



**Mr. Mbulelo Memani**  
**Municipal Manager**  
Tel – 044 501 3000  
Bitou Local Municipality  
Private Bag X1002  
PLETTENBERG BAY, 6600  
**Municipal Notice No: 231/2025**

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

**BITOU MUNICIPALITY (WC047)  
NOTICE NUMBER: 231/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 3140, Plettenberg Bay	<ul style="list-style-type: none"><li>• A permanent departure in terms of Section 15(2)(b) to relax the southern lateral building line from 2.0m to 0m to allow for the existing as-built retaining walls.</li><li>• A permanent departure in terms of Section 15(2)(b) to relax the maximum height of a Single Residential Zone I from 8.5m to 11.015m to accommodate the as-built dwelling house.</li></ul>
Erf 3140, Plettenbergbaai	<ul style="list-style-type: none"><li>• 'n Permanente afwyking ingevolge artikel 15(2)(b) om die suidelike syboullyn van 2.0m tot 0m te verslap om voorsiening te maak vir die bestaande as-geboude keermure.</li><li>• 'n Permanente afwyking ingevolge Artikel 15(2)(b) om die maksimum hoogte van 'n Enkelresidensiële Sone I van 8.5m tot 11.015m te verslap om die as-geboude woonhuis te akkommodeer.</li></ul>
Isiza 3140, Plettenberg Bay	<ul style="list-style-type: none"><li>• Ukuhamba ngokusisigxina ngokweCandelo 15(2)(b) ukuphumla umgca wokwakha osemazantsi ukusuka kwi-2.0m ukuya kwi-0m ukuvumela iindonga ezikhoyo zokugcina.</li><li>• Ukuhamba ngokusisigxina ngokweCandelo 15(2)(b) ukuphumla ukuphakama okuphezulu kweNdawo yokuhlala enye I ukusuka kwi-8.5m ukuya kwi-11.015m ukuhlalisa indlu yokuhlala eyakhiwe.</li></ul>

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**



# ValGIS Technologies

Specialising in land use and town planning

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The Municipal Manager  
Bitou Local Municipality  
Private Bag X1002  
PLETTENBERG BAY  
6600

15 April 2025

For attention: The Manager: Land Use Planning

Dear Mr. Schliemann,

**ERF 3140, PLETTENBERG BAY: APPLICATION IN TERMS OF SECTION 15(b) OF THE BITOU BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015 FOR PERMANENT DEPARTURES FROM THE BITOU ZONING SCHEME OF 2023**

Our reference is PLETT3140/Igor.

Kindly find the following documentation in support of the application mentioned above:

1. The duly completed application form.
2. The motivation memorandum including the following annexures:

-  301 Plett, Erf 3140 - S.15(2)(b) - Annexure A - Power of Attorney
-  302 Plett, Erf 3140 - S.15(2)(b) - Annexure B - Title Deed T54578\_2024
-  303 Plett, Erf 3140 - S.15(2)(b) - Annexure C - Locality Plan
-  304 Plett, Erf 3140 - S.15(2)(b) - Annexure D - SG General Plan 1394-84
-  305 Plett, Erf 3140 - S.15(2)(b) - Annexure E1 - General Topography
-  305 Plett, Erf 3140 - S.15(2)(b) - Annexure E2 - Topography - Slopes of the site
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-  307 Plett, Erf 3140 - S.15(2)(b) - Annexure G3 - Conditionally approved Building Plan - 2004 - Lower ground floor
-  307 Plett, Erf 3140 - S.15(2)(b) - Annexure G4 - Conditionally approved Building Plan - 2004 - Ground floor
-  307 Plett, Erf 3140 - S.15(2)(b) - Annexure G5 - Conditionally approved Building Plan - 2004 - First floor
-  307 Plett, Erf 3140 - S.15(2)(b) - Annexure G6 - Temp Occupancy Certificate 15-07-2005
-  308 Plett, Erf 3140 - S.15(2)(b) - Annexure H1 - Height - 8500mm blanket 1
-  308 Plett, Erf 3140 - S.15(5)(b) - Annexure H2 - SDP and Section 2 (Height restrictions)
-  309 Plett, Erf 3140 - S.15(5)(b) - Annexure I1 - As-built Plan SC-2024-104 CS3 (A1 PDF)
-  309 Plett, Erf 3140 - S.15(5)(b) - Annexure I2 - SDP - Detail
-  310 Plett, Erf 3140 - S.15(2)(b) - Annexure J - SDF
-  311 Plett, Erf 3140 - S.15(2)(b) - Annexure K - Land Use Plan
-  312 Plett, Erf 3140 - S.15(2)(b) - Annexure L1 - Spatial planning policies and guidelines at other tiers of government
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-  314 Plett, Erf 3140 - S.15(2)(b) - Annexure N2 - Height as instrument to control development
-  314 Plett, Erf 3140 - S.15(2)(b) - Annexure N3 - Building lines as instrument to control development
-  315 Plett, Erf 3140 - S.15(2)(b) - Annexure O - Property values
-  399 Plett, Erf 3140 - S.15(2)(b) - Annexure X1 - Company resolution not required
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-  399 Plett, Erf 3140 - S.15(2)(b) - Annexure X3 - Pre-app meeting

Kindly issue a permission for the public notice to be placed in the local newspaper by the applicant.

Your notification on the application fees is awaited.

Yours sincerely,

A handwritten signature in black ink that reads "Camille B." with a horizontal line underneath.

A.C. Burger Pr. Planner



munisipaliteit umasipala municipality

to be the best together

Private Bag X1002 Plettenberg Bay 6600  
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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)	Armand Camille		
Surname	Burger		
South African Council for Planners (SACPLAN) registration number (if applicable)	A/767/1994		
Company name (if applicable)	ValGIS Technologies CC		
Postal Address	Postnet Suite 256, Private Bag 1006, PLETTENBERG BAY		
		Postal Code	6600
E-mail	camille@valgis.co.za		
Tel		Cell	083 453 1532

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

Name of registered owner(s)	Igor Lars Sturmheit		
E-mail	Igor Sturmheit <igor.sturmheit@gmail.com>		
Tel		Cell	063 461 2002

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

Property Description ( Erf No / Farm No):	Erf 3140, Plettenberg Bay		
Physical/ Street Address (if available)	10 Knotts Landing		
Town	Plettenberg Bay		
Current Zoning	Single Residential I	Land Use	A single dwelling

Extent	1 022 m <sup>2</sup> / ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme <del>Section 7</del> of 2023		
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Title Deed number and date	T54578/2024		

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

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

Is the property bonded?	Y <input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	N.a.	

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

PART D: PRE-APPLICATION CONSULTATION					
Was a pre-application consultation held with the Municipality?	<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 Marius Buskes		Date of consultation	19 March 2025	

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 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 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 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 type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;
<input type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;

✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

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

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

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

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

Primary Documentation

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

Supporting Information & Documentation (if applicable)

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

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

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

Y	<input checked="" type="checkbox"/>	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	<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	<input checked="" type="checkbox"/>	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	<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	<input checked="" type="checkbox"/>	If required, do you want to follow an integrated application procedure in terms of <a href="#">section 44(1) of Bitou Municipality: Land Use Planning By-Law</a> ? If yes, please attach motivation.
Y	<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	N	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
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Applicant's signature:

*Camille B.*

Date:

15 May 2025

Full name:

Armand Camille Burger

Professional capacity:

Professional Planner A/767/1994

— **MOTIVATING MEMORANDUM** —

in support of an application  
lodged by virtue of Sections 15(2)(b)  
of the  
Bitou By-law on Municipal Land Use Planning, 2015  
for  
permanent departures from development parameters  
of the Bitou Zoning Scheme of 2023  
in respect of  
**Erf 3140, Plettenberg Bay**

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### ANNEXURES

-  301 Plett, Erf 3140 - S.15(2)(b) - Annexure A - Power of Attorney
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## **BACKGROUND**

This application serves to regularise an existing dwelling house which was built in 2004 and in respect of which only a temporary Certificate of Occupancy was issued in mid-2005 (see **Annexure G6**). Since then, no major changes were done to the building.

After the present owner bought the subject property in 2024 from Botha Investments Consulting Proprietary Limited (who was the second owner), he started to experience problems related to the property and decided to appoint the company fusionBIM to conduct due diligence. In this process it was inter alia established that the 8,5 m height limit of the Zoning Scheme was not complied with. The matter was then referred to the undersigned who was appointed by the landowner to apply for the prescribed permissions to allow this encroachment. Refer to **Annexure A** for the Power of Attorney.

During inspections of the property, two retaining walls encroaching upon lateral building lines were also identified and consequently included with this application.

### **1. THE PRE-APPLICATION**

Pre-application discussions were conducted with the municipality's Mr. Marius Buskes on 19 March 2025 and by means of emails following on said meeting.

It was initially assumed that, due to the age of the building an Occupancy Certificate must have been issued making a land use application unnecessary. Upon further investigations it was, however, established that the approval of the building plans was on the condition that the height limit of 8,5 m above NGL, not be exceeded, hence this application for a permanent departure from this development parameter.

### **2. THE APPLICATION**

This application is lodged by virtue of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning, 2015 for the permanent departure from the following development parameters contained in the Bitou Zoning Scheme By-law of 2023:

- 2.1. Development parameter 3.3.3(a) of the **Plettenberg Bay Overlay Zone I**, to allow the roof of the as-built dwelling house to be 2,515 m over the 8,5 m above Natural Ground Level limit at its most, as shown on the architectural drawing of Messrs. FusionBIM attached as **Annexure H6** to this application; and
- 2.2. The southern side building line of 2,0 m by relaxing it to 0,0 m in respect of the retaining walls shown on the Site Development Plan contained in the as-built building plan (**Annexure I1**) and marked **B** and **C** in the detailed Site Development Plan (**Annexure I2**).

### **3. THE SUBJECT PROPERTY**

#### **3.1. The Subject Property**

The application applies to Erf 3140 Plettenberg Bay, hereinafter referred to as the subject property.

#### **3.2. Locality**

As indicated on the locality plan attached as **Annexure C**, the subject property is situated at 10 Knotts Landing which is situated in an enclosed cluster of residential erven, generally referred to as Knotts Landing. This cluster is found closely to the northwest of the Plettenberg Bay CBD.

This places it in the jurisdiction of the Bitou Local Municipality which falls within the boundaries of the Eden District Municipality of the Western Cape Province.

#### **3.3. Ownership**

The property was registered in the name of mister **Igor Lars Sturmheit** on 30 August 2024.

#### **3.4. Title Deed**

The subject property is currently registered by virtue of Deed of Transfer T54578/2024 as per attached **Annexure B**.

The title deed does not contain any conditions restrictive to the existing and proposed land use and development on the property.

### 3.5. **SG Diagram**

The subject property appears on SG General Plan 1394/1984 as shown on **Annexure D**.

### 3.6. **Bonds**

The subject property is not bonded.

### 3.7. **Size**

According to its Title Deed, the subject property is 1 022 m<sup>2</sup> in extent. This corresponds with the SG General Plan.

### 3.8. **Topography**

The subject property is situated in an area which is characterised by steep slopes which present challenges for urban development.

**Annexure E1** shows the general topography of the area and indicates that the site is affected by a slope of >30%. The remainder of the so-called Knotts Landing cluster have slopes of between 10% and 30%.

With **Annexure E2** the slopes of the site are quantified. From this it is apparent that along boundary points A→B the slopes are >22% falling towards the valley. Similarly, the slope between boundary points D→C, is >31%. In both cases the height difference from point to point is >7,5 m which, over the relative short distances, is severe.

**Annexure E3** serves to provide a 3D-perspective of the relevant area demonstrating that on the eastern side of the Knotts Landing cluster, the subject property is at the lowest position relative to the neighbouring erven.

Also refer to **Annexure M (Spot heights)** which quantifies the height differential of the two erven and illustrates it with a 3D-perspective.

### 3.9. **Scenic views**

Of importance with property development along the slopes of Plettenberg Bay's residential areas, is the scenic views of the mountains, the bay, the lagoon and icons such as the Beacon Isle hotel. As stewards of the town, the town planners should employ their development control instruments, such as the Zoning Scheme, to ensure that as many residents as possible, will be able to enjoy the beauty of the environment from their homes.

It is important to note that the topography of the area relevant to this application, allows only a small sector with scenic views, namely by means of the aperture created by the confluence of the two valleys on both sides of Knotts Landing as demonstrated with **Annexure E3**. This creates a situation where the best scenic views for the Knotts Landing cluster are of the lagoon whereas limited views of the bay and mountains are available. This situation is illustrated by **Annexure F**.

## 4. **LAND USE ZONING AND DEVELOPMENT CONTROL MEASURES**

According to the Bitou Zoning Scheme By-law of 2023 the subject property is zoned **Single Residential Zone I**.

The contested development parameters applicable to this property relates to height and side building lines.

#### Height

Development parameter 3.3.3(a) of the **Plettenberg Bay Overlay Zone I** reads as follows:

*The standard development parameters as stipulated elsewhere in this By-law apply, with the exception of the following additional restrictions in the Single Residential Zone I:*

- (a) No building in this zone shall exceed two floors within a maximum height of 6m measured from a datum-line being determined by the contiguous average natural ground level of that portion of the building nearest to or furthest from the principal or main road frontage and taken around the perimeter of the building to the underside of the wall plate and no point or any portion of the building shall be higher than 8,5m above the natural ground level directly below such point or any portion of the building.

According to the Zoning Scheme, this Overlay Zone which applies only to properties in the **Single Residential Zone I**, is intended to promote consistency in land development and property values, by preventing the proliferation of monolithic flat-roofed structures, thereby preserving streetscapes and views.

Of importance when applying this development parameter is the definition of **height**, namely:

**“height”** means the vertical dimension of a structure from the natural ground level to the highest point of such structure, measured in metres, provided that—

- (a) *chimneys, flues, masts, satellite dishes or antennae, elevator motor rooms, ventilation shafts, water tanks, air conditioning plant and equipment on top of a structure are included when determining the height of a structure; and*
- (b) *the general provisions regarding these aspects in this By-law also apply;*

#### Building lines

Development parameter (b)(i) for a **dwelling house**, specifies the coverage and building lines as follows:

Erf size (in m <sup>2</sup> )	Coverage	Building Lines		
		Street	Side	Rear
< 250	80%	1 metre	1 metre	1,5 metres
≥ 250 < 500	65%	3 metres	1,5 metres	1,5 metres
≥ 500	50%	4 metres	2 metres	2 metres

Of importance when applying this development parameter is the definition of **building line**, namely:

**“building line”** means an imaginary line on a land unit, which defines a distance from a specified boundary, within which the erection of buildings and structures is completely or partially prohibited;

By virtue of this definition, a retaining wall and/or retaining structures such as a gabion or Sholin wall, are structures that are thus not permitted in the building restriction area.

Section 21 of the Zoning Scheme, which specifies certain exclusions, does not include retaining structures.

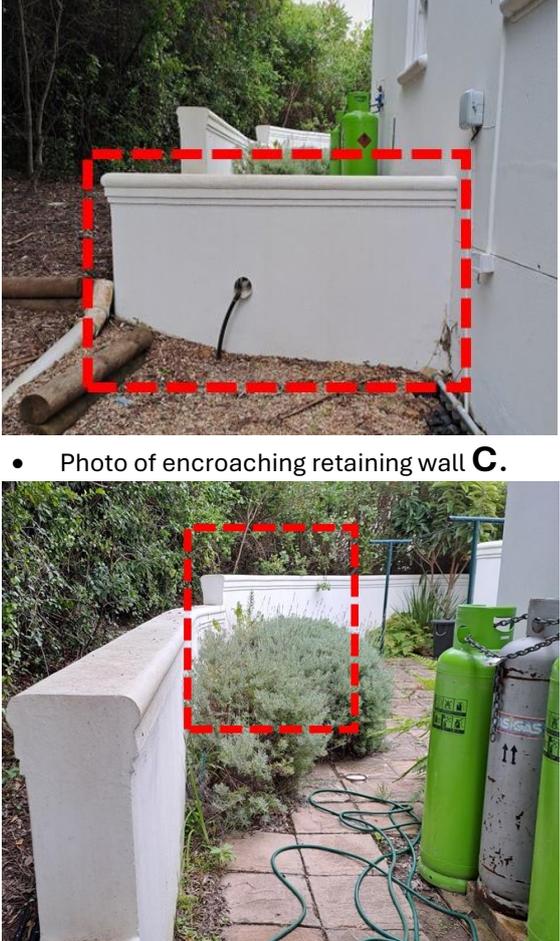
#### **5. THE PROPOSED ADDITIONS TO THE EXISTING DWELLING HOUSE**

The only additions and/or alterations to the dwelling house planned at this stage are internal changes to create a second dwelling. Since this second dwelling will comply with the Zoning Scheme definitions and parameters, the approval/refusal of this application will not have any effect on it.

#### **6. COMPARISON OF THE EXISTING DEVELOPMENT WITH THE LAND USE RIGHTS**

When the building plan for the existing dwelling was conditionally approved in 2004 and the temporary Certificate of Occupancy was issued on 15 July 2005, the 1986 Town Planning Scheme was still in operation. To analyse compliance with development control bylaws, the prescriptions of the 1986 and the 2023 Zoning Schemes should thus be considered and compared with the existing development of the property as well as the approved Building Plan attached as **Annexures G1 to G5**.

DEVELOPMENT PARAMETERS	2023 ZONING SCHEME	1986 TOWN PLANNING SCHEME	APPROVED BUILDING PLAN AND ENCROACHMENTS Refer to <b>Annexures G1 to G5</b>
Height	Maximum number of floors: 2	Maximum number of floors: 2	<ul style="list-style-type: none"> <li>The Building Plan showing a 3<sup>rd</sup> floor at lower ground level was approved without any remarks or requirements in this regard.</li> <li><b>No further permissions are required.</b></li> </ul>
	Maximum overall height: 8,5 m above NGL.	Maximum overall height: 8,5 m above NGL	<ul style="list-style-type: none"> <li>The approved Building Plan was endorsed as follows: <ul style="list-style-type: none"> <li>➢ Chimneys are to be omitted.</li> <li>➢ “Omit: All work to be below 8,5m height restriction”.</li> </ul> </li> <li>The building was constructed without adhering to the abovementioned conditions with the highest point being 2,515 m above the standard. Refer to <b>Annexures H1 and H2.</b></li> <li><b>Permission for a permanent departure from this height parameter must be sought.</b></li> </ul>
	A maximum of 6,0 m above the datum-line	A maximum of 6,0 m above the datum-line	<ul style="list-style-type: none"> <li>The Building Plan was approved without any remarks or requirements in this regard.</li> <li><b>No further permissions are required.</b></li> </ul>
Coverage	Maximum 50% for all buildings	Maximum 33,33% for all buildings	<ul style="list-style-type: none"> <li>The approved Building Plan does not show the floor areas or coverage.</li> <li>According to the as-built Building Plan (<b>Annexure I1</b>) the covered area is (and will remain), 189,58 m<sup>2</sup> which translates to a coverage of 18,55%.</li> <li><b>No further permissions are required.</b></li> </ul>
Building lines Street	4,0 m	4,5 m	Being a panhandle erf, it is impossible to encroach upon the street building line.
Side	2,0 m	1,50 m with an aggregate of not less than 4,5 m	<p><u>The dwelling house:</u></p> <ul style="list-style-type: none"> <li>Along the southwestern side boundary, the dwelling house is 1,5 m away from the side boundary line as marked <b>A</b> on <b>Annexure I2.</b></li> <li>Although the 2023 Zoning Scheme forbids this, the 1986 Scheme allowed it.</li> <li><b>This encroachment must thus be deemed as a non-conforming use as defined by the Bitou Bylaw on Municipal Land Use Planning of 2015.</b></li> </ul> <p><u>The retaining structures marked <b>B</b> and <b>C</b> on <b>Annexure I2:</b></u></p> <ul style="list-style-type: none"> <li>These retaining structures were not shown on the approved Building Plan.</li> <li>As discussed in par. 4 above, it is controlled and may not encroach upon the building line.</li> <li>Both retaining walls are lower than the maximum height allowed.</li> <li><b>A permanent departure to relax the building line to 0,0 m should be applied for in both cases.</b></li> <li>Photo of encroaching retaining wall <b>B.</b></li> </ul>

DEVELOPMENT PARAMETERS	2023 ZONING SCHEME	1986 TOWN PLANNING SCHEME	APPROVED BUILDING PLAN AND ENCROACHMENTS Refer to Annexures G1 to G5
			 <ul style="list-style-type: none"> <li>• Photo of encroaching retaining wall C.</li> </ul>
Rear	2,0 m	No determination	This building line is not affected.

## 7. PUBLIC PARTICIPATION

With municipal permission to be granted by virtue of S. 46(4) of the Bitou By-law on Municipal Land Use Planning, 2015, the public notification of the application in the local newspaper will be conducted by the applicant after a S.38 compliance certificate has been issued.

To verify that the procedure was conducted correctly, a copy of the notices in English and Afrikaans, published in *What's New in Plett*, will be submitted.

## 8. SPATIAL PLANNING GUIDELINES

Land development, however small or large, should be measured and tested against the guiding policy frameworks applicable in the area of concern. In Annexure L1 the undermentioned policy frameworks have been analysed and below follows a summary.

### 8.1. Spatial Planning guidelines at National level

Although the land use proposal is of a very limited scale, it can be regarded as in support of the SPLUMA development principles (Section 7 of Act 16 of 2013), of **Spatial Sustainability** and **Efficiency**. The other development principles are not directly affected.

### 8.2. Spatial Planning guidelines at Provincial level

The Land Use Planning Principles as specified in Section 59 of the Western Cape Land Use Planning, Act 3 of 2014 [LUPA], are similar to the Development Principles of SPLUMA and applies mutatis mutandis.

### **8.3. Spatial Planning guidelines at District level**

The Eden District SDF of 2017, which inter alia covers the area of jurisdiction of the Bitou Local Municipality, provides guidance regarding the spatial development of the area of the Eden District Municipality.

The approval of this land use proposal will not have a negative effect on these policies and guidelines.

### **8.4. Spatial Planning guidelines at Local level**

The relevant sections of Bitou's SDF and IDP have been summarised in **Annexure L2**. For the purposes of this application, the following conclusions were derived:

#### **8.4.1. The Bitou SDF of 2022**

- The subject property falls within the **urban edge** and is thus suitable for **urban development**.
- According to Figure 56 (see **Annexure J** for an extract), the subject property is situated in an area categorised as "**Urban**". Other than what is commonly meant by the term "urban", there are not any specific proposals or guidelines for the areas earmarked as such.
- The subject property's zoning **Single Residential Zone I** will not change, meaning that the use will remain consistent with the SDF's "urban" [development] demarcation.
- The SDF is silent on the application and management of development parameters at local/erf level. Together with the absence of urban design guidelines and/or a Local SDF, this leaves the decision on this application in the hands of the municipal town planners who deal with similar applications on a regular basis.
- Looking at the site development and dwelling, it is clear that efforts were made to attain the maximum amount of floor space in an efficient manner. This is generally in support of the Smart Cities-concept of compact neighbourhoods. The dwelling and site development is also in support of the unique neighbourhood identity which serves the unique and diverse characteristics of this community.

The proposal will support the necessary strengthening of the residential function of the area, which is crucial for the sustainability of the CBD.

#### **9.4.2. Bitou Integrated Development Plan (Amended 2024/2025)**

Of specific relevance to this application, is the IDP-guideline quoted below, which, in the historical context of unreasonably strict development control parameters related to height, clearly directs the town planners and decision makers of Bitou to change practices constraining development.

*Generally increase densities to limit urban expansion and relax development controls to promote rather than constrain development.*

## **9. OTHER LEGISLATION**

The National Environmental Act (Act 107 of 1998)

None of the activities listed in NEMA will be triggered by the proposed development nor is the subject property situated within the boundaries of a recognised Critical Biodiversity Area or a listed Threatened Ecosystem.

The Building Standards Act (Act 103 of 1977)

Although an application for the approval of a building plan can only follow the successful completion of this application, it is appropriate to anticipate if such plans may be rejected by virtue of Section 7 of the Building Standards Act based on one or more of the following criteria:

- The building will probably or in fact disfigure the area in which it will be erected.
- The building will probably or in fact be unsightly or objectionable.
- The building will probably or in fact derogate the value of adjoining or neighbouring properties.
- The building will probably or in fact be dangerous to life or property.

It is proposed that none of these disqualifiers will apply as explained throughout this memorandum.

## 11. LAND USE CONTROL MEASURES – AN OVERVIEW

To keep this memorandum concise, a discussion of (a) the reasons for land use control measures; and (b) height as instrument to control land development is contained in **Annexures N1 and N2**. It can be summarised as follows:

- For the best possible future of the people of South Africa, one of the most important obligations for all tiers of government is the sustainable development of our land and natural resources. For this purpose, the Constitution confers on municipalities the executive authority and the right to administer planning at local level. This is supported by SPLUMA, which puts municipalities at the epicentre of land use planning and management. SPLUMA empowers municipalities in various ways and by allowing them to amend their land use schemes, flexibility is enabled.
- The Western Cape LUPA defines the purpose of zoning schemes namely, to provide for orderly development and the welfare of the community in an environment where land use rights and development parameters are determined based on adopted spatial planning principles.
- In spite of the generally accepted development principles of SPLUMA and LUPA, deviations from standard development parameters occur on a daily basis. This is because, for any spatial planning system to succeed, it must be flexible to accommodate a diversity of conditions and demands.
- To keep Zoning Schemes practicable, they consist of a standardised set of definitions and development parameters which applies to all properties in a town.

If towns are built on uniform plains where geographical features are exactly the same for every property, such standardised Zoning Schemes can work. However, the reality is vastly different implying that the efficient use of almost each property is influenced different physical factors. Fortunately, the legislator acknowledged this reality hence the possibility to amend zoning schemes and/or depart from development parameters.

- Since town planning is an art and science and not based on scientific formulas and/or algorithms, requests for zoning amendment and departures cannot be answered without a careful consideration of prevailing conditions which created the need to deviate from the standard rules. This is when the town planner must ask what the reasons for development parameters such as building lines and height restrictions are. Reasons for the control of height and building lines such as those listed in **Annexures N2 and N3**, could then be considered. In the process of searching for an answer, the landowners' instinctive search for efficiency – the best use of their properties – must then be balanced with the expectations of the larger community.

## 11. MOTIVATION

### 11.1. Reasons for applying for permission to depart from the standard development parameters for a dwelling house

In this case, the need to deviate from the parameters of the zoning scheme was caused by the unknowing purchase of a property of which the main dwelling does not comply with the conditionally approved building plan. Of utmost importance is the landowner's reasonable resistance to demolish and reconstruct the building, hence his effort to solve the dilemma in a more efficient manner by applying for departures from the standard parameters.

#### 12.1.1. The building line encroachments

As outlined before, the building line encroachments occur on the southwestern boundary of the erf where two retaining walls, marked **B** and **C** on **Annexure I2**, were erected without being shown on the provisionally approved building plan of 2004,

possibly (a) for been regarded as minor building works by the responsible previous landowner, and/or (b) being built after the main dwelling was completed.

These small retaining structures were built (a) to prevent the erosion of the soil by rainwater and, (b) to manage the steep slope of the terrain surrounding the dwelling. If these structures were not installed, the terrain can eventually become unstable which may lead to damage of buildings on the subject property as well as on the property of the neighbour on the uphill side.



A schematic illustration of how the retaining walls redirect the flow of surface water to prevent soil erosion which can lead to damage of buildings.

**LEGEND:**

Water flow: blue dotted line

Retaining structures: double yellow lines

**12.1.2. The height encroachments**

With the approval of the 2004 building plan, the encroachments of the 2-storey and 6 m wall plate limits were allowed.

Although the encroachment of the 8,5 m overall height limit was not allowed during the approval of the building plan, the landowner responsible for the erection of the dwelling did not adhere. This person now resides in the U.S.A. and contact could not be established to obtain the reasons why the rule was not obeyed.

**11.2. The impact of the encroachments**

**11.2.1. The building lines**

As shown on the detailed SDP (**Annexure 12**) and the photographs below, the encroachments of the building lines are restricted to a bare minimum.



Retaining wall B



Retaining wall C

Due to the position and extent of each encroachment, there can be no negative impact to any neighbouring property, the amenability of the neighbourhood or the natural environment. On the contrary, if the retaining walls (which are the cause of the encroachments), are removed, severe damage to properties and the environment can occur over the longer term due to water erosion.

12.2.2. The overall height of the dwelling house

The impact of the height encroachment is analysed in terms of the following concerns:

(a) Consistency in land development

As discussed, and illustrated under item (f) below, the subject dwelling has an appearance which is consistent with dwellings of the visible surrounding precincts.

The inconsistency due to the encroachment of the maximum height, is largely negated by the topography which caused this building to be positioned much lower than the dwellings in the area and thus not appearing higher than normal.

(b) Consistency in property values

The municipal values of the four developed properties in Knotts Landing are shown below. From this it is clear that the subject property has a value very close to the average. There is thus no evidence that the subject property affected the values of neighbouring properties negatively.

ERF NO	SIZE (m2)	VALUATION
3131	935	R5 700 000
3140	1022	R5 300 000
3141	1010	R6 500 000
3142	958	R4 600 000
Averages	981,25	R5 525 000

**Annexure O** illustrates municipal valuations of other properties in the area which are on average much lower at R3,36m.

Clearly, the height encroachment of the subject dwelling had no negative effect on property values. Furthermore, since this building has been standing for almost 20 years, it would have been contested if it presented a problem in this regard.

(c) Preserving scenic views

This topic was discussed in **paragraphs 3.8 (Topography)** and **3.9 (Scenic views)** where it was demonstrated and concluded that, mainly due to the topography of the area, none of the neighbours' scenic views will be affected by the height encroachment.

(d) Prevention of excessive shadows on neighbouring buildings

The aerial photograph below shows the subject property outlined in red and the higher laying neighbouring erf in yellow. The red dotted line is an east-west line traversing across the highest point of the subject dwelling.



Knowing that (a) shadows fall to the south and (b) that shadows of lower laying buildings rarely affect higher grounds, it is safe to accept that the height encroachments of the subject dwelling cannot cause any problems in this regard.

(e) Prevention of the blocking of solar access

The photograph shown in the paragraph above together with the **Land Use Plan (Annexure K)**, illustrate that the subject dwelling, albeit higher than the limit, cannot block the solar access of existing or future dwellings.

(f) Prevention of monolithic architectural designs

Due to the terrain conditions, it is not possible to capture the entire dwelling from the ground in one photograph. However, by referring to the building plans and elevations, it becomes clear that the dwelling does not represent a monolithic structure. See **Annexures H1, H2 and I1**.

(g) Preserving the streetscape

The so-called Knotts Landing cluster is not fully developed meaning that a complete picture of the streetscape will only develop over time.

To evaluate the design and finishes of the subject dwelling, the only viable comparison is with the building on the neighbouring stand. Photos were also taken of dwellings that can be seen from the veranda of the subject dwelling, and it indicates that the subject building is in harmony with the bigger picture. See the photographs below.



Above: The subject dwelling (left) and the neighbouring dwelling (right)

Below: Dwellings on the high ground across the valley to the east as seen from the veranda of the subject dwelling



### **11.3. Spatial Planning Policies and Guidelines**

#### **12.3.1. At higher tiers of government**

As discussed in **paragraph 9**, read with the associated annexures, the approval of this application will not be in conflict with any spatial planning or related policy document of any higher tier of government.

#### **12.3.2. The Bitou SDF of 2022**

The proposals of the SDF are agreed with in broad terms, and not at all challenged.

Whereas SPLUMA and the province's LUPA very prominently express the importance of the principles of spatial sustainability and efficiency, the SDF applies these principles to the Strategic Development Areas [SDA's] and Restructuring Zones A, B, C1, C2, D and E while being silent about how long-existing, sometimes inefficient, residential suburbs should be transformed. Also knowing that no LSDF's or urban design guidelines have been developed for the established residential suburbs, this coincidence of circumstances created a void in the set of policies available to the stewards of the town as well as the owners of long-existing residential properties, leaving them to be reliant on ad hoc decisions.

#### **Spatial planning guidance at local level**

Since urban development is dynamic in terms of new and existing land uses it is normal to see that land use applications relating to existing residential stands are frequently submitted to change the status quo. Over time trends develop and municipal planners adapt by redefining development parameters, ie. the 4,5 m street building line of the 1986 Town Planning Scheme vs the 4,0 m line of the 2023 Zoning Scheme. But to wait 37 years for the system to adapt to urban development needs and trends is unacceptable, especially in the absence of clearly defined policies, such as urban design guidelines, to guide spatial planning at the level of individual properties.

But why do Zoning Schemes not change more frequently to adapt with a rapidly changing set of circumstances and needs? It can be argued that it is because they are spatial planning instruments that controls the use of land by "throwing a blanket of generalised sets of development parameters" over the entire municipal area. And when the owners of existing developed properties find this "blanket" of generalised land use rights to be inefficient to address today's needs, each of these imperfections are fixed by means of one (or a combination) of the following options: (a) take a long and costly chance by submitting a land use application; (b) avoid the further development of the property; or (c) develop illegally.

The absence of low-tier spatial planning policies such as urban design guidelines, as well as the potential shortcomings thereof, inevitably places municipal town planners in a difficult position. But this phenomenon also inhibits landowners – they never know what degree of flexibility exists in the administration of by-laws such as the zoning scheme.

For the stewards of our town to see most landowners opting for (b), would be unfortunate because, if enough ratepayers follow this route, the existing suburbs of the town will soon become dormant leading to stagnation, urban decay and other forms of retrogression. It is well known that many residents follow option (c) which serves their immediate interests but, if allowed to become a town-wide trend, it will also lead to deterioration. That leaves us with option (a) which, in the long term, is the correct choice. But many landowners do not think about the long-term prosperity of the town – they only worry about their personal challenges and how to survive until the next day.

◇◇◇

With this a background it should be understood why landowners becomes frustrated when, for example, they hear that: "depending on the comments of the neighbours a

relaxation of a building line will be considered positively but do not even think about increasing the height over the limit ...” All the landowners expect, is a development orientated mindset as well as consistent objectivity in the consideration of development proposals. In this regard, the discussed IDP-guideline should be taken seriously – *relax development controls to promote rather than constrain development*.

#### 12.3.3. The urban design guidelines of the 2017 SDF

Although the 2017 SDF has been replaced, it is worth noting that it did contain urban design guidelines, albeit very little. These urban design guidelines were not prescriptive regarding issues such as building lines and the height of single residential buildings. UD10 on p.246, however, advises that the placing of buildings should not block solar access to others. In this case this principle is adhered to.

#### **11.4. The urban fabric and amenity of the neighbourhood**

As discussed, and illustrated in **paragraph 12.2.2** above, there is no element of the subject dwelling that can be regarded as detrimental to the urban fabric of this precinct. Over years the owners developed and kept the property to a high standard. There is no reason to believe that the proposed departures will cause a deviation from that.

#### **11.5. Interests of the neighbours**

As discussed in **paragraph 8**, the Public Participation Process [PPP], for this application can only be conducted after the submission of the application. Although it is only after completing the PPP, that the views of the affected parties will be known, the impact of the proposed additions on direct neighbours have been considered in the architectural design and discussed in this report.

Unless unknown considerations come to the fore, it is proposed that the neighbours should not have sleepless nights.

#### **11.6. Precedents**

Strangely enough, although it is believed that there is a general resistance to dwelling houses of more than 2 floors, there are numerous single residential developments with more than two floors found throughout Plettenberg Bay. In fact, examples of 3-floor dwelling houses are so common that describing or regarding Plettenberg Bay as a “2-floor” residential area is rather misleading. Despite this regular incidence of 3-floor dwellings, they are mostly restricted to areas where the slope of the terrain prevents the screening of scenic views.

Although not this easy to quantify, it is also known that deviations from the “6 m wall plate limit” as well as the “8,5 m overall height limit”, occur regularly.

#### **11.7. Impact on engineering services**

No municipal engineering or other services found on the property will be affected.

#### **11.8. Impact on fire prevention**

The proposed departures and removal of restrictions will not cause a fire hazard, nor will it impede any firefighting operation on the subject property or neighbouring properties.

#### **11.9. Impact on roads and traffic**

No existing or future roads will be affected by the proposals. Traffic movements on the adjacent roads will also not be affected.

#### **11.10. Desirability**

Viewed from all perspectives, the proposed height and building line encroachments cannot be deemed as undesirable because the approval of the application:

- will not lead to conditions that may be harmful to property owners in the direct vicinity or in the town; and
- will not cause any of the rights of landowners to be affected in any manner; and

- will not damage the amenity of the area in any manner; and
- will not represent a real or potential threat to the health of the inhabitants or their neighbours; and
- will not compromise safety, especially fire prevention and firefighting; and
- will not affect any existing or future engineering services; and
- will not affect traffic conditions; and
- will formalise an attractive development with no negative visual impact; and
- will not impact nature; and
- will contribute to the desired efficient use of land.

## 12. CONCLUSION

In summary it is concluded that the proposed condonation of the encroachments of development parameters:

- Will be aligned with the statutory guidelines of SPLUMA, LUPA and legislation relating to other spatial planning; and
- Will be aligned with the spatial planning policies of all tiers of government; and
- Will not affect any existing or future engineering services or traffic conditions; and
- Will not have a negative impact on the neighbours, the precinct, or the town; and
- Cannot be deemed as undesirable; and
- Will not affect the fabric of the neighbourhood detrimentally; and
- Is in line with the theory of how land use control measures are applied in modern town planning;

As discussed before, the only issue of concern for the landowners and municipal town planners, is the lack of urban design guidelines at local level. Inevitably, this places an undue amount of discretion in the formulation of decisions in the hands of the town planning officials. That leaves them with no other choice but to consider on an ad hoc basis most land use applications (such as permanent departures from development parameters, consent uses, subdivisions, etc.), originating from properties in long-existing precincts of the town.

But, despite this weakness of the set of spatial planning policies and guidelines, the IDP of 2024-2025 provides a very important statutory guideline for landowners and municipal town planners which must be taken into regard when every development proposal is evaluated, namely:

*Generally increase densities to limit urban expansion and relax development controls to promote rather than constrain development. (Refer to the IDP's heading: GUIDELINES FOR LAND USE/ ZONING SCHEME on p.194)*

As the Executive Mayor said in his foreword to the IDP:

*We will use our past experience to prevent the mistakes, build on our successes for better service delivery, and regain the confidence of Bitou communities.*



A.C. BURGER Pr. Planner (A/767/1994)

## Special Power of Attorney

I, **Igor Lars Sturmheit** with identity number 711002 5216 086, being the registered owner of **Erf 3140, Plettenberg Bay** held by virtue of Deed of Transfer **T54578/2024** and situated in the area of jurisdiction of the Bitou Local Municipality, do hereby nominate, constitute and appoint **Armand Camille Burger** Professional Planner with registration number A/767/1994 of ValGIS Technologies CC, hereinafter referred to as the Mandated, as well as its authorised agents and/or employees with power of substitution to be my lawful representatives to:

- a. Prepare and submit an application to seek for the approval of land use rights as prescribed by the relevant legislation in order to regularise all buildings and structures on the said property on the understanding that such application may inter alia include requests for permanent and/or temporary departures from the development control parameters of the Bitou Zoning Scheme Bylaw of 2023; and
- b. Generally to do whatever may be necessary or desirable to obtain approval for the proposed development.

I hereby declare, agree and accept that the Mandated cannot and will not guarantee a positive outcome on any land use application such as intended in this case and the the Mandated also not, in any manner, created the impression that the intended application will be successful.

I hereby declare that I am aware that some of my personal information related to this application have to be collected, documented and submitted to the relevant authorities and that the Mandated, who undertakes to protect such information as prescribed in the relevant legislation, will not and cannot be held liable if such information is leaked and/or made available to the public due to the behaviour of said authorities who are in possession of such information.

Signed at Plettenberg Bay on this 1st day of April 2025.

  
\_\_\_\_\_  
**IGOR LARS STURMHEIT**

in the presence of the undersigned witnesses:

  
\_\_\_\_\_  
**Witness 1**  
\_\_\_\_\_  
**Witness 2**

**A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:**  
a) Gelyktydiges met ander registraasiekantore / deeltitels : Simuls with other registries / sectional titles:

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

b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:  
Client copies of deed files permanently in Deed Office:

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

c) Notas / Notes:

**BLACKBOOK**  
29-08-2024  
PHUMELELAMNAMATA

**B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

Interdikte nagesien deur Interdicts checked by: .....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	Opmerkings Remarks	Paraaf Initials
Datum Date: .....	(2) Begiftingserwe Endowment erven		
	(3) Begifting Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by: .....	(6) Algemene plan General Plan		
Datum Date: .....	(7) Titelakte TitleDeed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien / Date checked		

Kantoor instruksies / Office instructions:  
Seksie / Section

**12**  
Tel: 021 405 5100

Datum van Indiening / Date of Lodgement

**LOGGED**  
21 AUG 2024  
**INGEDIEN**

**A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE**

2024-08-29

Handwritten: JULY 11/15/2024

Ondersoeker / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1. Junior Examiner Z. Mzimkulu 1169				
2. Lebopo ms	128	3	2	
3.				

Besonderhede / Details

1 NANSFEN  
BOTH A INV CONS PTY LTD  
IL SKURMHEIT

T 000054578 / 2024

Skakeling / Linking	Titelaktes, ens., binne / Title deeds, etc. within
3 2	TL47620/2021 ✓

GELYKTYDIGES / SIMULS

No. in stel / batch	Kode Code	Name van Party / Names of Parties	Naam Van Firma / Name Of Firm	Firma Nr. Firm No.
---------------------	-----------	-----------------------------------	-------------------------------	--------------------

1	T	BRF IRVINE / BOTH A INV CONS PTY LTD	WERKSMANS (JL)	12
2	T	BOTH A INV CONS PTY LTD / IL SKURMHEIT	WERKSMANS (JL)	12
3	T	KLEIN KINDERFONTEIN TRUST / BRF & ER IRVINE	WERKSMANS (JL)	12

4.				
5.				
6.				
7.				
8.				
9.				
10.				



Registrasie versoek deur: LYNNE BOTHA  
LPCW 82076 30 AUG 2024

Datum:

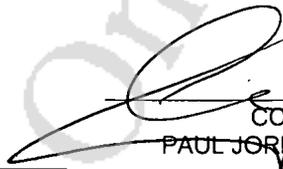
(Kort beskrywing van eiendom (slegs para 1 Akte) Brief description of property (merely Par 1 in Deed)

JS18

12

Jordaan & Smith Attorneys/Conveyancers  
8 High Street  
Plettenberg Bay  
6600

Prepared by me

  
CONVEYANCER  
PAUL JORDAAN (78728)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9 500 000.00	R. 3 615.00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....



T000054578 / 2024

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 82076

DATA / VERIFY  
04 -09- 2024  
NOLUVO MTYATYAMBA

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

**BOTHA INVESTMENTS CONSULTING PROPRIETARY LIMITED**  
Registration number 2020/726905/07

which said Power of Attorney was signed at PAARL on 31 JULY 2024





And the appearer declared that his/her said principal had, on 18 July 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:

**IGOR LARS STURMHEIT**  
**Identity Number 7110025216086**  
**Unmarried**

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

ERF 3140 PLETTENBERG BAY, in the Bitou Municipality, Division of Knysna, Western Cape Province

IN EXTENT 1022 (ONE THOUSAND AND TWENTY-TWO) Square metres

**FIRST REGISTERED** by Certificate of Registered Title Number T2068/2001 with General Plan Number TP10696 relating thereto and **HELD** by Deed of Transfer Number T47620/2021.

A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number T6505/1912;

B. **SUBJECT FURTHER** to the special conditon contained in Deed of Partition Transfer Number 8900/1941, namely:

"That the Transferee and his successors in title of the remaining extent of Lot Number 7 of the farm Welkom, transferred to Charles George Derbyshire on this day Number 8901 shall have the sole right to use the spring (marked K on the annexed diagram) and shall have a right of way (market XY on the annexed diagram) thereto along the bed of the kloof."

C. **SUBJECT FURTHER** to the terms of the endorsement dated 21 June 1955 endorsed on Deed of Transfer Number T18572/1952 which reads as follows:

"REGISTRATION OF SERVITUDE NUMBER 332/1955

The within described land is subjek to a servitude of Aqueduct and Right of Access in terms of an Order of the Water Court (Water Court District Number 4) dated 13-12-1954 as will more fully appear on reference to the copy of said Order annexed hereto."

D. **SUBJECT FURTHER** to the following conditons contained in Certificate of Registered Title Number T2068/2001, imposed by the Administrator as a condition of subdivision imposed in terms of Section 18 of Ordinance number 33 of 1934, namely:

- “1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the scheme.”



ZM



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

**BOTHA INVESTMENTS CONSULTING PROPRIETARY LIMITED**  
**Registration number 2020/726905/07**

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

**IGOR LARS STURMHEIT, Unmarried**

his 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 R9 500 000,00 (NINE 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

30 August 2024.



q.q.

In my presence



REGISTRAR OF DEEDS



ZM

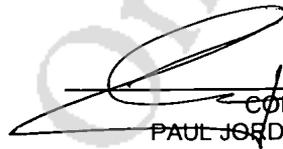
12

Jordaan & Smith Attorneys/Conveyancers  
8 High Street  
Plettenberg Bay  
6600



1-5  
0

Prepared by me

  
CONVEYANCER  
PAUL JORDAAN (78728)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**JAN PHILLIPUS CARL NICOLAAS BOTHA**  
duly authorised hereto by a resolution of the Directors of  
**BOTHA INVESTMENTS CONSULTING PROPRIETARY LIMITED**  
Registration number 2020/726905/07

do hereby nominate and appoint JOHANNES GERHARDUS LOURENS VISAGIE (79704) and/or LYNNE BOTHA (82076) and/or PAUL JORDAAN (78728) and/or TANIA VOLSCHENK (93559) and/or (78461) and/or KRISTEN ELLIOTT (98379) and/or AIDAN KENNY (84476) and/or JOHAN SALOMON LUBBE (82123) and/or HENDRIK ANDRIES KOTZE (80047) and/or ARNO WATSON (80234)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

**IGOR LARS STURMHEIT**  
Identity Number 7110025216086  
Unmarried

the property described as:



JM

ERF 3140 PLETTENBERG BAY, in the Bitou Municipality, Division of Knysna, Western Cape Province

IN EXTENT 1022 (ONE THOUSAND AND TWENTY TWO) Square metres

HELD BY Deed of Transfer Number T47620/2021

the said property having been sold by me on 18 July 2024, to the said transferee/s for the sum of R9 500 000,00 (Nine Million Five Hundred Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PAARL on 31 JULY 2024

in the presence of the undersigned witnesses.

AS WITNESSES :

1. Kelland

2. P. Berman

  
On behalf of BOTHA INVESTMENTS  
CONSULTING PROPRIETARY  
LIMITED



Bitou

BITOU MUNICIPALITY

3

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY BITOU MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Bitou Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): eljuran 12887896

Erven: 3140

Portion:

Extension: PLETTENBERG BAY

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: BOTH A INVESTMENTS CONSULTING PROPRIETARY LIMITED (2020/726905/07)

Name and Identity/ Registration Number of all purchaser/s: IGOR LARS STURMHEIT (7110025216086)

This Certificate is valid until: 11/10/2024

Given under my hand at BITOU on 12/08/2024

Digitally signed by Bitou Municipality  
Signee: Eljuran Leona Du Plessis  
Sign date: 12/08/2024 12:39:17.575 PM  
Expiration date: 06/11/2025 09:00:07 AM



MUNICIPAL MANAGER  
Bitou Municipality

Date issued: 12/08/2024

Authorised Officer: Eljuran Du Plessis

Certificate by Conveyancer  
I [Signature] (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Bitou Municipality.

Conveyancer

Date

2024/08/20

21 Digit Code (or Municipal Reference Number): eljuran 12887896

Page 1 of 1

Certificate number: 12887896

cc44c007-d0f4-4959-bc7d-457268a18e63

ZM

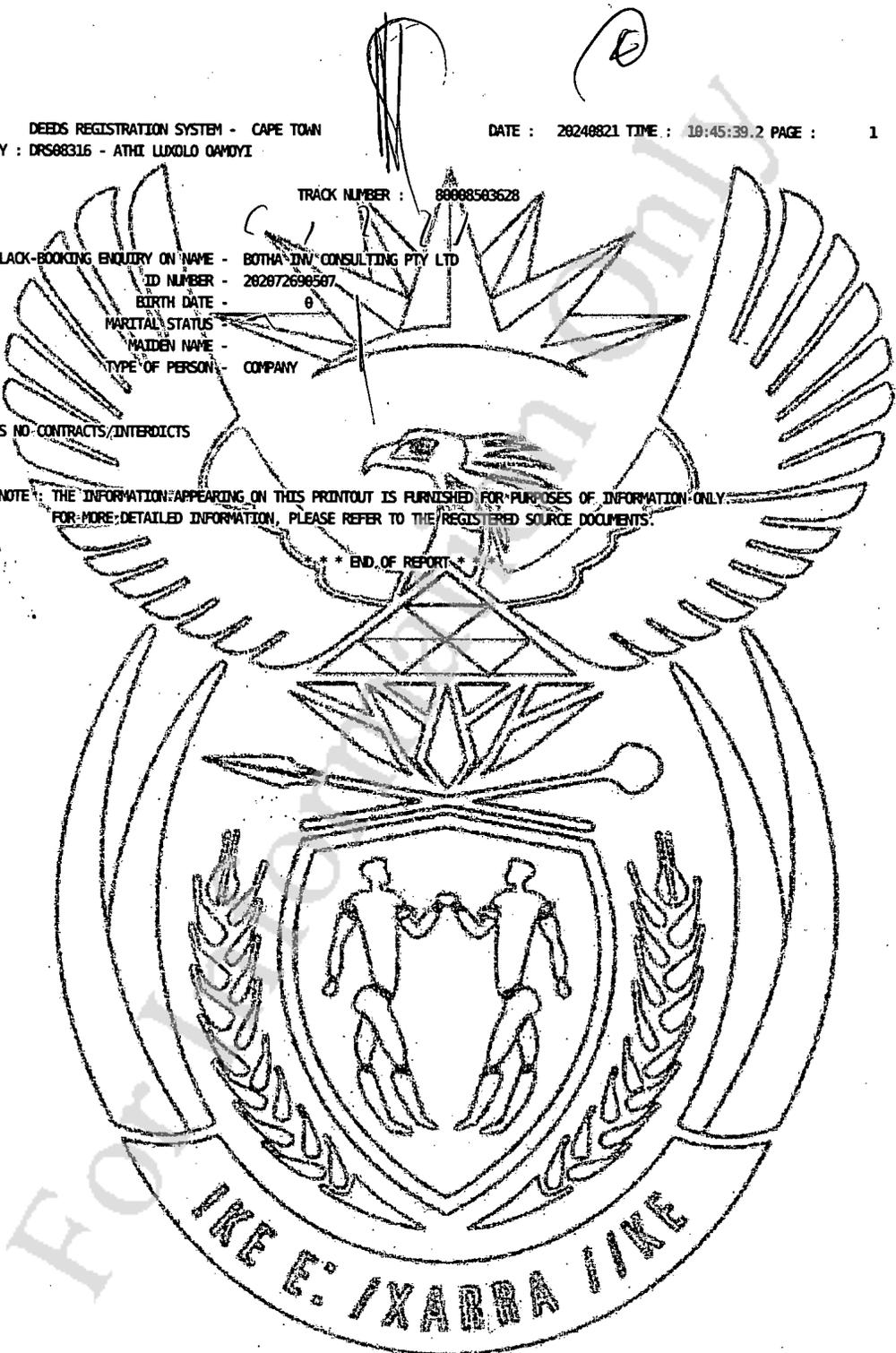
TRACK NUMBER : 88688503628

BLACK-BOOKING ENQUIRY ON NAME - BOTHA-INV CONSULTING PTY LTD  
ID NUMBER - 282872698597  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

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

\*\* END OF REPORT \*\*



ZM

TRACK NUMBER : 88688503628

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 3140  
TOWNSHIP PLETTENBERG BAY  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION PTN OF 2888-TP10696  
DIAGRAM DEED NO T2068/2061  
EXTENT 1822 SQM  
CLEARANCE PLETTENBERG BAY TC

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
BOTH A INV CONSULTING PTY LTD

PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	TITLE DEED	MDD	MICROFILM REF
20218206	R4600000.00	202072690507	T47620/2021	0923	20211008133853

\* O/P/A - D - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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

\*\* END OF REPORT \*\*

IKHE: /XARRA /IKHE

Zm

# General topography

**Slope Classification (%)**

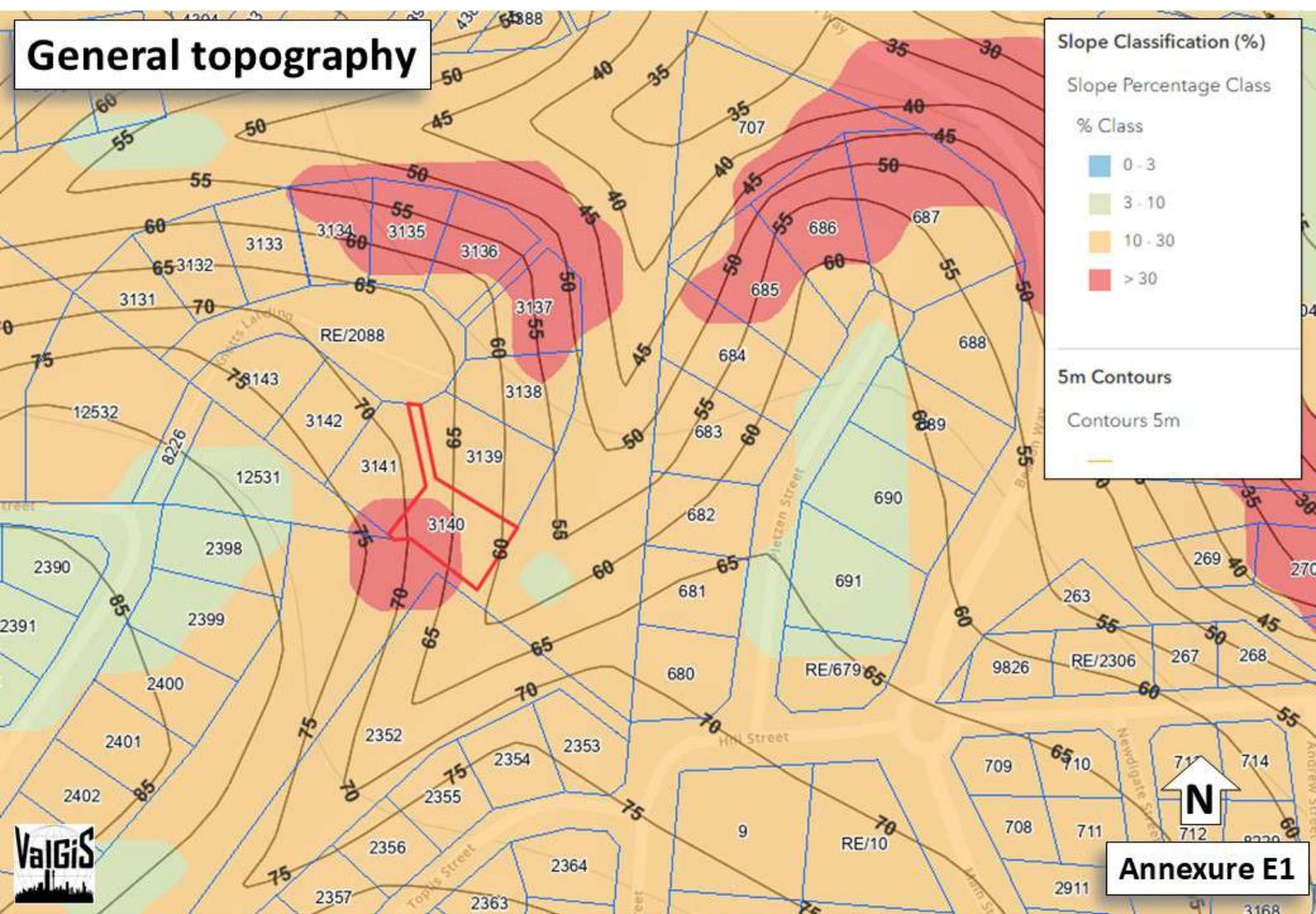
Slope Percentage Class

% Class

- 0 - 3
- 3 - 10
- 10 - 30
- > 30

**5m Contours**

Contours 5m



**Annexure E1**





**Topography**  
3D perspective

The subject property

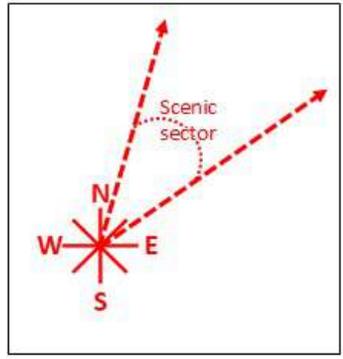


**Annexure E3**

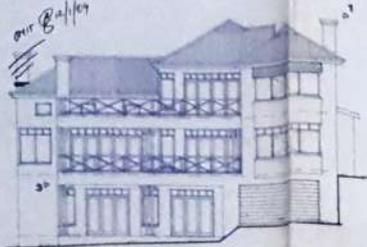


Sources of information:  
Cadastre: Cape Farm Mapper ver. 3.3  
3D Imagery: Google Earth (elevation exaggeration = 1.0)

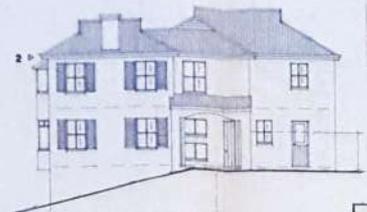
# Scenic views



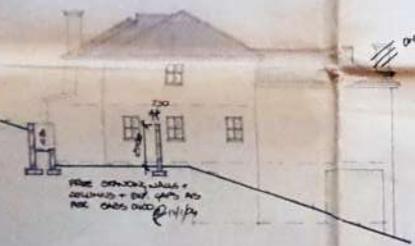
# Annexure F



**NORTH ELEVATION**



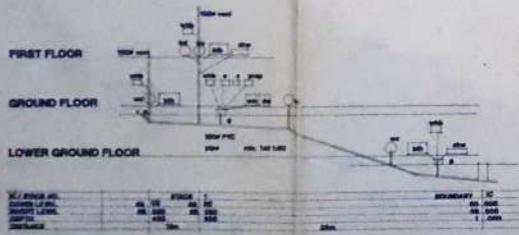
**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**DRAINAGE SCHEMATIC**

Not to Scale



**SITE PLAN**

Material description	Quantity
1. Windows & doors	
2. Timber railings	
3. Herb planter	
4. PVC gutters	
5. Timber fascias	
6. PVC fascias	
7. PVC fascias	
8. PVC fascias	
9. PVC fascias	
10. PVC fascias	
11. PVC fascias	
12. PVC fascias	
13. PVC fascias	
14. PVC fascias	
15. PVC fascias	
16. PVC fascias	
17. PVC fascias	
18. PVC fascias	
19. PVC fascias	
20. PVC fascias	

**ALL WINDOWS / DOORS TO LATER SCHEDULE**

PITTSBURGH, PA  
MUNICIPALITY  
2007-10-23  
RECEIVED

- NOTES:**
- 1: all plaster moldings to later detail
  - 2: marley PVC gutters on painted 220mm timber fascia
  - 3: all timber railings and posts to later schedule
  - 4: herb-planter to later detail
  - 5: drainage to all patios and verandahs by full-bones
  - 6: WINDOWS: ALL GLAZING 7/12 OR 6/8mm APL TO BE SAFETY GLAZING 8/11/04
  - 7: all windows 8/11/04
- EXTERIOR FINISHES:** 8/11/04
- ROOF: green pre-coated Chromadek or equivalent  
 WALLS: white FIB on smooth plaster with rounded corners  
 EXT. WOODWORK: combination green & white enamel

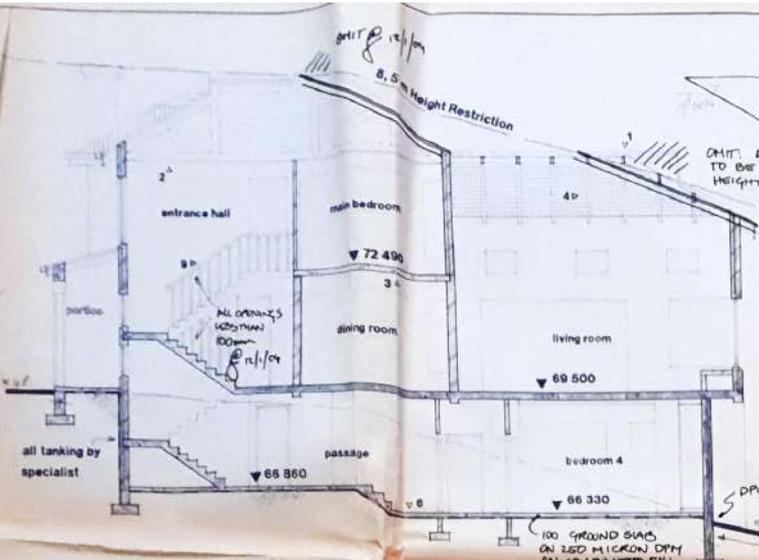
**New house on Erf 3140 for Shellcorp 57 G.C.**

**IN ASSOCIATION WITH ROBIN BRISTOW**

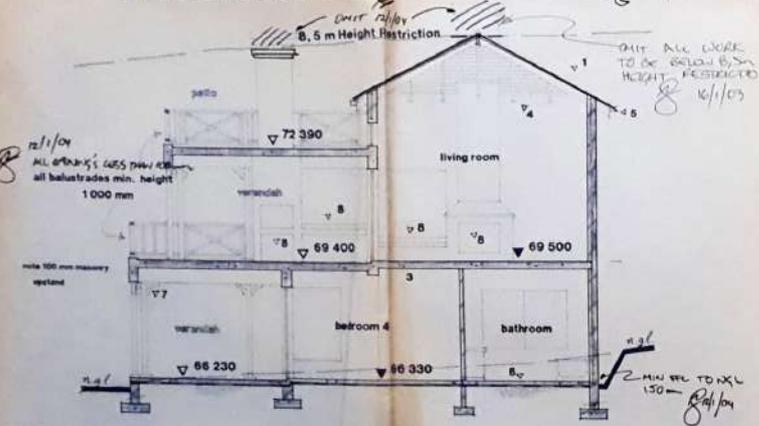


**elevations 1:100 site plan 1:200**

Drawn by B.S. / M.C.L. M.V. 30009



**SECTION A-A**



**SECTION B-B**

1. All structural concrete to be cast in place.	2. All concrete to be cast in place.
3. All concrete to be cast in place.	4. All concrete to be cast in place.
5. All concrete to be cast in place.	6. All concrete to be cast in place.
7. All concrete to be cast in place.	8. All concrete to be cast in place.
9. All concrete to be cast in place.	10. All concrete to be cast in place.

PLETTENBERG BAY MUNICIPALITY  
RECEIVED

**SURVEY NOTES:**  
- Contours and Levels  
by: V.P.M.  
Land Surveyors

- NOTES:**
1. pre-coated Chromalox on 75x50 purlins on foundation on 114x36 trusses by specialist
  2. skinned roof rafter under 38x38 battens
  3. skinned concrete ceilings
  4. 100 mm floor plank over 100x50 rafters, all for post-fixing
  5. Marine PVC gutting on 220 mm pine fascia
  6. all surface beds on 4 p.s. over well-compacted fill
  7. all decorative timberwork to later detail
  8. Closets, windows, doors and woodwork all to later detail
  9. staircase timber substrate to later detail
  10. ROOF TRUSSES SECURED BY MEANS OF HOOP IRON. MIN. 6 COURSES. TIMBER IN WALLS TO BE WRAPPED IN DPC.

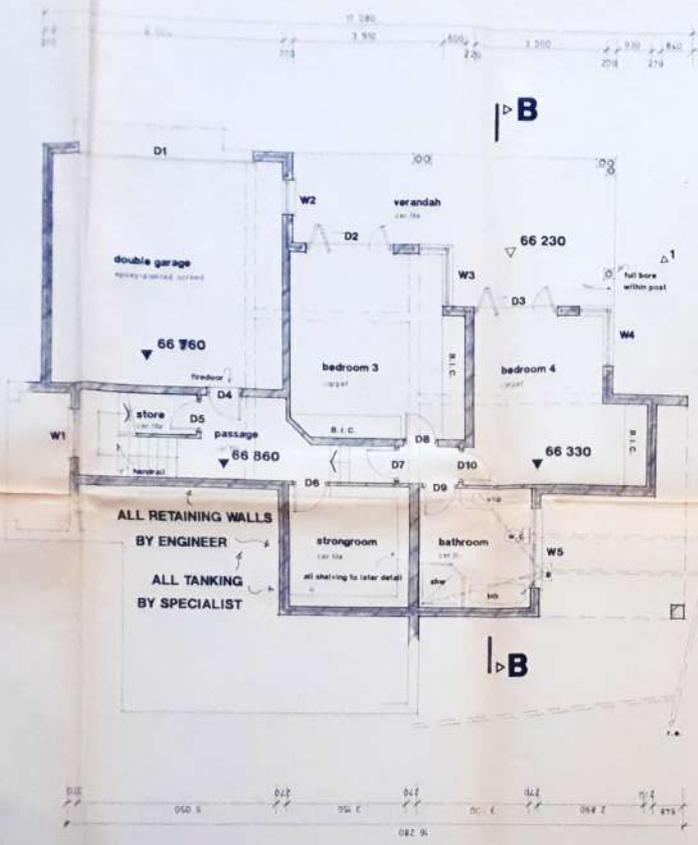
**New house on Erf 3140**  
for  
**Shellcorp 57 C.C.**

IN ASSOCIATION WITH  
**ROBIN BRISTOW**

*Markus Rattray*  
Architect & Designer  
(Residential and Commercial)

**sections**  
**1: 50**

Drawn by: R.B. / M.B. Nov. 2002



- NOTES:**
1. a detailed layout plan will be supplied of full-bore drainage of floors above

1. 1/2" = 1'	1/4" = 1'	1/8" = 1'	1/16" = 1'
1/32" = 1'	1/64" = 1'	1/128" = 1'	1/256" = 1'

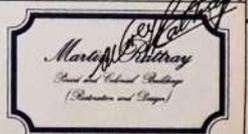
LETTERBERG BAY MUNICIPALITY  
2002-12-23  
RECEIVED

**NOTES:**

1. a detailed layout plan will be supplied of full-bore drainage of floors above

**New house on Erf 3140  
for  
Shellcorp 57 G.C.**

IN ASSOCIATION WITH  
**ROBIN BRISTOW**



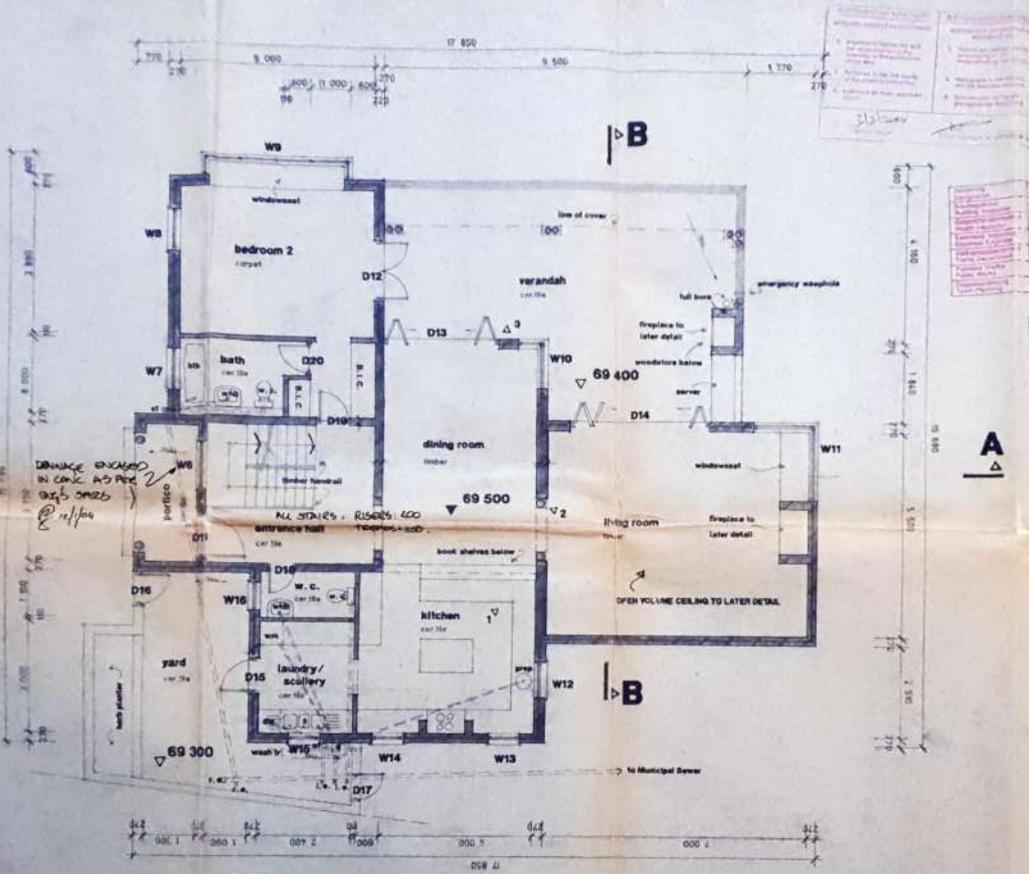
**lowerground floor plan**

**1: 50**

Drawn by: R.B. / M.G.R. Nov. 2005

Sheet 3 OF 5

**LOWER GROUND FLOOR PLAN**



- NOTES:**
- 1: all cupboards to later detail
  - 2: decorative posts to later detail
  - 3: all glazing to SABS approval

**AREAS:**

TOTAL UNDER COVER:	487
LOWER GROUND FLOOR (incl. garage):	148
LOWER GROUND FLOOR VERANDAH:	27
GROUND FLOOR:	161
GROUND FLOOR VERANDAH:	48
GROUND FLOOR PATIO & W/D:	38
FIRST FLOOR:	112
FIRST FLOOR PATIO:	37

**New house on Erf 3140**  
for  
**Shellcorp 57 C.C.**

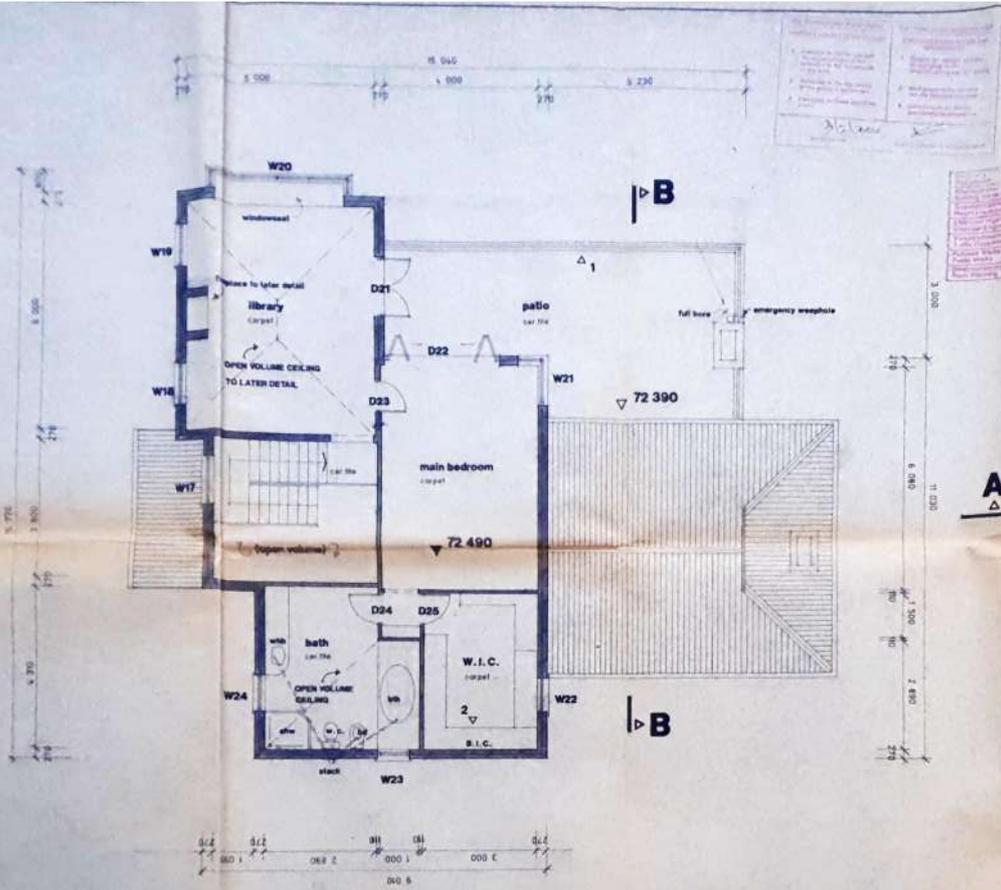
IN ASSOCIATION WITH  
**ROBIN BRISTOW**

*Martin Rattray*  
Head and Technical Designer  
(Architect and Designer)

**GROUND FLOOR PLAN**

**ground floor plan**  
**1:50**

Drawn by R.B. / M.B. Nov. 2005  
Sheet 1 of 5



# FIRSTFLOOR PLAN

ALL ELECTRICS TO LATER SCHEDULE

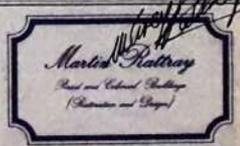
**NOTES:**

- 1: timber balustrade on 100x220 masonry upstand
- 2: all cupboards to later detail

LETTERING BAY MUNICIPALITY  
200 12 11  
RECEIVED

**New house on Erf 3140  
for  
Shellcorp 57 C.C.**

IN  
ASSOCIATION WITH  
**ROBIN BRISTOW**



**firstfloor plan**

**1: 50**

Drawn by R.B. / M.B. Nov. 2009



to be the best together

Private Bag X 1002 Plettenberg Bay 6600  
Tel+27 (0)44 501 3000 Fax +27 (0)44 533 3485

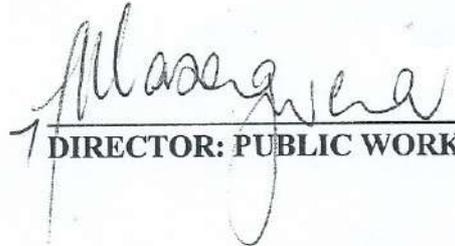
**BITOU MUNICIPALITY**  
**BUILDING CONTROL DEPARTMENT**  
**TEMPORARY CERTIFICATE OF OCCUPANCY**  
**BUILDING PLAN NO. 37/2003**

It is certify that the premises on.Erf 3140 (New Dwelling).....built by  
**Owner Builder**.....from  
**Knotts Landing, Plettenberg Bay** .....for  
**Shelfcorp 57 cc**.....

Has been duly inspected and found to be ready for occupation as from this **15 July 2005**

Inspection carried out by:

  
\_\_\_\_\_  
**BUILDING INSPECTOR**

  
\_\_\_\_\_  
**DIRECTOR: PUBLIC WORKS**

**SUBJECT TO:**

- Submission of amended plans
- Submission of roofloading certificate
- Submission of electrical certificate

**OFFICE USE ONLY**

REFUSE	0	SEWERAGE	4	GARAGES	2
BATHROOM(S)	3	m <sup>2</sup>	534	RAND COST	R 1068 000,00

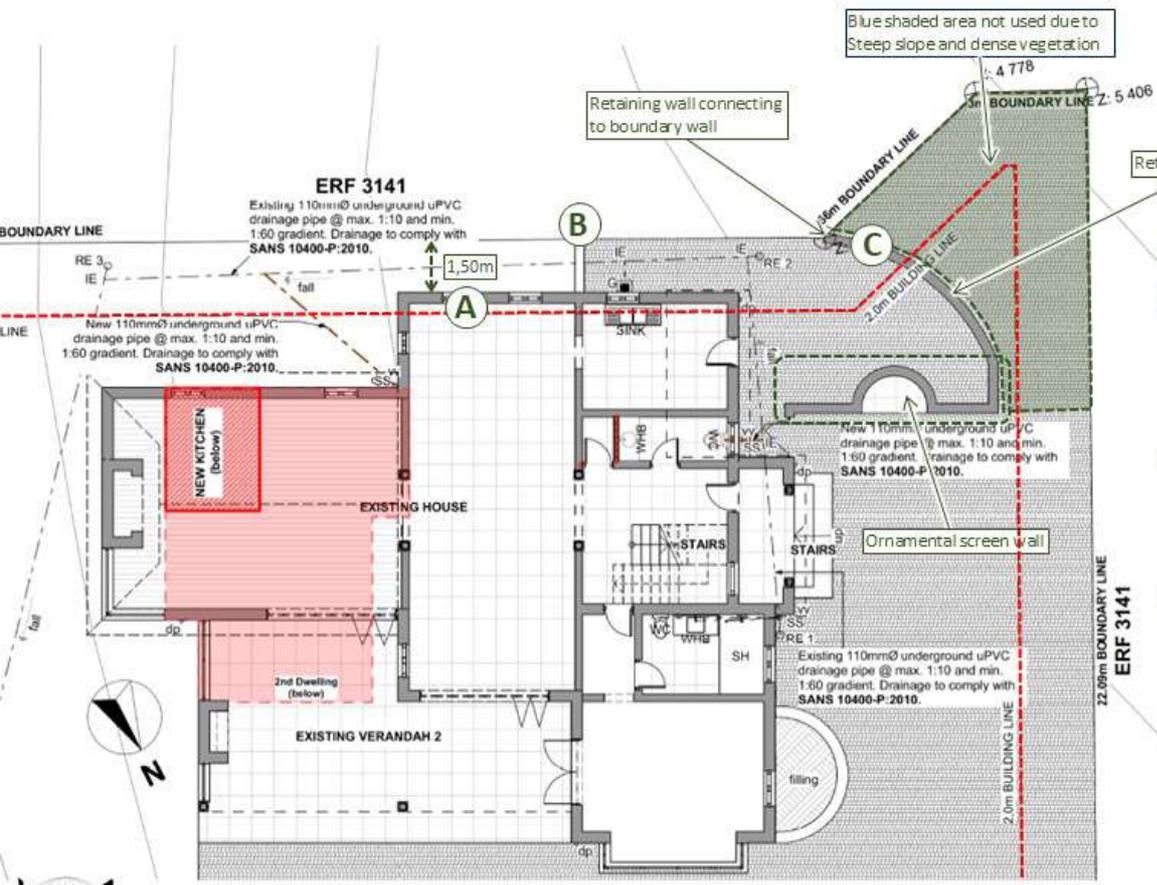


**Height**  
**8,5 m blanket 1**  
Perspective from above

The blue "blanket" represents a level of 8,5 m above Natural Ground Level

**Annexure H1**

# SDP - Detail



## REMARKS

- A** Dwelling house 1,50m from boundary, approved under the 1986 Town Planning Scheme when it was permissible. No further permissions required.
- B** Retaining wall, ±1,16 m high, over the 2,0m side building line. Permanent departure required.
- C** Retaining wall, 1,34 m high, over the 2,0m side building line. Permanent departure required.

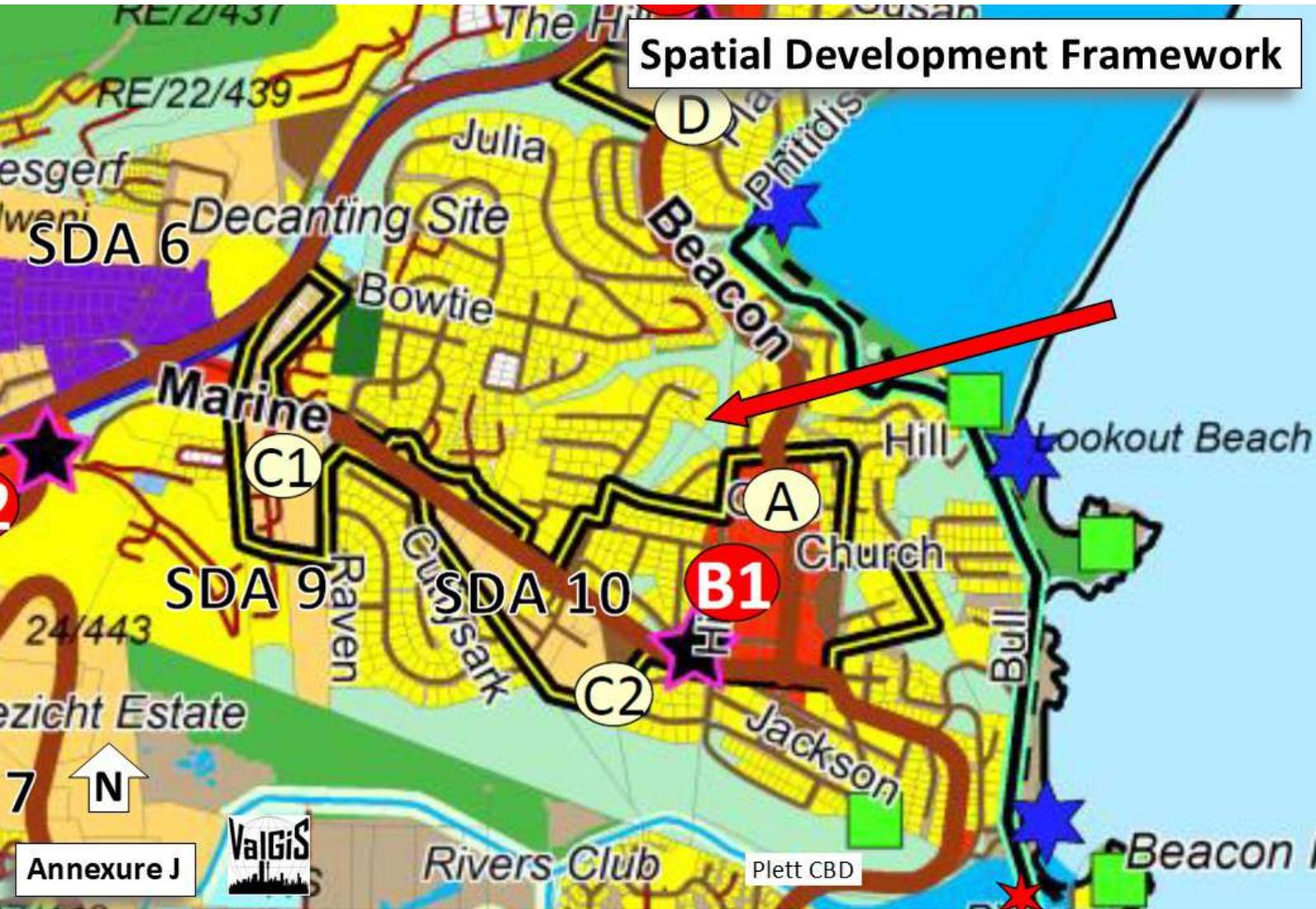


## Annexure I2

Detail plan based on the architect's plan included as Annexure I1



# Spatial Development Framework



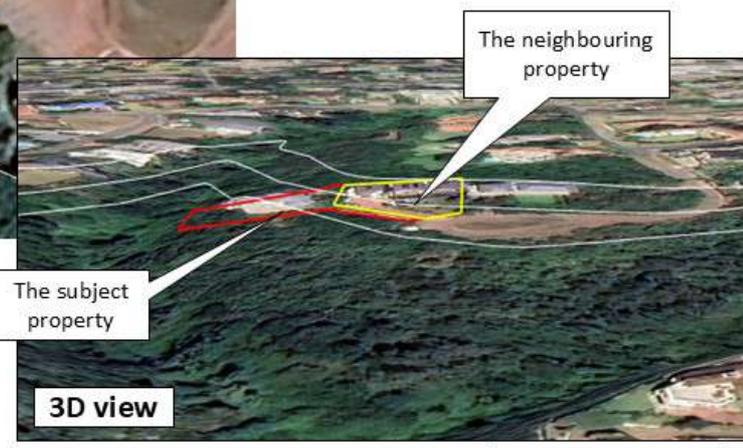
# Land Use Plan





**Spot heights**

Height difference of spot heights = 4,3m



**Annexure M**



Sources of information:  
 Cadastre and spot heights: Cape Farm Mapper ver. 3.3  
 3D Imagery: Google Earth (elevation exaggeration = 1.0)



# Property values

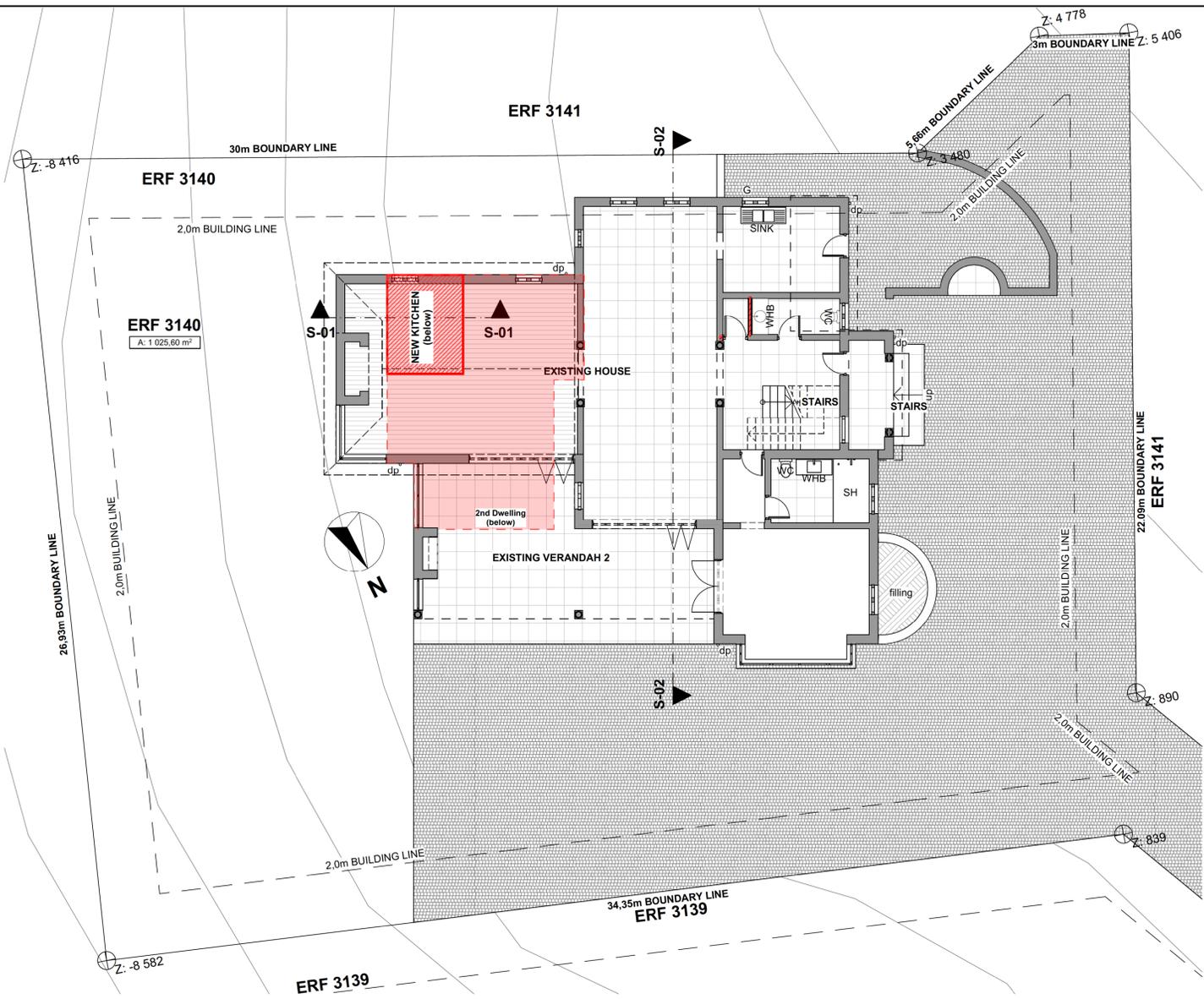


Sources of information:  
Cadastrre: Cape Farm Mapper ver. 3.3  
Valuations: General Valuation Roll 2021/2013 Set 1 Volume 1



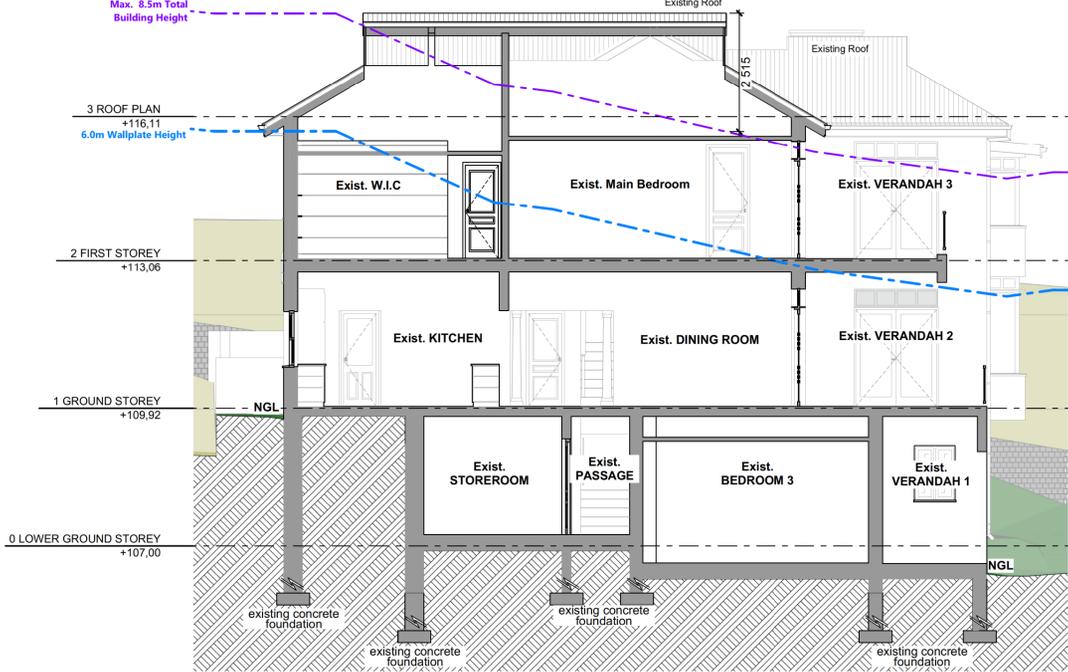
Annexure O





**SITE PLAN 1**

Scale 1:100



**SECTION 02**

Scale 1:75

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**REVISIONS:**

Rev nr.	Change	Description	Date

- GENERAL NOTES:**
- First Storey safety to comply with SANS 10400-D:2022. All windows placed more than 1m above the adjacent ground or floor level with opening sections lower than 1000mm above FFL to be provided with safety bars (as per WINDOW SCHEDULE) min. 1000mm(h) from FFL and shall not contain any openings bigger than 100mm.

**House Sturmheit - Plettenberg Bay**

CLIENT: **Mr. Igor Sturmheit**

PROJECT DESCRIPTION: **As-Built**

PROJECT LOCATION: **ERF 3140, 10 Knotts Landing, Plettenberg bay**

MUNICIPALITY: **Bittou Municipality.**

DRAWING NAME: **SITE PLAN & SECTION 2 (HEIGHT RESTRICTIONS)**

SCALE: **As per Drawing @ A1.**

PROJECT START DATE: **Nov 2024**

DRAWN BY: **JP & CB**      CHECKED BY: **CFS**

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST

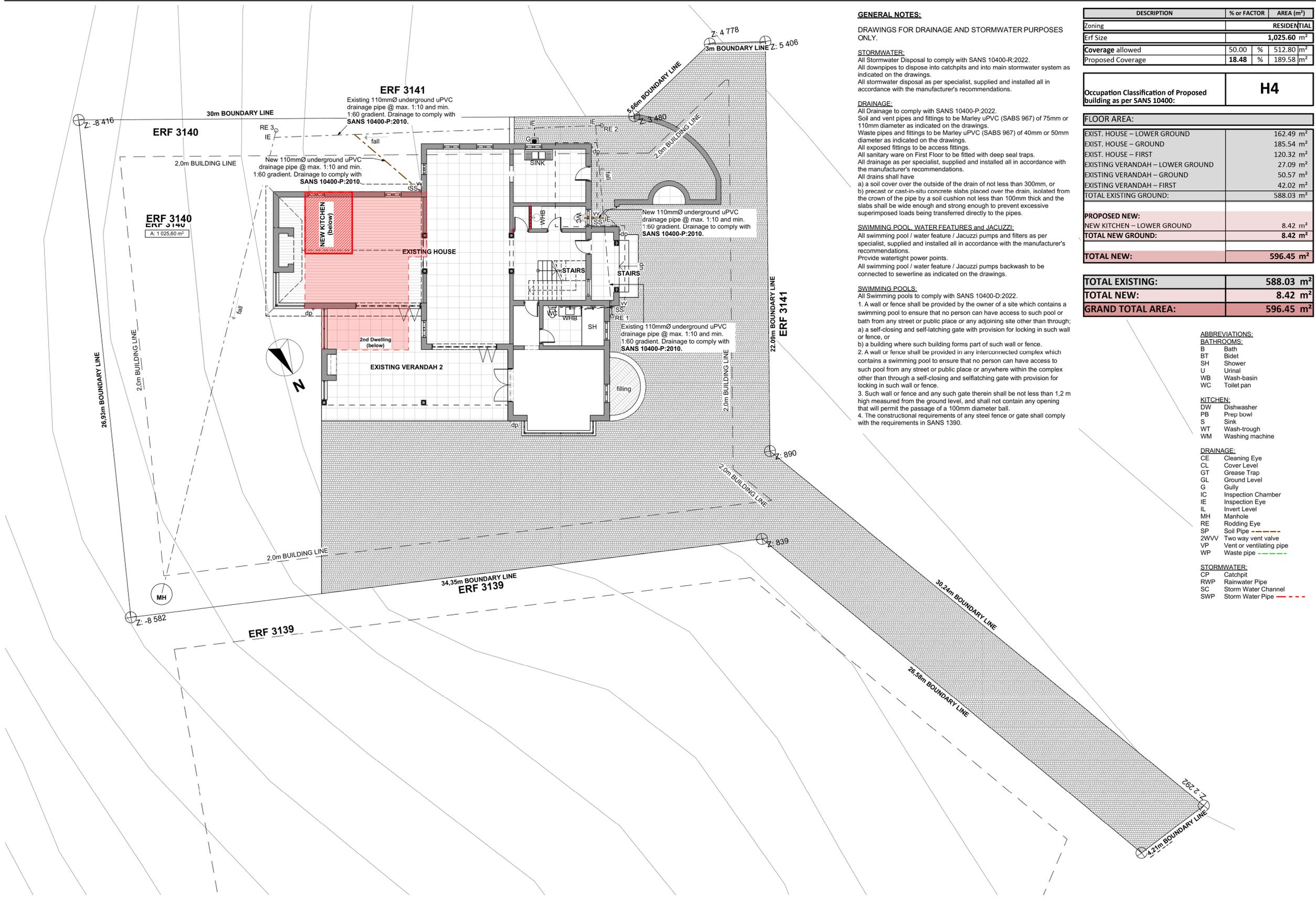
**FRANCOIS SWANEPOEL**

69-12 AM (AP/Arch/Sturmheit) on 11 Jun 2024

Checked By:

Francis Swanepoel  
SACAP: Pr.S.Arch.T.: ST0975  
PROJECT NUMBER:  
**2024-104**  
SHEET NUMBER:  
**2002**  
REVISION NUMBER:

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**GENERAL NOTES:**

DRAWINGS FOR DRAINAGE AND STORMWATER PURPOSES ONLY.

**STORMWATER:**  
 All Stormwater Disposal to comply with SANS 10400-R:2022.  
 All downpipes to dispose into catchpits and into main stormwater system as indicated on the drawings.  
 All stormwater disposal as per specialist, supplied and installed all in accordance with the manufacturer's recommendations.

**DRAINAGE:**  
 All Drainage to comply with SANS 10400-P:2022.  
 Soil and vent pipes and fittings to be Marley uPVC (SABS 967) of 75mm or 110mm diameter as indicated on the drawings.  
 Waste pipes and fittings to be Marley uPVC (SABS 967) of 40mm or 50mm diameter as indicated on the drawings.  
 All exposed fittings to be access fittings.  
 All sanitary ware on First Floor to be fitted with deep seal traps.  
 All drainage as per specialist, supplied and installed all in accordance with the manufacturer's recommendations.  
 All drains shall have  
 a) a soil cover over the outside of the drain of not less than 300mm, or  
 b) precast or cast-in-situ concrete slabs placed over the drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick and the slabs shall be wide enough and strong enough to prevent excessive superimposed loads being transferred directly to the pipes.

**SWIMMING POOL, WATER FEATURES and JACUZZI:**  
 All swimming pool / water feature / Jacuzzi pumps and filters as per specialist, supplied and installed all in accordance with the manufacturer's recommendations.  
 Provide watertight power points.  
 All swimming pool / water feature / Jacuzzi pumps backwash to be connected to sewerline as indicated on the drawings.

**SWIMMING POOLS:**  
 All Swimming pools to comply with SANS 10400-D:2022.  
 1. A wall or fence shall be provided by the owner of a site which contains a swimming pool to ensure that no person can have access to such pool or bath from any street or public place or any adjoining site other than through:  
 a) a self-closing and self-latching gate with provision for locking in such wall or fence, or  
 b) a building where such building forms part of such wall or fence.  
 2. A wall or fence shall be provided in any interconnected complex which contains a swimming pool to ensure that no person can have access to such pool from any street or public place or anywhere within the complex other than through a self-closing and self-latching gate with provision for locking in such wall or fence.  
 3. Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening that will permit the passage of a 100mm diameter ball.  
 4. The constructional requirements of any steel fence or gate shall comply with the requirements in SANS 1530.

DESCRIPTION	% or FACTOR	AREA (m <sup>2</sup> )
Zoning		RESIDENTIAL
Erf Size		1,025.60 m <sup>2</sup>
Coverage allowed	50.00 %	512.80 m <sup>2</sup>
Proposed Coverage	18.48 %	189.58 m <sup>2</sup>

Occupation Classification of Proposed building as per SANS 10400:	<b>H4</b>
---	-----------

FLOOR AREA:	
EXIST. HOUSE – LOWER GROUND	162.49 m <sup>2</sup>
EXIST. HOUSE – GROUND	185.54 m <sup>2</sup>
EXIST. HOUSE – FIRST	120.32 m <sup>2</sup>
EXISTING VERANDAH – LOWER GROUND	27.09 m <sup>2</sup>
EXISTING VERANDAH – GROUND	50.57 m <sup>2</sup>
EXISTING VERANDAH – FIRST	42.02 m <sup>2</sup>
<b>TOTAL EXISTING GROUND:</b>	<b>588.03 m<sup>2</sup></b>
<b>PROPOSED NEW:</b>	
NEW KITCHEN – LOWER GROUND	8.42 m <sup>2</sup>
<b>TOTAL NEW GROUND:</b>	<b>8.42 m<sup>2</sup></b>
<b>TOTAL NEW:</b>	<b>596.45 m<sup>2</sup></b>

<b>TOTAL EXISTING:</b>	<b>588.03 m<sup>2</sup></b>
<b>TOTAL NEW:</b>	<b>8.42 m<sup>2</sup></b>
<b>GRAND TOTAL AREA:</b>	<b>596.45 m<sup>2</sup></b>

- ABBREVIATIONS:**
- BATHROOMS:**  
 B Bath  
 BT Bidet  
 SH Shower  
 U Urinal  
 WB Wash-basin  
 WC Toilet pan
- KITCHEN:**  
 DW Dishwasher  
 PB Prep bowl  
 S Sink  
 WT Wash-trough  
 WM Washing machine
- DRAINAGE:**  
 CE Cleaning Eye  
 CL Cover Level  
 GT Grease Trap  
 GL Ground Level  
 G Gully  
 IC Inspection Chamber  
 IE Inspection Eye  
 IL Invert Level  
 MH Manhole  
 RE Rooding Eye  
 SP Soil Pipe  
 2WV Two way vent valve  
 VP Vent or ventilating pipe  
 WP Waste pipe
- STORMWATER:**  
 CP Catchpit  
 RWP Rainwater Pipe  
 SC Storm Water Channel  
 SWP Storm Water Pipe

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**REVISIONS:**

Rev nr.	Change	Description	Date

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 All windows placed more than 1m above the adjacent ground or floor level with opening sections lower than 1000mm above FFL to be provided with safety bars (as per WINDOW SCHEDULE) min. 1000mm(h) from FFL and shall not contain any openings bigger than 100mm.

**SITE PLAN**  
 Scale:1:100

PROJECT NAME:  
**House Sturmheit - Plettenberg Bay**

CLIENT:  
**Mr. Igor Sturmheit**

PROJECT DESCRIPTION:  
**As-Built**

PROJECT LOCATION:  
**ERF 3140, 10 Knotts Landing, Plettenberg bay**

MUNICIPALITY:  
**Bittou Municipality.**

DRAWING NAME:  
**SITE PLAN, WINDOW & DOOR SCHEDULES**

SCALE:  
**As per Drawing @ A1.**

PROJECT START DATE:  
**Nov 2024**

DRAWN BY:  
**JP & CB**      CHECKED BY: **CFS**

PROFESIONAL SENIOR ARCHITECTURAL TECHNOLOGIST  
**FRANCOIS SWANEOEL**

09:12 AM (Africa/Johnannesburg) on 11 Jun 2024

Checked By:  
  
 Francois Swaneopel  
 SACAP: Pr.S.Arch.T.: ST0975  
 PROJECT NUMBER:  
**2024-104**

SHEET NUMBER:  
**1001**

REVISION NUMBER:

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 e-mail: francois@fusionbim.co.za  
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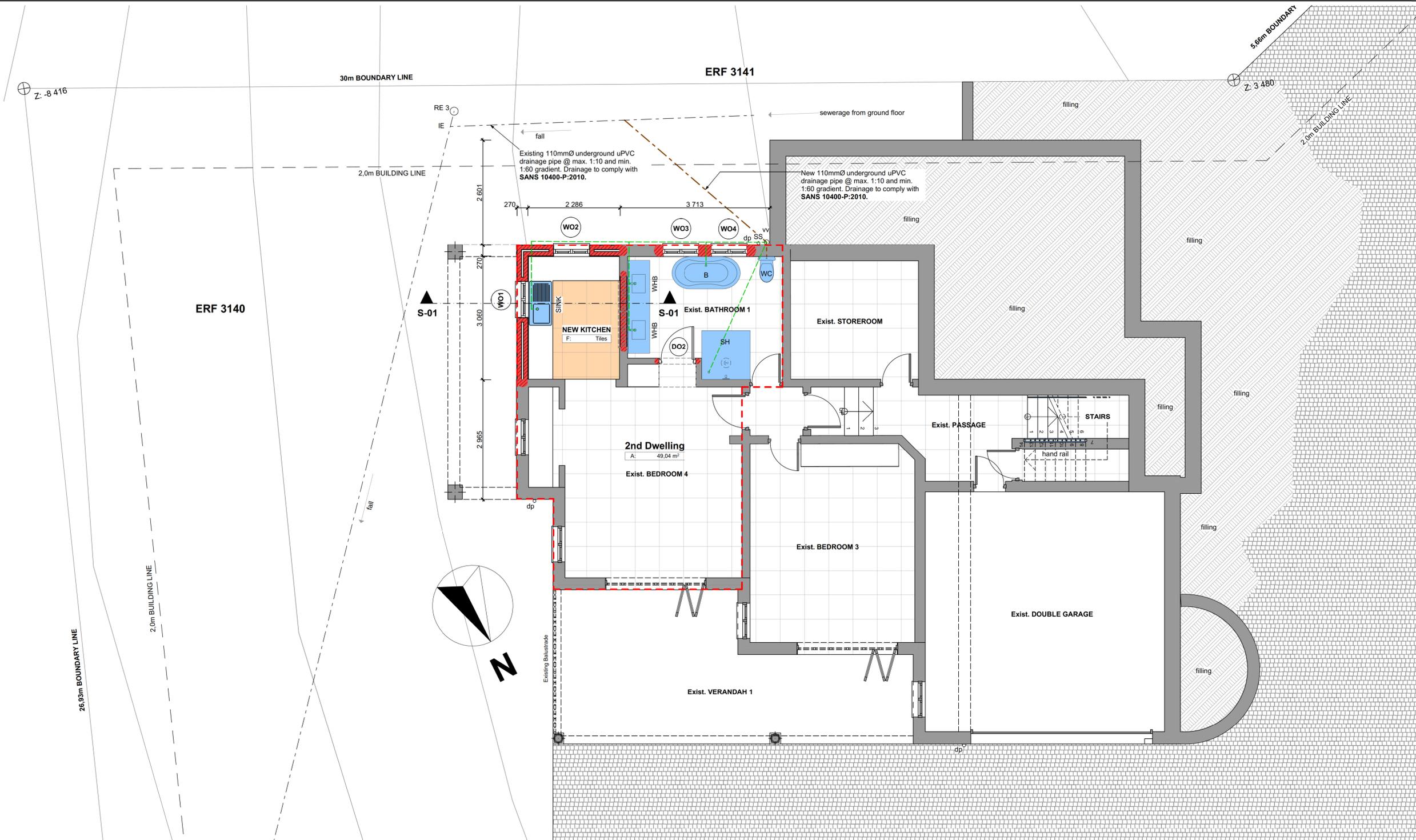
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**REVISIONS:**

Rev nr.	Change	Description	Date

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**LOWER GROUND STOREY**  
Scale 1:50

**DOOR SCHEDULE**

ID:	DO1	DO2
View:		
Home Storey:	GROUND STOREY	LOWER GROUND STOREY
Renovation Status:	New	New
Quantity:	1	1
Head Height from Home Storey:	2 340	2 672
Description:	LEAF: 813x2032mm Hollow Core interior panel door SD18 by SWARTLAND (Cape Culture); FRAME: Purpose made frame without sill by SWARTLAND (Cape Culture).	LEAF: 813x2032mm Hollow Core interior panel door SD18 by SWARTLAND (Cape Culture); FRAME: SK1 frame without sill by SWARTLAND (Cape Culture), installed in accordance with the manufacturer's instructions.
Glazing:	Glazing type as per elsewhere, all to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	NONE
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.

**House Sturmheit - Plettenberg Bay**

CLIENT: **Mr. Igor Sturmheit**

PROJECT DESCRIPTION: **As-Built**

PROJECT LOCATION: **ERF 3140, 10 Knotts Landing, Plettenberg bay**

MUNICIPALITY: **Bittou Municipality.**

DRAWING NAME: **LOWER GROUND STOREY & DOOR SCHEDULE**

SCALE: **As per Drawing @ A1.**

PROJECT START DATE: **Nov 2024**

DRAWN BY: **JP & CB** CHECKED BY: **CFS**



Checked By:

Francis Swanepoel  
SACAP: Pr.S.Arch.T.: ST0975  
PROJECT NUMBER:  
**2024-104**  
SHEET NUMBER:  
**1002**  
REVISION NUMBER:

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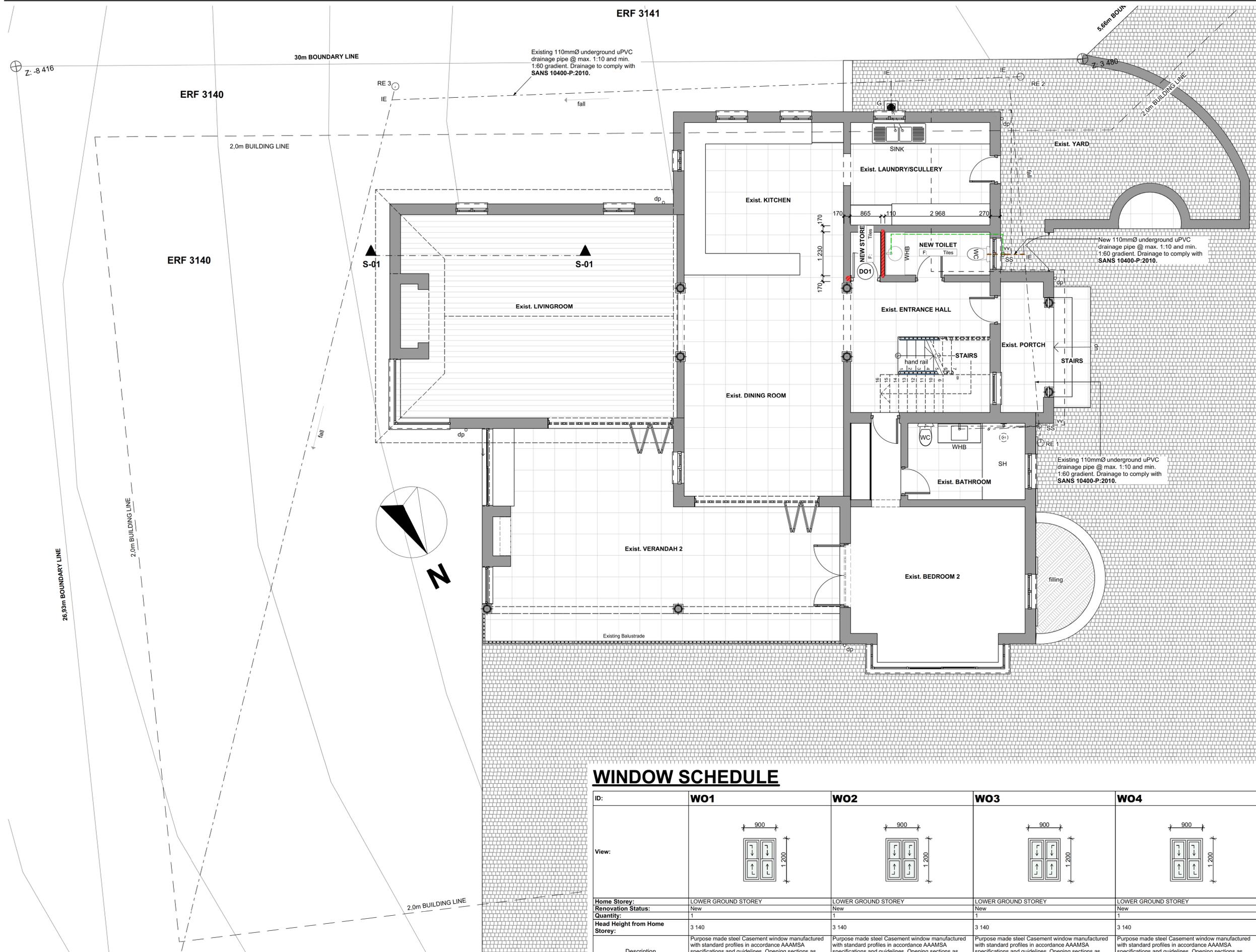
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**REVISIONS:**

Rev nr.	Change	Description	Date

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**House Sturmheit - Plettenberg Bay**

CLIENT: **Mr. Igor Sturmheit**

PROJECT DESCRIPTION: **As-Built**  
 PROJECT LOCATION: **ERF 3140, 10 Knotts Landing, Plettenberg bay**  
 MUNICIPALITY: **Bittou Municipality.**

DRAWING NAME: **GROUND STOREY & WINDOW SCHEDULE**  
 SCALE: **As per Drawing @ A1.**  
 PROJECT START DATE: **Nov 2024**  
 DRAWN BY: **JP & CB** CHECKED BY: **CFS**

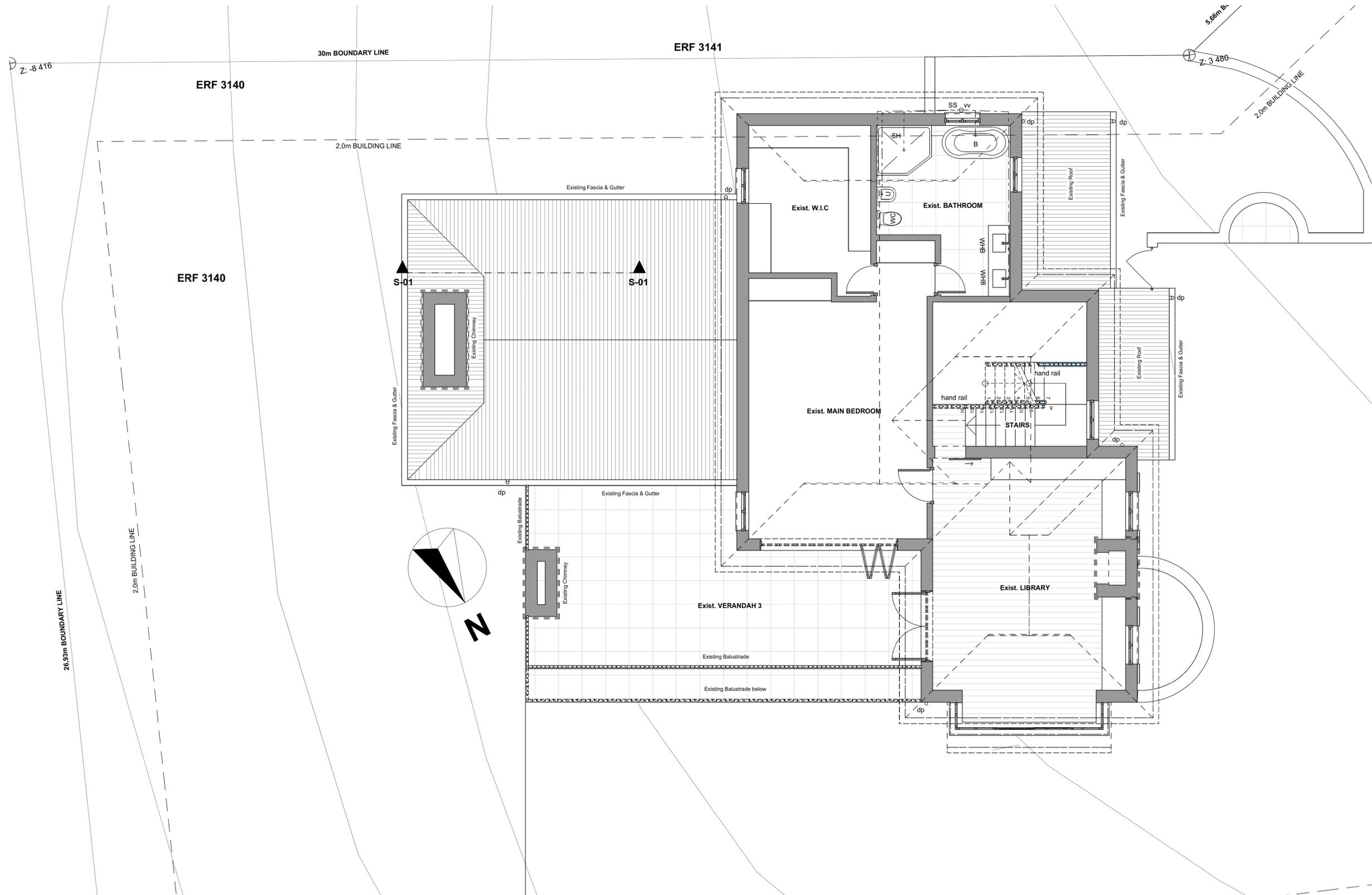
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST  
**FRANCOIS SWANEPOEL**  
 09:12 AM (Africa/Johannesburg) on 11 Jun 2024

Checked By:   
 Francois Swanepoel  
 SACAP: Pr.S.Arch.T.: **ST0975**  
 PROJECT NUMBER: **2024-104**  
 SHEET NUMBER: **1003**  
 REVISION NUMBER:

**WINDOW SCHEDULE**

ID:	WO1	WO2	WO3	WO4
View:				
Home Storey:	LOWER GROUND STOREY	LOWER GROUND STOREY	LOWER GROUND STOREY	LOWER GROUND STOREY
Renovation Status:	New	New	New	New
Quantity:	1	1	1	1
Head Height from Home Storey:	3 140	3 140	3 140	3 140
Description:	Purpose made steel Casement window manufactured with standard profiles in accordance AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns. COLOUR: White.	Purpose made steel Casement window manufactured with standard profiles in accordance AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns. COLOUR: White.	Purpose made steel Casement window manufactured with standard profiles in accordance AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns. COLOUR: White.	Purpose made steel Casement window manufactured with standard profiles in accordance AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns. COLOUR: White.
Glazing:	Glazing type as per elsewhere, all to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing type as per elsewhere, all to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing type as per elsewhere, all to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing type as per elsewhere, all to comply with SANS 10400-N, SANS 10400-XA and SANS 204.
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.			

**GROUND STOREY**  
 Scale 1:50



**FIRST STOREY**

Scale 1:50

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**REVISIONS:**

Rev nr.	Change	Description	Date

- GENERAL NOTES:**
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PROJECT NAME: **House Sturmheit - Plettenberg Bay**

CLIENT: **Mr. Igor Sturmheit**

PROJECT DESCRIPTION: **As-Built**

PROJECT LOCATION: **ERF 3140, 10 Knotts Landing, Plettenberg bay**

MUNICIPALITY: **Bittou Municipality.**

DRAWING NAME: **FIRST STOREY**

SCALE: **As per Drawing @ A1.**

PROJECT START DATE: **Nov 2024**

DRAWN BY: **JP & CB** CHECKED BY: **CFS**

PROFESIONAL SENIOR ARCHITECTURAL TECHNOLOGIST  
**FRANCOIS SWANEOEL**  
 09-12 AM (Africa/Johnstonsburg) on 11 Jun 2024

Checked By: 

Francois Swaneopel  
 SACAP: Pr.S.Arch.T.: **ST0975**

PROJECT NUMBER:  
**2024-104**

SHEET NUMBER:  
**1004**

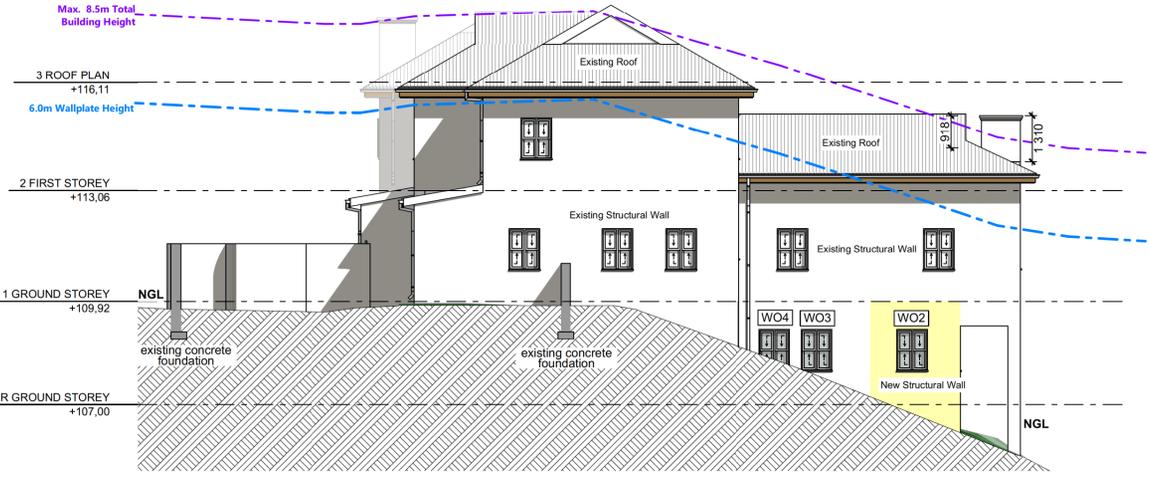
REVISION NUMBER:

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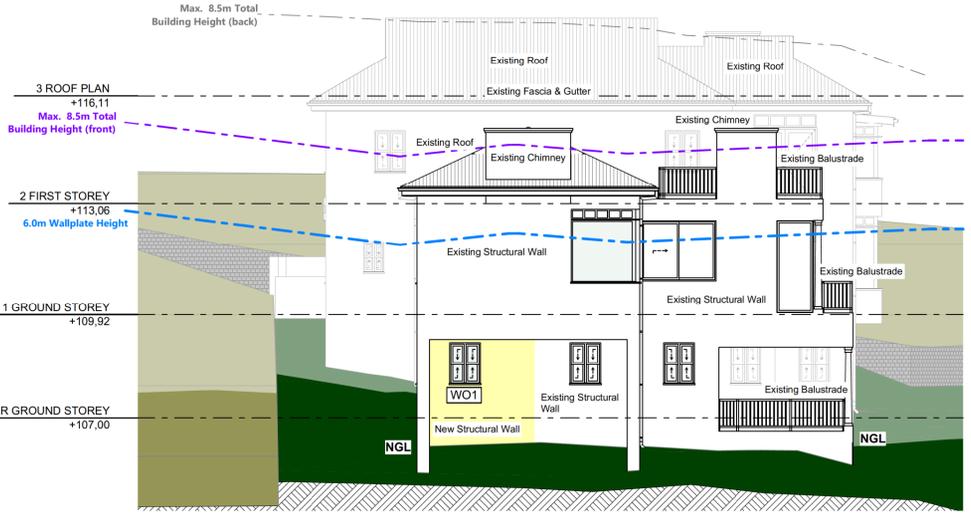
**NORTH ELEVATION**

Scale 1:100



**SOUTH ELEVATION**

Scale 1:100



**EAST ELEVATION**

Scale 1:100



**SECTION 01**

Scale 1:50



**WEST ELEVATION**

Scale 1:100

**GENERAL NOTES:**

**WALL FINISHES:**  
**INTERNAL 1:** Smooth plastered and painted.  
 10-15mm single coat of internal plaster shall be steel trowelled to a smooth, even and true finish.  
**INTERNAL 2:** Gyproc CreteStone applied to previously painted surface.  
 Remove any loose material on walls and ensure that the paint is not peeling off the surface. Apply first coat of Grippon plaster bonding liquid using a paint roller. Allow first coat to dry. Apply a second coat of Grippon plaster bonding liquid using a paint roller. While the second coat of Grippon plaster bonding liquid is still tacky/wet apply Gyproc CreteStone to a minimum thickness of 3mm to 6mm thick and finish off with steel trowel.  
**EXTERNAL 1:** Smooth plastered and painted.  
 10-15mm single coat shall be finished to a true and even surface with a wood float.  
 All plaster surfaces shall be free from blemishes, cracks, blisters or other defects. Plaster shall turn into reveals and soffits of openings, and all angles shall be true and straight with salient angles slightly rounded.  
**EXTERNAL 2:** Facebrick to match existint.  
**WALL TILES:**  
**Bathroom:** Wall tiles laid from floor to underside of ceilings and in window sills & reveals as shown on floor plans & sections.  
**Kitchen & Lounge:** Wall tiles laid from floor to underside of window sill and between bottom & top kitchen cupboards as shown on floor plans & sections. Edges to be finished off with aluminium strips.  
**GLAZING:** All framed and frameless glazing to comply with SANS 10400: Part N and applicable AAAMSA codes & specifications.  
**LINTELS:**  
 - Precast prestressed concrete lintels, which comply with the relevant requirements of SANS 1504, may be built into walls compositely with masonry in accordance with table 27 and figure 30.  
 - Secondary reinforcement in accordance with table 23 shall be provided in the uppermost bed joint.  
 - Where the width of piers between adjacent openings is less than 750 mm, the primary reinforcement, as given in table 28 shall be provided at the top of the lintel and extend across at least half of the length of the openings on either side of the pier.  
 - Lintels shall be set in mortar and have a minimum bearing of  
 a) lintel that supports masonry only: 150 mm  
 b) lintel that supports roof trusses of  
 1) span less than or equal to 1.5 m: 150 mm  
 2) span between 1.5 m and 2.5 m: 250 mm  
 3) span greater than or equal to 2.5 m: 350 mm  
 - All openings with clear span bigger than 3.5m to receive a reinforced concrete beam as per Engineers details and specifications.  
**All Lintels to comply with SANS 10400-K:2022.**

**FOUNDATION CONSTRUCTION:**

Foundations are to be casted in sizes as per Engineers details and specifications, consisting of 1 part Portland cement, 4 parts clean sand and 6 parts 19mm coarse aggregate.  
 All Foundations to comply with SANS 10400-H:2022

**WALL CONSTRUCTION:**

All external walls to be Cavity walls in the following configuration:  
 External and internal Imperial loadbearing walls of facebrick (to match existint) and perforated plaster clay brick skins as per plans, sections & elevation drawings.  
 Cavity = 50mm (except if specified otherwise).  
 Close the cavity at sills, reveals and lintels, and at the top of the wall as specified. Leave cross joints open in the outer skin of brickwork, at centres not exceeding 1 m, at damp proof course level at floors, sills and lintels. Cavity to be filled with concrete from foundations up to floor damp proofing. Stepped dpm - 375 micron embossed Brickgrip at floorlevel, above doors and windows. Gundle® API Brickgrip DPC 250Hm damp proof course in cavity walls and solid walls, conforming to SANS 952-1:2022 laid with minimum 150mm overlaps. Provide weepholes at max. 600mm centres.  
 Double brick walls: 2x Imperial loadbearing facebrick (to match existint) and perforated plaster clay bricks.  
 Single brick walls: 1 x Imperial non-loadbearing facebrick or perforated plaster clay bricks.  
 All walls to be smooth plastered and painted.  
 All Walls to comply with SANS 10400-K:2022.

**FLOOR CONSTRUCTION: Lower Ground Floor:**

**Finish:** Floor finish as shown, on 25mm screed on 100mm concrete slab to engineers details and specifications on damp proof membrane under concrete surface beds conforming to SANS 952-1:2022 laid with minimum 150mm overlaps and sealed with pressure sensitive tape on 50mm sandbed on min. 150mm well compacted filling. All compacted earth fill to be compacted to 98% mod AASHTO and not to exceed layer thickness of 150 mm. Provide 193 mesh where filling exceeds more than 900mm. All floors to steps and patios to have efficient fall away from building. All external tiles to be non-slip tiles.  
**Skirting:** Timber skirting as per future specifications.  
**NOTE:** Allow for PVC movement joints fixed to floors with an approved adhesive for tiled areas bigger than 5x5m, laid in approved pattern, all in accordance with the manufacturer's recommendations.

**CEILING CONSTRUCTION: Suspended Flush Plastered Ceiling**

**Finish:** 9,5mm Gyproc RhinoBoard Gypsum flush plastered ceiling fixed to Donn Steel branding @ max. 400mm centres in one direction fixed to Roof Structure with wire truss hangers, then plastered with gypsum skim plaster and painted, ALL in accordance with the manufacturer's recommendations.  
**Cornice:** 10 x 10 x 10mm Z-shape aluminium Shadowline cornice screws through ceiling board and finished with gypsum skim plaster and painted.

**CEILING INSULATION:**

Refer Roof insulation specification.  
 • Climatic zone: Zone 4  
 • R-value: 3,38m<sup>2</sup> K/W  
 • Thermal conductivity: 0,04 W/m<sup>2</sup>K.

**FOR APPROVAL**

This Drawing Issued FOR APPROVAL use only

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- All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.

**REVISIONS:**

Rev nr.	Change	Description	Date

**GENERAL NOTES:**

- First Storey safety to comply with SANS 10400-D:2022. All windows placed more than 1m above the adjacent ground or floor level with opening sections lower than 1000mm above FFL to be provided with safety bars (as per WINDOW SCHEDULE) min. 1000mm(h) from FFL and shall not contain any openings bigger than 100mm.

**House Sturmheit - Plettenberg Bay**

CLIENT: **Mr. Igor Sturmheit**

PROJECT DESCRIPTION: **As-Built**

PROJECT LOCATION: **ERF 3140, 10 Knotts Landing, Plettenberg bay**

MUNICIPALITY: **Bitou Municipality.**

DRAWING NAME: **ELEVATIONS & SECTIONS**

SCALE: **As per Drawing @ A1.**

PROJECT START DATE: **Nov 2024**

DRAWN BY: **JP & CB** CHECKED BY: **CFS**

PROFESSOR: **FRANCOIS SWANEOPEL**

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST

99-12 AM (APICAL)Sturmheit on 11 Jun 2024

Checked By:

Francois Swaneopel  
 SACAP: Pr.S.Arch.T.: ST0975  
 PROJECT NUMBER:  
**2024-104**  
 SHEET NUMBER:  
**2001**  
 REVISION NUMBER:

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The following document is not required in this case:

1. Company resolution

The following document is not available in this case:

1. Conveyancer certificate

Pre-application discussions are summarised in paragraph 2 of the motivation.