.5mm skimmed Rhinoboard internally. Floor structure to engineer's design & specifications.
Timber lintols over all openings as per SANS
 10. **ELECTRICAL :**
All electrical work to be tested & approved by Local Electrical Authority.
 11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to 1 : 60.
Provide approved reseal traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
 12. Any changes to approved plans, must be submitted to local authority for approval.

KNYSNA TIMBER HOMES

PO BOX 1275
KNYSNA 6570
CELL : 082 774 3957

TEL : 044-3825085
FAX : 044-3825086
E.MAIL : ktimber@mweb.co.za

DRAWINGS: F. DEV. BOSMAN
REG. NO.T1508

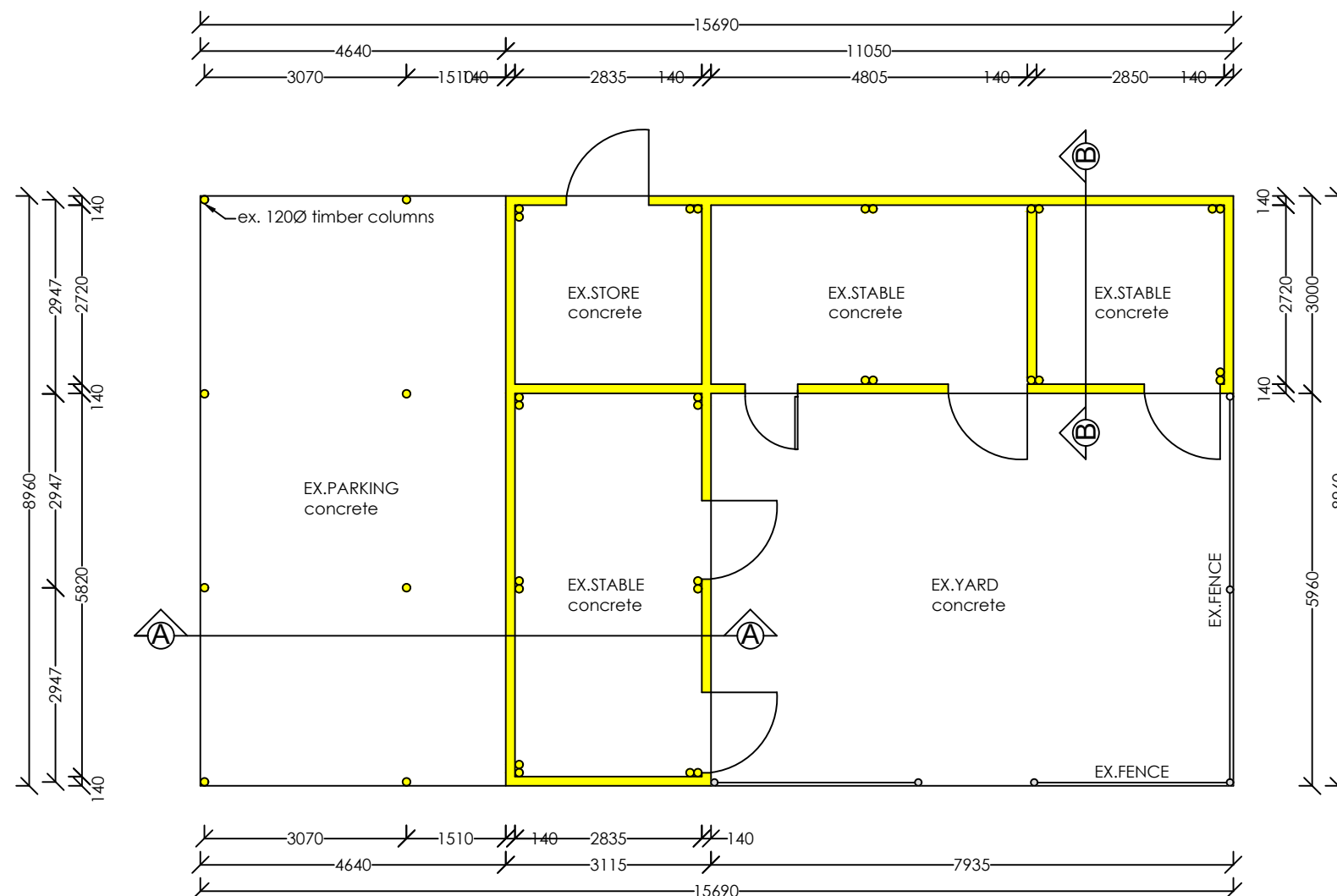
PROJECT
**PROPOSED ALTERATIONS
AND ADDITIONS
PORTION 4 OF FARM 290
THE CRAGS
BITOU MUNICIPALITY**

CLIENT
J.M.BLANCKENBERG

TITLE
EXISTING STABLES

SCALE
1:100

DRW. NO.	REV.	DATE
N002/08/2024	01	20-09-2024



GROUND STOREY PLAN
Scale 1:100

NOTE:
TIMBER STRUCTURES TO COMPLY
WITH SANS 10082, SANS 10400 & SANS
1400XA

EXIST. STABLES: 51.7m²
EXIST. COVERED PARKING:
41.5m²
TOTAL AREA: 93.2m²

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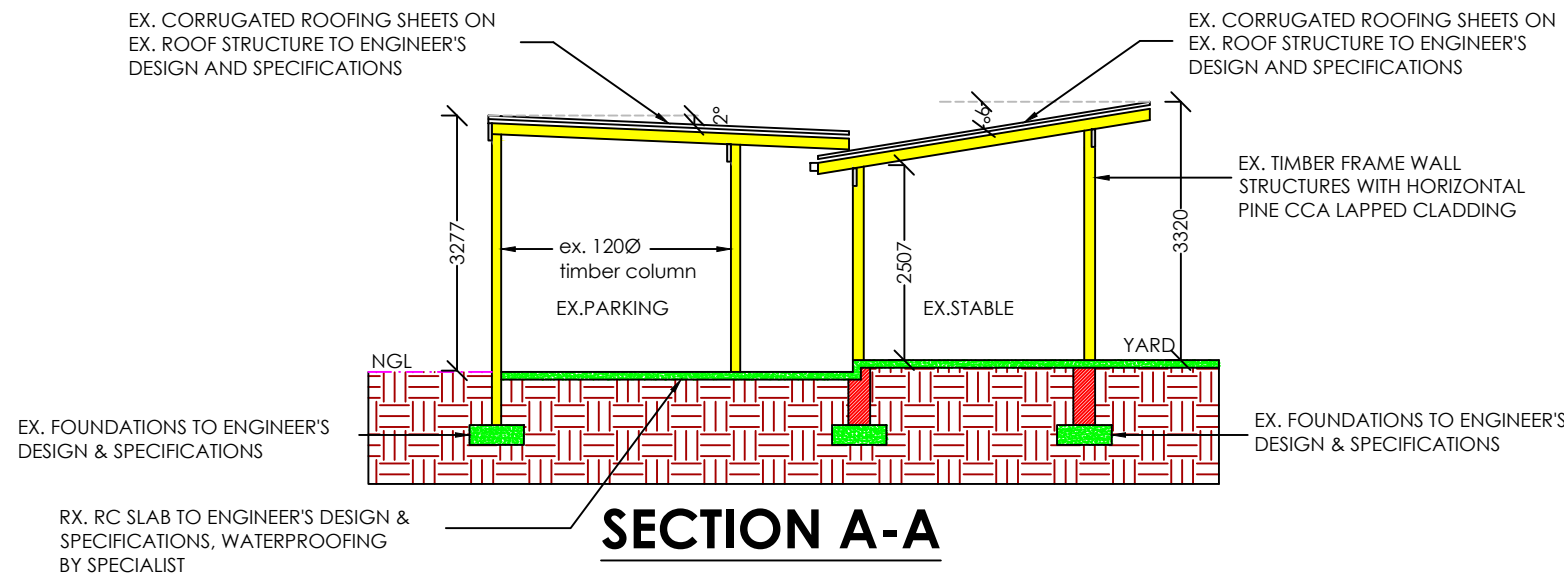
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AND ADDITIONS
PORTION 4 OF FARM 290
THE CRAGS
BITOU MUNICIPALITY**

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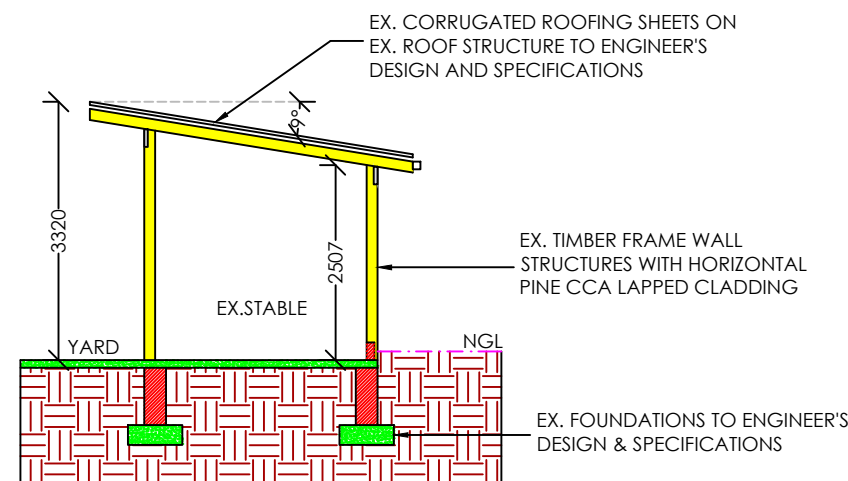
TITLE
EXISTING STABLES

SCALE
1:100

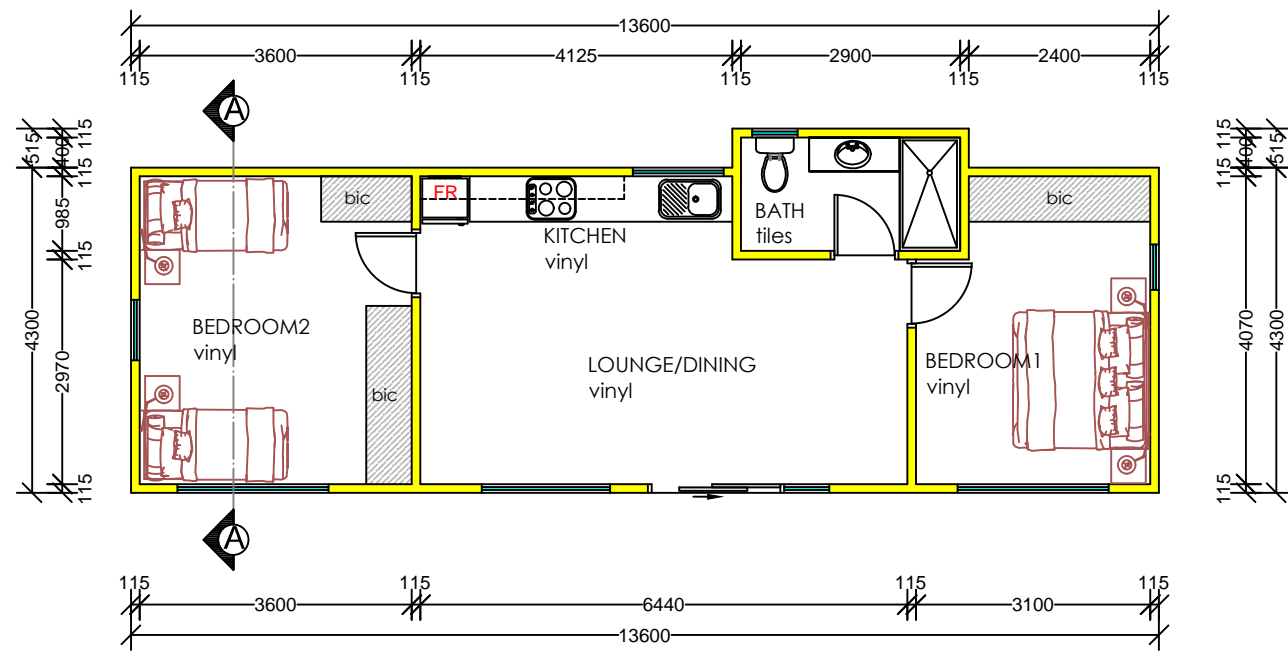
DRW. NO.	REV.	DATE
N002/08/2024	01	23-09-2024



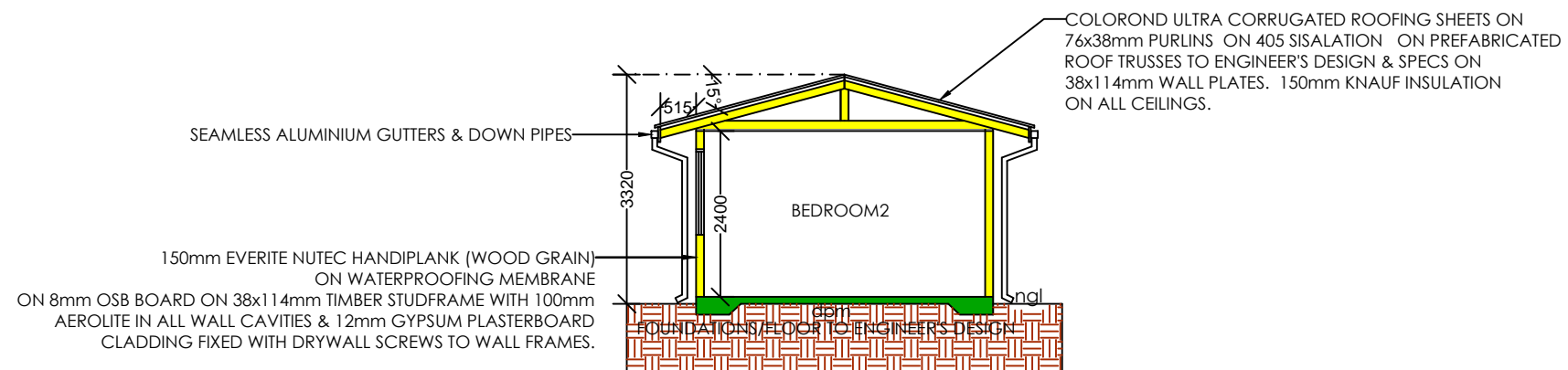
SECTION A-A
Scale 1:100



SECTION B-B
Scale 1:100



GROUND STOREY PLAN
Scale 1:100



SECTION A:A
Scale 1:100

NOTE:
TIMBER STRUCTURES TO COMPLY
WITH SANS 10082, SANS 10400 & SANS
1400XA

DOMESTIC QUARTERS:
60.0m²

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PROJECT
**PROPOSED ALTERATIONS
AND ADDITIONS
PORTION 4 OF OF FARM 290
THE CRAGS
BITOU MUNICIPALITY**

CLIENT
J.M.BLANCKENBERG

TITLE
**DOMESTIC QUARTERS
REVISED DESIGN**

SCALE
1:100

DRW. NO.	REV.	DATE
N002/08/2024	02	10-10-2024

NOTE:
TIMBER STRUCTURES TO COMPLY
WITH SANS 10082, SANS 10400 & SANS
1400XA

DOMESTIC QUARTERS:
60.0m²

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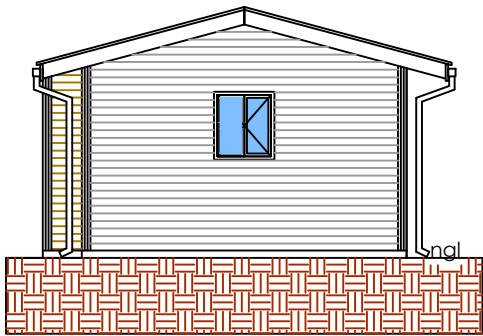
PROJECT
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PORTION 4 OF OF FARM 290
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CLIENT
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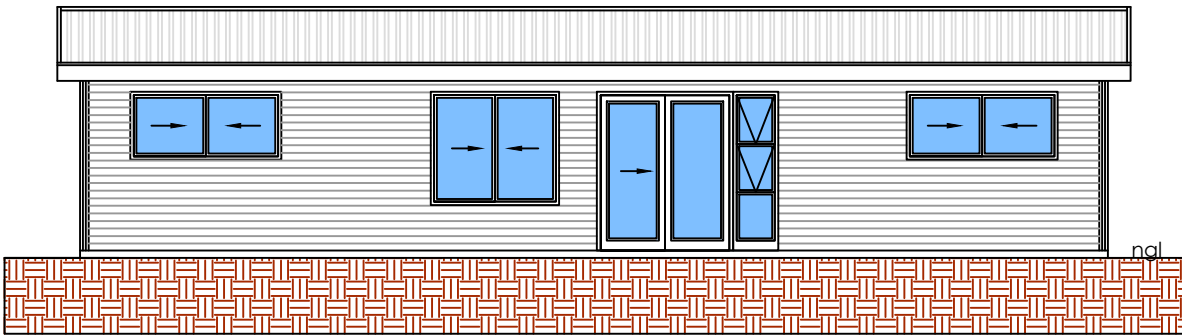
TITLE
**DOMESTIC QUARTERS
REVISED DESIGN**

SCALE
1:100

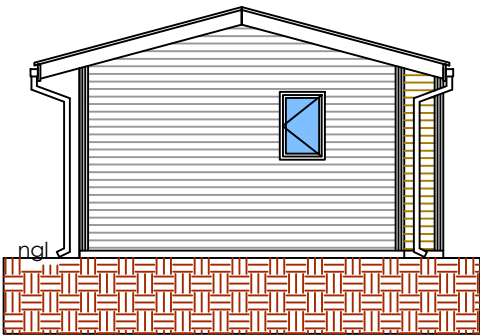
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N002/08/2024		



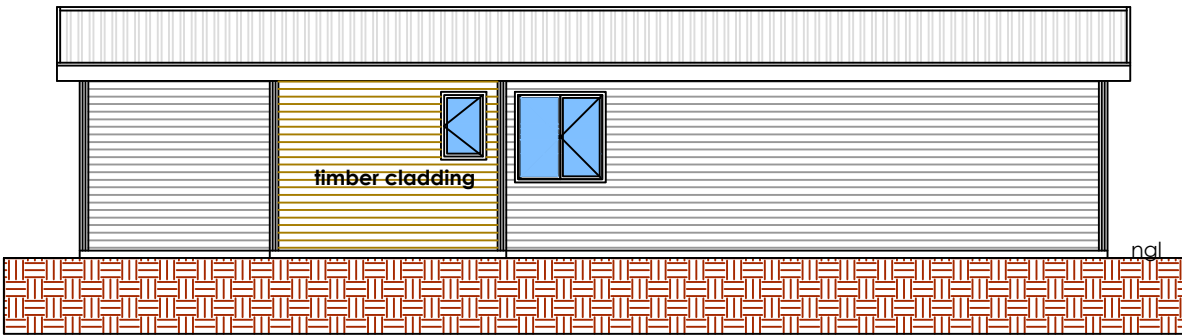
SOUT EAST ELEVATION
Scale 1:100



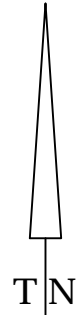
NORTH EAST ELEVATION
Scale 1:100



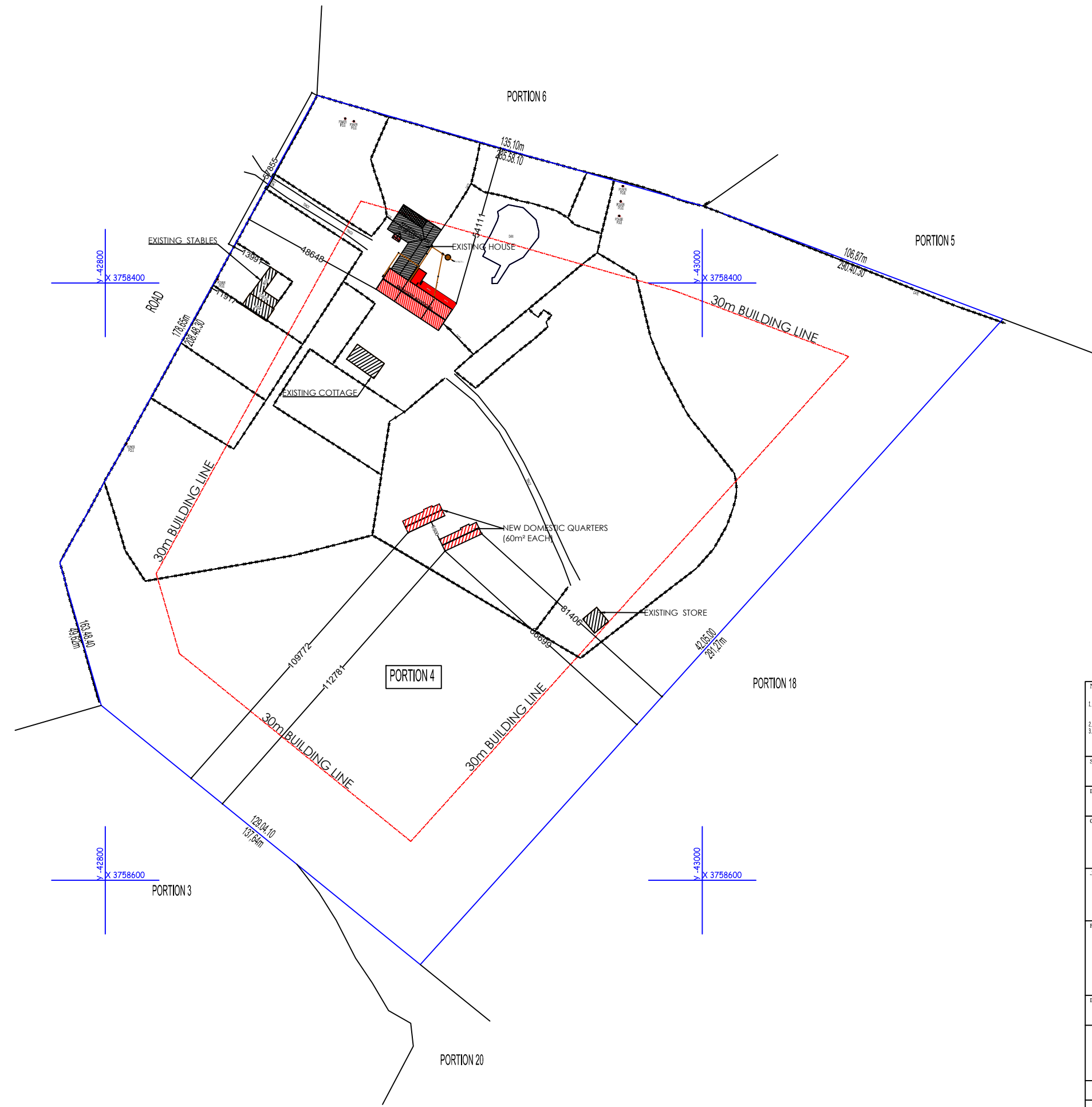
NORTH WEST ELEVATION
Scale 1:100



SOUTH WEST ELEVATION
Scale 1:100



SCALE 1:1500



NOTES:	
1. Cadastral beacons have been verified in the field by survey in conjunction with Professional Land Surveyor P. Toggin (PLS 1115). 2. Co-ordinate system - La23. 3. Cadastral data is as per Survey Record SR 1992/1998.	
SCALE:	A3 / 1:1500
DATE OF SURVEY:	OCTOBER 2024
CLIENT:	J.M.BLANCKENBERG
JOB DESCRIPTION:	SITE PLAN
PROPERTY:	PORTION 4 OF THE FARM NO.290 THE CRAGS
DRAWING NO:	F290P4SP
EDEN GEOMATICS Topographical & Engineering Surveyors P.O.Box 346, Knysna 6570 Andre Genade 072 993 8665 andre@edengeomatics.co.za Nick Foster 071 621 2409 nick@edengeomatics.co.za	

SPECIAL POWER OF ATTORNEY

I, THE UNDERSIGNED

JOANNE MARGARET BLANCKENBERG
Identity Number 620216 0019 08 5

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT
Lloyd Druce of the firm

VBGD TOWN PLANNERS

with power of Substitution, to be my/our lawful Attorney(s) and Agent(s) in my/our name, place and
stead,

- 1. APPLICATIONS TO APPLY FOR CONSENT USE AND RELAXATION OF BUILDING LINE**
FOR : ADDITIONAL DWELLINGS/ ACCOMMODATION FOR WORKERS EMPLOYED:

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be
requisite, as fully and effectively, for all intents and purposes, as I/we 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/our said Attorney(s) and Agent(s) shall lawfully do, or
cause to be done, by virtue of these present.

Signed at Bryanston this 17th day of September 2024

In the presence of the undersigned witnesses:

AS WITNESSES:

1. [Signature]
2. [Signature]

[Signature]
(Signature)

POA-ENG

WYLDE ATTORNEYS INC
Office No 5 Lion Roars
Long Ship Drive
Plettenberg Bay
6600

Prepared by me



CONVEYANCER
TRICIA WYLDE (LPCM Number 16772)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4 500 000,00	R. 2 596,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000034655 / 2024

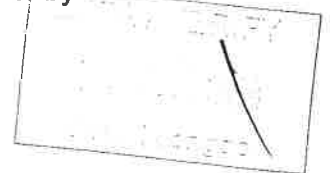
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SHAMEEMAH NAIDOO-BRENNER
(91986)

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

WYLDE ATTORNEYS INC
Registration Number K 2008/001107/21



which said Power of Attorney was signed at Plettenberg Bay on the 16th May 2024



And the appearer declared that his/her said principal had, on 28 April 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

JOANNE MARGARET BLANCKENBERG
Identity Number 620216 0019 08 5
Married out of community of property

her Heirs, Executors, Administrators or Assigns, in full and free property

REMAINDER PORTION 4 OF FARM THE CRAGS NUMBER 290
IN THE BITOU MUNICIPALITY
DIVISION OF KNYSNA
WESTERN CAPE PROVINCE

IN EXTENT 4,9904 (FOUR COMMA NINE NINE ZERO FOUR) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T8233/1959 with
Diagram Number 9590/1952 annexed thereto and held by Deed of Transfer
Number T03383/2022

- A. **SUBJECT** to the conditions referred to in Deed of Transfer dated the 7th February 1890, No 66
- B. **SUBJECT FURTHER** to the special conditions contained in Deed of Transfer Number T8233/1959 imposed by the Controlling Authority in terms of Act 21 of 1940, namely:-
- "(1) The land may not be sub-divided without the written approval of the Controlling Authority as defined in Act No 21 of 1940, read in conjunction with Act Number 44 of 1948.
- (2) No more than one dwelling house, together with such outbuildings as are ordinarily required to be used in conjunction therewith, shall be erected on the land except with the written approval of the Controlling Authority as defined in Act Number 21 of 1940, read in conjunction with Act Number 44 of 1948.
- (3) The land shall be used for residential and agricultural purposes only and no store or place of business industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940, read in conjunction with Act No 44 of 1948"



we

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

WYLDE ATTORNEYS INC
Registration Number K 2008/001107/21

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

JOANNE MARGARET BLANCKENBERG,
Married as aforesaid

her Heirs, Executors, Administrators 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 R4 500 000,00 (FOUR MILLION FIVE 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

05 JUN 2024

q.q.

In my presence

REGISTRAR OF DEEDS

WC