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Our ref: 18/1353/PB

18 August 2025

Sir/Madam

PROPOSED CONSENT USE, PERMANENT DEPARTURE & A REQUEST FOR ADMINISTRATORS CONSENT: ERF 1353 PLETTENBERG BAY, BITOU MUNICIPALITY

Applicant: Marike Vreken

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

1. A Consent Use in terms of Section 15(2)(o) of the Bitou Municipality: Land Use Planning By-Law, 2015 to allow for a 2nd dwelling unit on Plettenberg Bay Erf 1353;
2. A permanent departure for the relaxation of building lines on Plettenberg Bay Erf 1353, in terms of Section 15(2)(b) of the Bitou Municipality Land Use Planning Bylaw, 2015; to allow:
 - a. Relaxation of the prescribed western rear building line from 2m to 0,33m to allow for the proposed additions and alterations;
 - b. Relaxation of the prescribed northern lateral building line from 2m to 0,57m to allow for the proposed additions and alterations; and
3. Application in terms of Section 15(2)(f) of the Bitou Municipality Land Use Planning Bylaw, 2015 for the administrators consent from title deed condition III 4(b) limiting the subject property to 1 dwelling house.

A copy of the application and supporting documentation is available for viewing at the Municipal Land Use Management office at unit 50 (Town Planning), Second Floor, Melville's Corner, 3 Kloof Street Plettenberg Bay, during normal office hours. Enquiries may be directed to the Municipal Land Use Management at 044 501 3303/3470/3317/ townplanning@plett.gov.za.

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

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

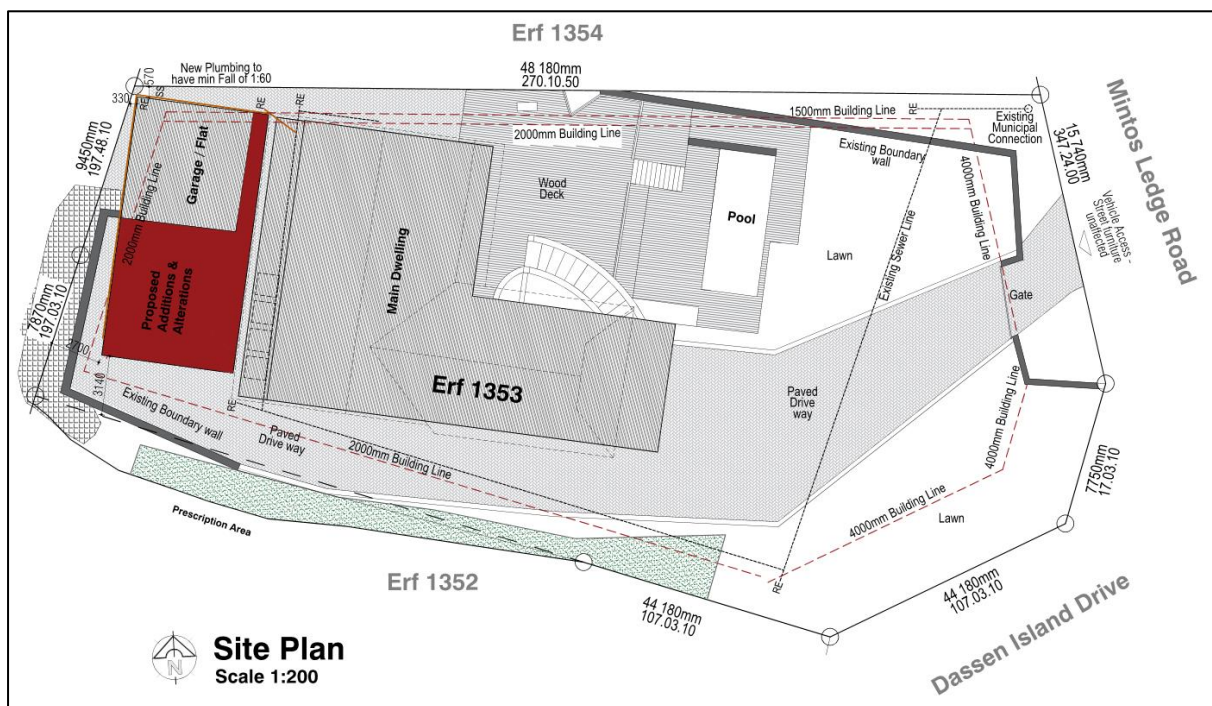
Please find attached motivation, locality and site development plan.

Regards
Chris Schliemann
Manager: Land Use Management

PLETTENBERG BAY ERF 1353

APPLICATION FOR:

CONSENT USE, PERMANENT DEPARTURE & A
REQUEST FOR ADMINISTRATORS CONSENT



CLIENT: LISA JANE KORVER
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



JULY 2025

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

Plettenberg Bay Erf 1353 is located in Minots Ledge Road, Plettenberg Bay and is currently zoned Single Residential Zone I and 1264m² in extent. The building plans for the existing structures on Plettenberg Bay Erf 1353 were approved on 25 September 2003. The subject currently has a single residential dwelling unit, with an outbuilding consisting of a garage and granny flat. Approved Building Plan attached as **ANNEXURE A**.

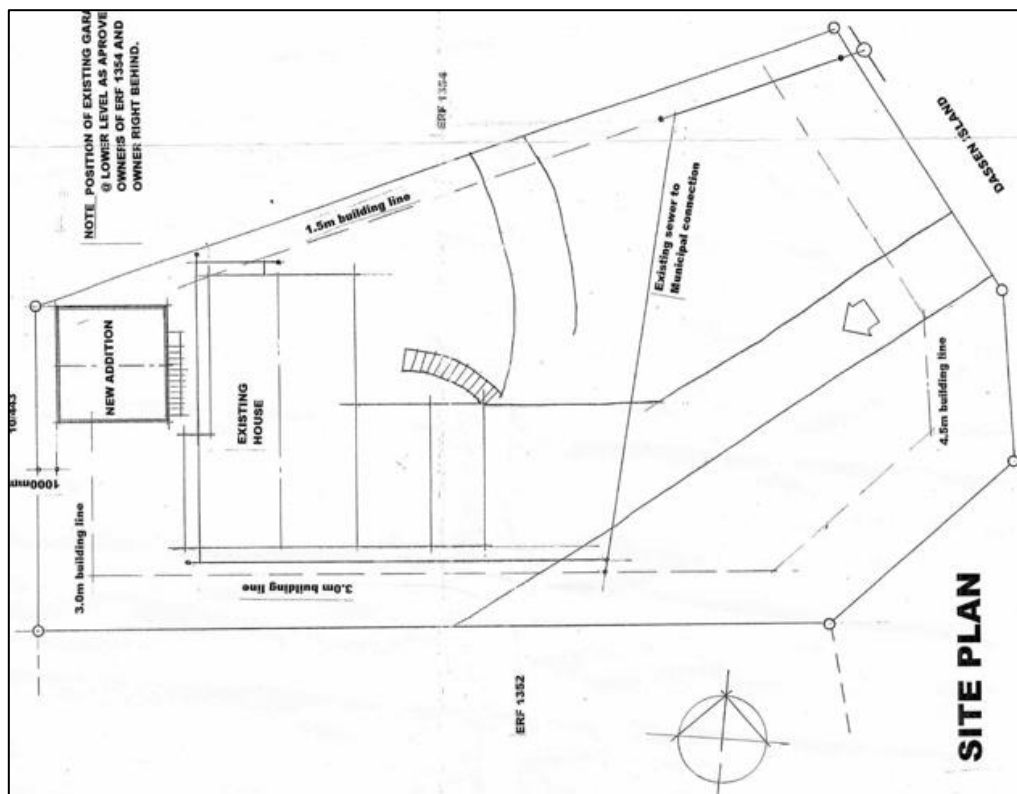


FIGURE 1: EXTRACT PREVIOUSLY APPROVED BUILDING PLANS

The proposal is to allow for the extension of the existing outbuilding to allow for a double garage, garden storage, laundry room on the ground floor and 2x bedrooms and a living area on the first floor. The proposed alterations also encroach the prescribed 2m western rear building line and the northern lateral building line.

A pre-application was submitted to the Town Planning Section of the Municipality. A Pre-application Consultation was not required in terms of Section 37, Bitou Municipality: Land Use Planning By-Law. The pre-application feedback is attached as **ANNEXURE B**.

To allow for the proposal an application must be made for a consent use to allow for a 2nd dwelling unit in terms of Section 15(2)(o), a permanent departure in terms of Section 15(2)(b) and a request for the administrators consent in terms of Section 15(2)(f) of Bitou Municipality: Land Use Planning By-Law.

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **LISA JANE KORVER** to prepare and submit the required application documentation (refer to **ANNEXURE C** for the Signed Power of attorney and **ANNEXURE D**: Application Form) for:

- (i) A Consent Use in terms of Section 15(2)(o) of the Bitou Municipality: Land Use Planning By-Law, 2015 to allow for a 2nd dwelling unit on Plettenberg Bay Erf 1353;
- (ii) A permanent departure for the relaxation of building lines on Plettenberg Bay Erf 1353, in terms of Section 15(2)(b) of the Bitou Municipality Land Use Planning Bylaw, 2015; to allow:
 - a) Relaxation of the prescribed western rear building line from 2m to 0,33m to allow for the proposed additions and alterations;
 - b) Relaxation of the prescribed northern lateral building line from 2m to 0,57m to allow for the proposed additions and alterations; and
- (iii) Application in terms of Section 15(2)(f) of the Bitou Municipality Land Use Planning Bylaw, 2015 for the administrators consent from title deed condition III 4(b) limiting the subject property to 1 dwelling house.

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (T60257/2009) for Plettenberg Bay Erf 1353 and The General Plan 1294LD (Plettenberg Bay Extension No. 5) that includes the information outlined below is contained in **ANNEXURE E** & **ANNEXURE F** respectively.

PROPERTY DESCRIPTION:	Erf 1353 Plettenberg Bay, in the Bitou Municipality, Division Knysna, Western Cape Province
TITLE DEED NUMBER:	T60257/2009
PROPERTY OWNER:	Lisa Jane Korver
PROPERTY SIZE:	1264m ² (One Thousand Two Hundred and Sixty-Four) Square Metres
RESTRICTIVE TITLE DEED CONDITIONS:	Condition III (4)(b). Refer to ANNEXURE G for the Conveyancer certificate.
SERVITUDES:	None
BONDS:	FNB. Refer to ANNEXURE H for the Bondholders Consent letter.

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

(Refer to **Plan 2: Architectural Development Plans** – 'The Planet Thing Architecture & Design')

The proposal is to allow for the extension of the existing outbuilding to allow for a double garage, garden storage, laundry room on the ground floor and 2x bedrooms and a living area on the first floor, constituting a second dwelling with a floor area exceeding 60 m². The proposed alterations also encroach the prescribed 2m western rear building line and the northern lateral building line.

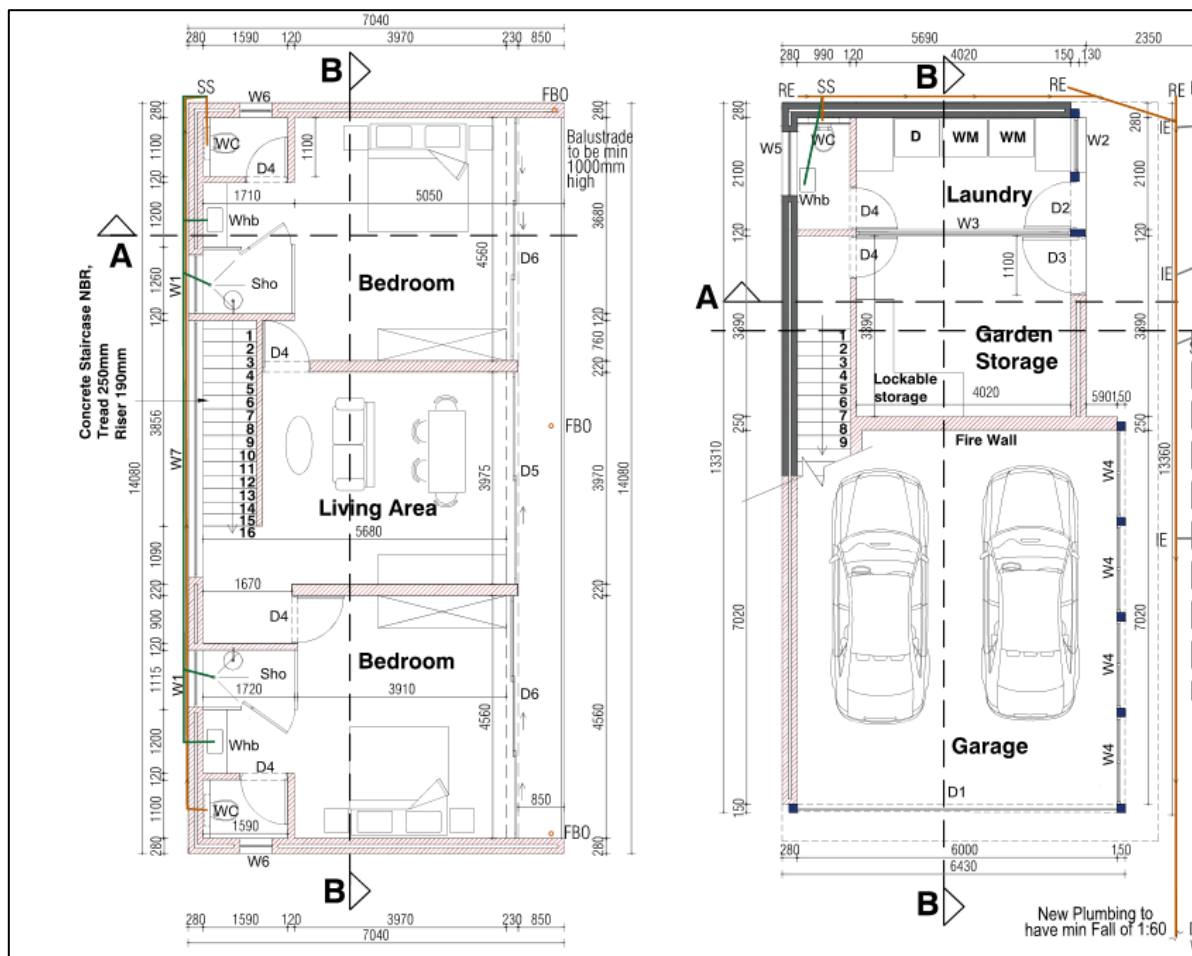


FIGURE 2: EXTRACT – FLOOR PLANS

It is proposed to enlarge the existing outbuilding for a larger living area on the 1st floor and a larger garage with storage space and a laundry.

Vehicles will drive along the southern boundary via the existing driveway towards the new double garage with a 3.14m turning space towards the southern boundary.

"dwelling house"

means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house and may, inter alia include:

- (a) a storeroom and garaging;
- (b) a second dwelling or additional dwelling with a floor area which does not exceed 60 m²; provided that application for consent use must be submitted if the second dwelling or additional dwelling is larger than 60 m²;
- (c) a braai room;
- (d) renewable energy structures for household purposes;
- (e) home occupation;
- (f) letting to lodgers;
- (g) guest accommodation (up to 3 rooms);
- (h) home child care;
- (i) halfway house; and
- (j) home care facility.

"dwelling unit"

means a self-contained group of rooms with not more than one kitchen, used for the living accommodation and housing of one family, together with such outbuildings as are ordinarily used with a dwelling unit;

"second dwelling"

Land use description: "second dwelling" means another dwelling that may, in terms of this By-law, be erected on a land unit where a dwelling house is also permitted; and the second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house; provided that a second dwelling may only be erected in a use zone where provision has been made in column 3 of the table set out in Schedule 1 for a second dwelling as a consent use.



FIGURE 3: EXISTING OUTBUILDING & VIEW TOWARDS EASTERN BOUNDARY



FIGURE 4: EXISTING DRIVEWAY ALONG THE SOUTHERN BOUNDARY

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the Bitou Municipality: Land Use Planning By-Law, 2015 to achieve the desired outcome.

5.1. Consent Use

Bitou Zoning Scheme By-law (2023) allows a second dwelling with a floor area exceeding 60 m² as a consent use.

To allow for the proposed land use it is necessary to apply for a consent use in terms of Section 15(2)(o) of the Knysna Spatial Planning and Land Use Management Bylaw (2021).

5.2. Permanent Departures

The Bitou Zoning Scheme By-law (2023) prescribes a 4m street building line and 2m side and rear building line for 'Single Residential Zone I' properties larger than 500m². The proposed additions encroach the prescribed building lines and will therefore require a building line relaxation.

- The western rear building line from 2m to 0,33m to allow for the proposed additions and alterations;
- The northern lateral building line from 2m to 0,57m to allow for the proposed additions and alterations; and

Application is therefore made in terms of Section 15(2)(b) of the Bitou Municipality By-law on Municipal Land Use Planning (2015) for permanent departures.

5.3. Administrator's Consent - Restrictive Title Deed Condition

(Refer to **ANNEXURE G: Conveyancer Certificate** dated 19 May 2025)

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) came into effect on 1 July 2013. Since the Local Municipality (Bitou Municipality) has taken over the role of the 'Administrator' they have the authority to provide consent for conditions imposed by the Administrator. These conditions can be removed with the permission of the Administrator (i.e. Bitou Municipality).

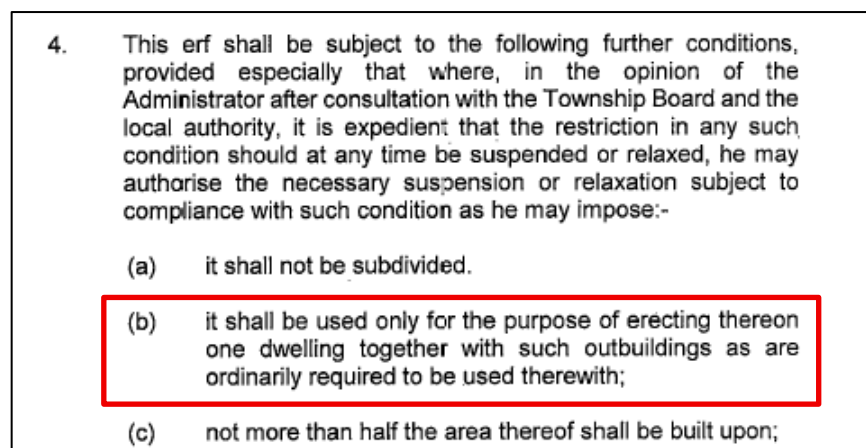


FIGURE 5: EXTRACT TITLE DEED CONDITION

An application is therefore made for a request for an Administrator's Consent from Condition III 4(b) in the title deed (T60257/2009), in terms of Section 15(2)(f) of the Bitou Municipality By-law on Municipal Land Use Planning (2015), to allow for a second dwelling unit on Plettenberg Bay Erf 1353.

5.4. The Bitou Zoning Scheme By-law (2023)

A summary of the prescribed development parameters for 'dwelling house' and a comparison of the subject property's compliance are shown in the table below:

DEVELOPMENT PARAMETER	PRESCRIBED	PROPOSAL	COMPLIANCE
PRIMARY USE:	dwelling house	dwelling house	COMPLY
		second dwelling >60m ²	CONSENT USE REQUIRED
COVERAGE	50%	30%	COMPLY
HEIGHT	8,5 metres from natural ground level.	7.3m	COMPLY
BUILDING LINES:	Street Building Line (East): 4m	4m+	COMPLY
	Side building Line (South): 2m	2m+	COMPLY
	Rear building line (West): 2m	0.33m	DEPARTURE REQUIRED
	Side building line (North): 2m	0.57m	DEPARTURE REQUIRED

SECTION C :**CONTEXTUAL INFORMANTS****6. LOCALITY**

(Refer to **Plan 1: Locality Plan**)

Plettenberg Bay Erf 1353 is located in Minots Ledge Road, Plettenberg Bay, Extension No. 5. The coordinates to the centre of the application area are located at: 34° 4'43.65"S and 23°21'45.25"E.

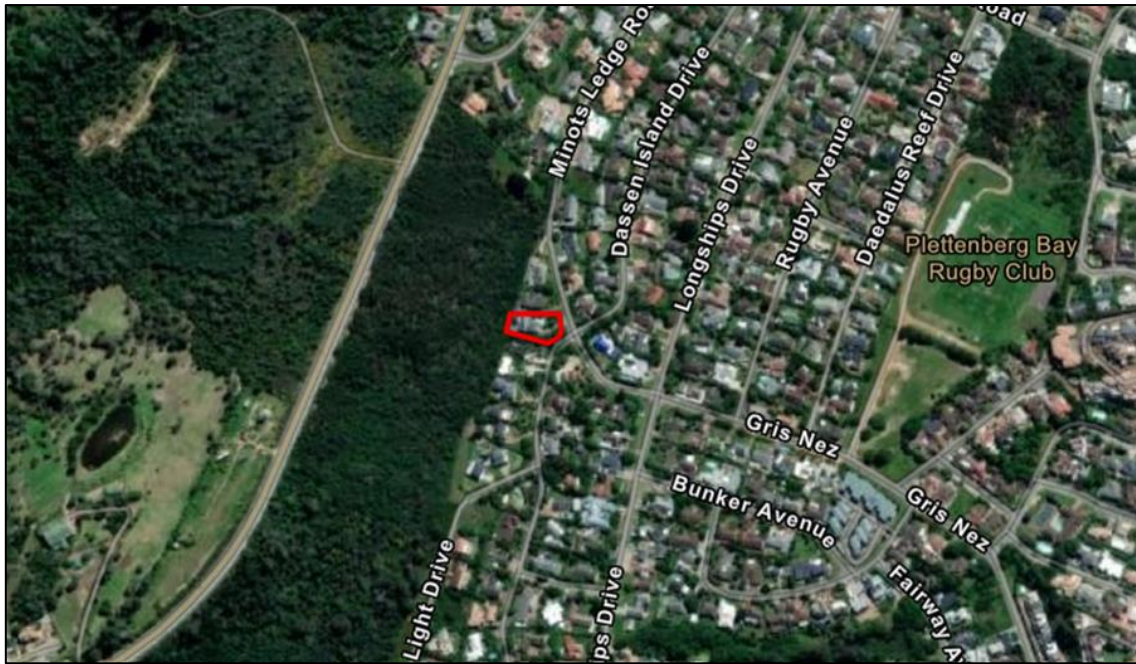


FIGURE 6: LOCALITY

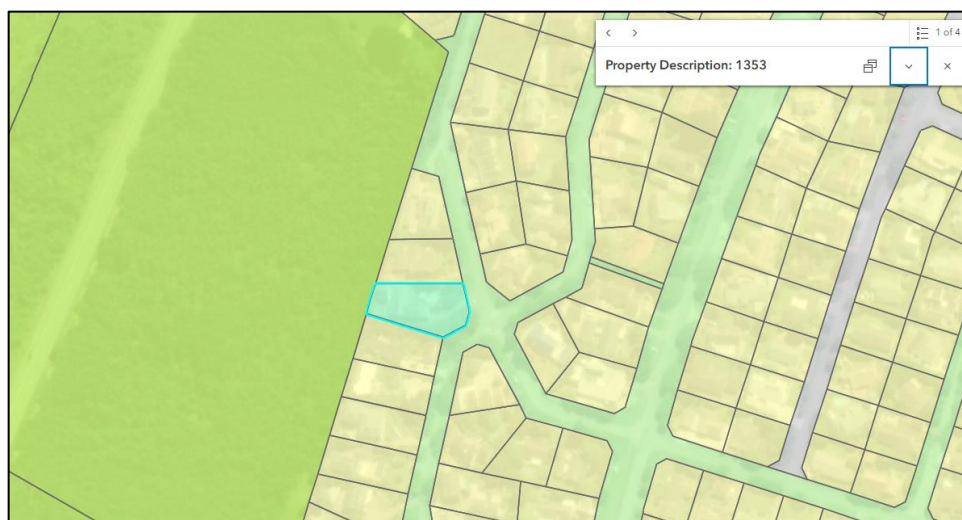
7. CURRENT ZONING & LAND USE**7.1. Zoning**

FIGURE 7: EXTRACT ZONING MAP - BITOU GIS

Plettenberg Bay Erf 1353 is currently zoned **Single Residential Zone I** in terms of the Bitou Zoning Scheme By-Law, 2023.

7.2. Land Use

Plettenberg Bay Erf 1353 is currently used for single residential purposes, with one residential dwelling and an outbuilding currently on the property.

8. CHARACTER OF THE AREA

The application area is situated within Extension 5 of Plettenberg Bay. The character of the immediate surrounding area is characterised predominantly single residential properties, directly west of the subject property (Ptn 56 of Farm 4443) is an undeveloped portion land currently zoned Agriculture Zone I.

The proposed extension to the existing dwelling will be in line with the existing character of the area. The character of the area will not be affected by this application, for the alterations to the dwelling house.

9. EXISTING POLICY FRAMEWORKS

9.1. Western Cape Provincial SDF (2014)

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

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

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements

Planning Implication:

The subject property is situated inside the urban edge of Bitou Municipality. The provincial SDF is a provincial scale planning document rather than a municipal scale. Meaning, that an application for permanent departure from the prescribed development parameters are not directly applicable to the spatial planning policies of the PSDF. The proposal is on such a small scale it is difficult to indicate how it will comply or deviate from the Western Cape Spatial Development Framework which applies to provincial scale planning

9.2. Bitou Spatial Development Framework (2021)



FIGURE 8: SDF EXTRACT

The figure above shows an extract of the Bitou Municipal SDF for this area. The latest Bitou Spatial Development Framework (SDF) was approved by the Bitou Municipal Council on 31 March 2022 (Council Resolution C/6/16/03/22).

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

The subject property is situated inside the urban edge of Bitou and is suitable for urban development. To allow for the proposed alterations will not influence any policies or guidelines in the Bitou SDF. The Spatial policies and policy guidelines guide decision-making on resource allocation, sector planning, land use management and land development programmes. The proposal is on such a small scale that it will not influence any of the key policies of the SDF.

9.3. Bitou Integrated Development Plan (2022-2027)

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

The Bitou Council opted to adopt a new five-year IDP for the period 2022 – 2027. According to this IDP, the municipality's strongly felt that the current -19 crisis and the worsening

negative economic climate that has affected so many Bitou residents, and the current vision is even more fitting as the municipality weathers the storm. The goal of coming out on the other side with the best possible outcome TOGETHER.

VISION 2030
"To be the best together".

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



FIGURE 9: BITOU WARDS

Planning Implication:

The proposal does not have a direct link to the strategic objectives and is on too small a scale to contribute or to deviate from this. The proposed land development application will not directly contribute to any of the Ward-based issues/priorities but is important to note that the proposal does not contradict any of them or the desired outcome for this ward.

SECTION D :**MOTIVATION****10. ASSESSMENT OF APPLICATIONS****10.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

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

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

10.2. Bitou Municipality Bylaw on Municipal Land Use Planning (2015)

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

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

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Utilise the existing municipal services.
The integrated development plan , including the municipal spatial development framework.	Par.9.3

CRITERIA	REFERENCE IN REPORT
The applicable local spatial development frameworks adopted by the Municipality.	Par.9.2
The applicable structure plans .	n/a
The applicable policies of the Municipality that guide decision-making .	Par.10.2
The provincial spatial development framework .	Par.9.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	n/a
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.10.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.14
Applicable provisions of the zoning scheme .	Par.5.4
any restrictive condition applicable to the land concerned	Par.5.3

11. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.9** of this report, the proposal is consistent with the relevant spatial planning policies.

12. NO IMPACT ON PRIVACY & EXISTING RIGHTS

The proposal is to allow for a building line relaxation along the western and northern boundary. The adjacent properties along this boundary being directly affected by the proposal is Plettenberg Bay Erf 1354 (North) and Portion 56 of the Farm 443.



FIGURE 10: CURRENT VIEW TOWARDS Erf 1354 FROM CURRENT OUTBUILDING



FIGURE 11: VIEW TOWARDS PTN 56/443

Portion 56 of the Farm 443 is currently vacant and undeveloped, and no privacy or rights will be impacted on. This is where a new footprint will be expanded on. The proposed addition along the northern boundary is within the existing building on the existing footprint.

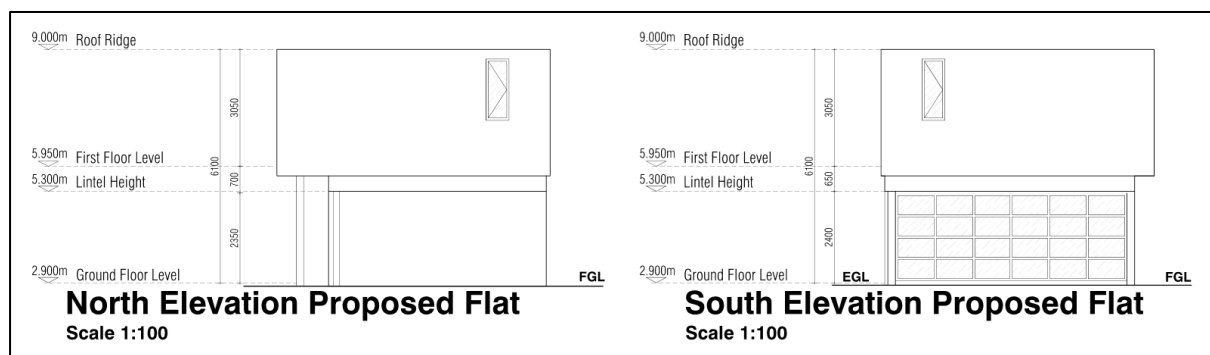


FIGURE 12: ELEVATIONS 2ND DWELLING

Looking at the elevations plans one can argue that the proposal with only one window opposed to an open deck will have a less impact on the privacy of Erf 1354.

The proposed expansion cannot be accommodated on any other part of the subject site, and this is the logical space to do so given that this is the existing garage and flatlet. It must be noted that the proposal will not prevent any surrounding landowner to exercise their legal land use rights, nor will it result in any nuisances or invasion of privacy in any way whatsoever.

It can be concluded that it would be desirable for the proposed departure application to be approved as this will allow the landowners to do the necessary amendments and alterations to their current approved building as desired whilst also being compatible with the surrounding built environment and having little impact on any landowner's current land use rights.

13. IMPACT ON THE SURROUNDING AREA

The application area is dominated by single residential erven. No change in the character of the area will occur as a result of this application. The proposed dwelling house with a double garage and second dwelling unit will fit into the character of the surrounding residential area.

14. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

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

14.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy is not applicable to the application area.</i>
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	<i>This policy is not applicable to the application area.</i> <i>Not a Spatial Development Framework or Policy.</i>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	<i>This policy is not applicable to the application area.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to Bitou Municipality	<i>The municipality should process this application within the prescribed guidelines of the Bitou Municipality By-Law on Municipal Land Use Planning (2015).</i>
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	Applicable to Bitou Municipality	<i>The municipality should process this application within the prescribed guidelines of the Bitou Municipality By-Law on Municipal Land Use Planning (2015).</i>
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	<ul style="list-style-type: none"> <i>The applicant wants to develop the properties property in accordance with the current land use rights and to exercise their right to apply for the relevant applications to allow for the proposed alterations to the existing building.</i>

14.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional, and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	<ul style="list-style-type: none"> <i>The proposal is resource-frugal.</i> <i>The proposed development is within the urban edge of Plett and within an established urban environment.</i>
Ensure that special consideration is given to the protection of prime, unique, and high potential agricultural land.	N/A	<i>Not Agricultural land</i>
Uphold consistency of land use measures in accordance with	COMPLY	<ul style="list-style-type: none"> <i>The proposal does not trigger any environmental listed activities according to the National Environmental Management Act (1998).</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
environmental management instruments.		
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	<ul style="list-style-type: none"> The proposed development will have no impact on the surrounding property values.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	<ul style="list-style-type: none"> The existing infrastructure is adequate and any service upgrades (if required) are at the cost of the landowners.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	<ul style="list-style-type: none"> Inside urban edge and suitable for urban development.
Result in communities that are viable.	COMPLY	<ul style="list-style-type: none"> The proposal will allow the landowners to make alterations and improve their living space, and have no impact on the surrounding landowners rights, will lead to a more viable community, where landowners can improve their living conditions.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	N/A
The sustained protection of the environment should be ensured.	COMPLY	<ul style="list-style-type: none"> In line with all Environmental policy documents and legislation.

14.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	<ul style="list-style-type: none"> The proposal will require and fully utilise the existing municipal infrastructure.
Integrated cities and towns should be developed.	COMPLY	<ul style="list-style-type: none"> The proposal will contribute to a more integrated town.
Policy, administrative practice, and legislation should promote speedy land development.	Applicable to Bitou Municipality	<ul style="list-style-type: none"> The municipality should process this application within the prescribed time frames of the Bitou Municipality By-Law on Municipal Land Use Planning (2015)

14.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure	COMPLY	<ul style="list-style-type: none"> The proposal is in line with all the various spatial plans, the zoning scheme and policies, as motivated by the report.

sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks		<ul style="list-style-type: none"> ▪ <i>It will have no negative impact on the livelihood of the community but uplift the community.</i> ▪ <i>The proposed application complies with the requirements of the Bitou Municipality By-Law on Municipal Land Use Planning (2015)</i>
---	--	--

14.5. Good Administration

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

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
economic, or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

15. CONCLUSION

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

- (i) A Consent Use in terms of Section 15(2)(o) of the Bitou Municipality: Land Use Planning By-Law, 2015 to allow for a 2nd dwelling unit on Plettenberg Bay Erf 1353;
- (ii) A permanent departure for the relaxation of building lines on Plettenberg Bay Erf 1353, in terms of Section 15(2)(b) of the Bitou Municipality Land Use Planning Bylaw, 2015; to allow:
 - a) Relaxation of the prescribed western rear building line from 2m to 0,33m to allow for the proposed additions and alterations;
 - b) Relaxation of the prescribed northern lateral building line from 2m to 0,57m to allow for the proposed additions and alterations; and
- (iii) Application in terms of Section 15(2)(f) of the Bitou Municipality Land Use Planning Bylaw, 2015 for the administrators consent from title deed condition III 4(b) limiting the subject property to 1 dwelling house.

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

Marika Vreken Urban and Environmental Planners
July 2025



municipaliteit umasipala municipality

to be the best together

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

LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

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

PART A: APPLICANT DETAILS

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

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

Registered owner(s)	Lisa Jane Korver				
Physical address					
		Postal code			
E-mail					
Tel		Fax		Cell	

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

Erf 1353 Plettenberg Bay, in the Bitou Municipality, Division Knysna, Western Cape Province					
Physical Address	Minots Ledge Road, Plettenberg Bay, Extension No. 5				
GPS Coordinates	34° 4'43.65"S and 23°21'45.25"E.	Town/City	PLETTENBERG BAY		
Current Zoning	SINGLE RESIDENTIAL ZONE	Extent	1264m ²	Are there existing buildings?	Y N

Applicable Zoning Scheme	Bitou Zoning Scheme By-Law, 2023		LUPO Scheme Regulations: Section 8	
Current Land Use	SINGLE RESIDENTIAL			
Title Deed number and date	T	T60257/2009		
Any restrictive conditions?	Y	N	If Yes, list condition(s)	Condition III (4)(b)
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)	
Have you informed the Bondholder of the application?	Y	N	NO BOND IS REGISTERED.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation? Email correspondence with Town Planning Department	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.	
Official's name	Adel Sanchez	Reference Number	-	Date of consultation 18/06/2025

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

Tick	Section	Type of application
✓	2(a)	a rezoning of land;
X	2(b)	a permanent departure from the development parameters of the zoning scheme;
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;
X	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;

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

Will you want to advertise upon Municipal Consent?

YES

APPLICATION FEES ** (please note the following)

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

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

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

PART F: DETAILS OF PROPOSAL

Complete description of proposed development / intent of application:

SEE ATTACHED MOTIVATION REPORT

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

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

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

Y	N/A	Written motivation		Y	N/A	S.G. diagram / General plan extract
Y	N/A	Locality plan		Y	N/A	Site development plan or conceptual layout plan
Y	N/A	Proposed subdivision plan		Y	N/A	Proof of agreement or permission for required servitude

Y	N/A	Conveyancer's certificate		Y	N/A	Minutes of pre-application consultation meeting (if applicable)
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Supporting information and documentation:

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

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

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)				
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)				
Y	N	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				

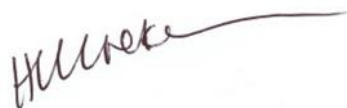
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

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

Applicant's signature:



Date:

22 July 2025

Full name:

MARIKE VREKEN

Professional capacity:

PROFESSIONAL TOWN PLANNER

SACPLAN registration number:

1101

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

ANNEXURES

The following Annexures are attached for the applicant's information.

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

CONVEYANCER CERTIFICATE

I, DE WAAL ESTERHUYSE (LPCM 78531), a duly admitted and practicing Conveyancer, practising at DE WAAL ESTERHUYSE INC, MELKBOSSTRAND, hereby certify as follows:-

**ERF 1353 PLETTENBERG BAY
IN THE BITOU MUNICIPALITY
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 1264 (ONE THOUSAND TWO HUNDRED AND SIXTY FOUR)
SQUARE METRES**


HELD by Deed of Transfer Number T60257/2009

registered in the name of

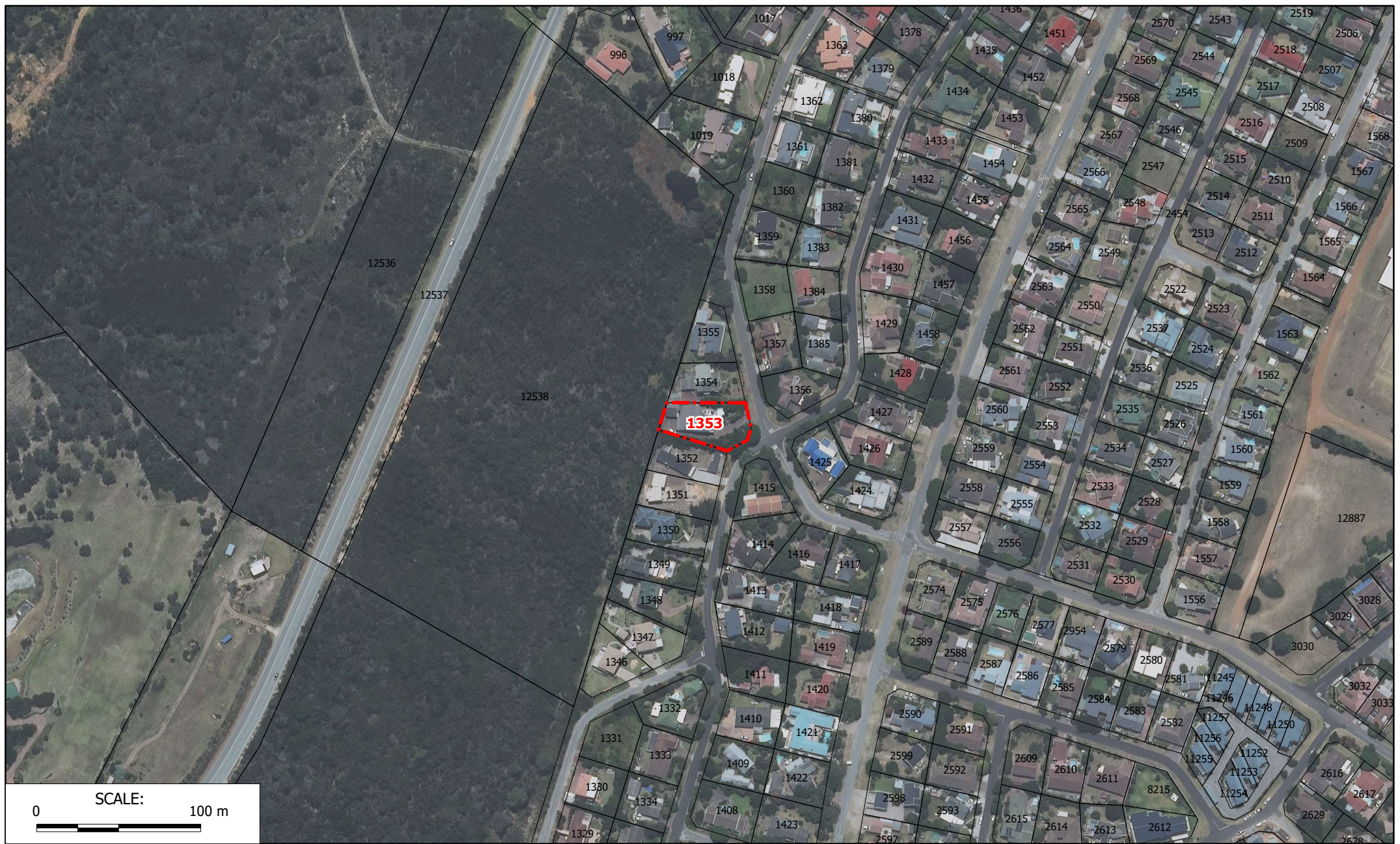
**LISA JANE KORVER
IDENTITY NUMBER: 700519 0178 08 9
MARRIED OUT OF COMMUNITY OF PROPERTY**

I further certify that I have perused the records of the Deeds Office and certify there are no title deed restrictions preventing the erecting of a 2nd dwelling on the property and limits the coverage on the erf except for Condition III 4(b) and (c) for which only a consent from the Bitou Municipality is required.

DATED and SIGNED at MELKBOSSTRAND on 19 MAY 2025.



**DE WAAL ESTERHUYSE
(LPCM 78531)
CONVEYANCER**



PLETTENBERG BAY
ERF 1353

PLAN 1 : LOCALITY PLAN



Stored: C:\Users\JW-TRP01\Desktop\P2522 - Plettenberg Bay Erf 1353.mxd

Projection: Transverse Mercator
Centre Lon: 23°21'45" E
Centre Lat: 34°04'44" S
Created: 2025/06/12
Scale: 1:3000



Start & Ongoing Planners

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

SPECIAL POWER OF ATTORNEY

I,

LISA JANE KORVER

the undersigned,

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

CONSENT USE & PERMANENT DEPARTURE

on

PLETTENBERG BAY ERF 1353

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

Signed at Plettenberg Bay on this 1 day of May 2025

SIGNED:

Shovel

SIGNED:

SIGNED:

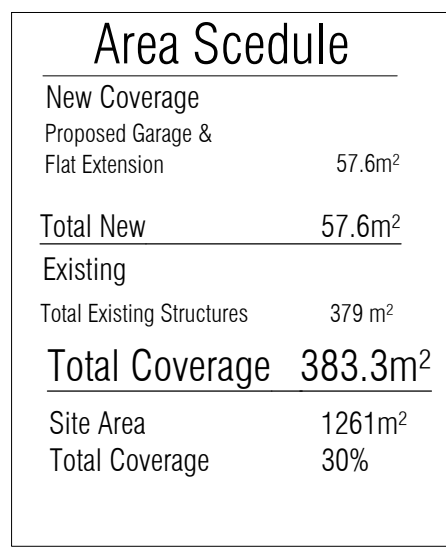
In the presence of the undersigned witnesses:

AS WITNESSES:

1.

[Signature]

2.



Door & Window Schedule

Scale 1:100

-

Korver Additions & Alterations

Erf 1353 Mintos Ledge Road

Site Plan
Door And Window
Schedule
Sections A&B

- A. Corrected Notes
- B. Main on-Suite Changed back to original
- C. Changes of Phase 1 & window Design

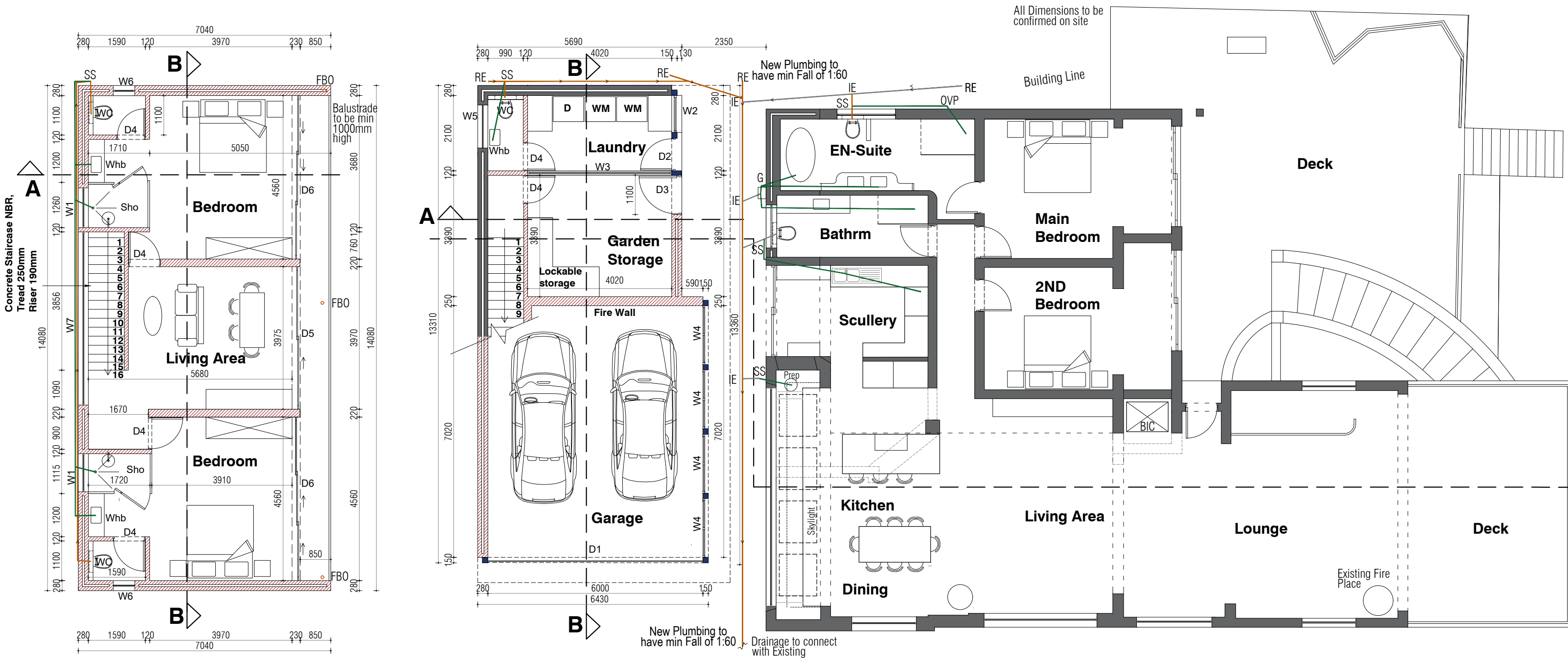
PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON
BEN BRITZ
31 06 AM / Africa@homenet.org on 17 Jul 2014

Registration no. PAD 6622519.

002

Rev.
C

Drawn by	BB
Scale	As Shown
Project no.	TPT_Korver
Date	24/04/2025



Area Scedule	
New Coverage	
Proposed Garage & Flat Extension	57.6m²
Total New	57.6m²
Existing	
Total Existing Structures	461 m²
Total Coverage	383.3m²
Site Area	1261m²
Total Coverage	30%

Hot water Requirements

a Minimum of 45L/Person/day hot water heating requirements shall be provided by means other than electrical resistance heating as per SANS 10400-XA (clause 6.1.1)

(eg. solar geysers or heatpumps to comply with specific municipal and homeowners requirements)

Instantaneous gas water heaters shall comply with the requirements of sarns 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1

all exposed hot water pipes must be insulated with R value of 1 if <80mm & a R value of 1.5 if >80mm as per SANS 10400-XA Clause 6.1.6

Min Hot Water Per Occupant : 45L

Min Hot water required 4 Occupants: 180L

Roof Insulation

Required R-Value 3.7

Enviroclut 201 100mm (lower "think Pink" R-value 1.4 R-value 2.5









Total R-Value Achieved 3.9

Enviroclut 201 to be laid over rafters / trusses with min overlap of 150mm joints to be sealed both sides with aluminium tape. maintain min 38mm air-gap between roof covering and enviroclut. lower "think pink" to be laid over brndering on top of ceiling boards

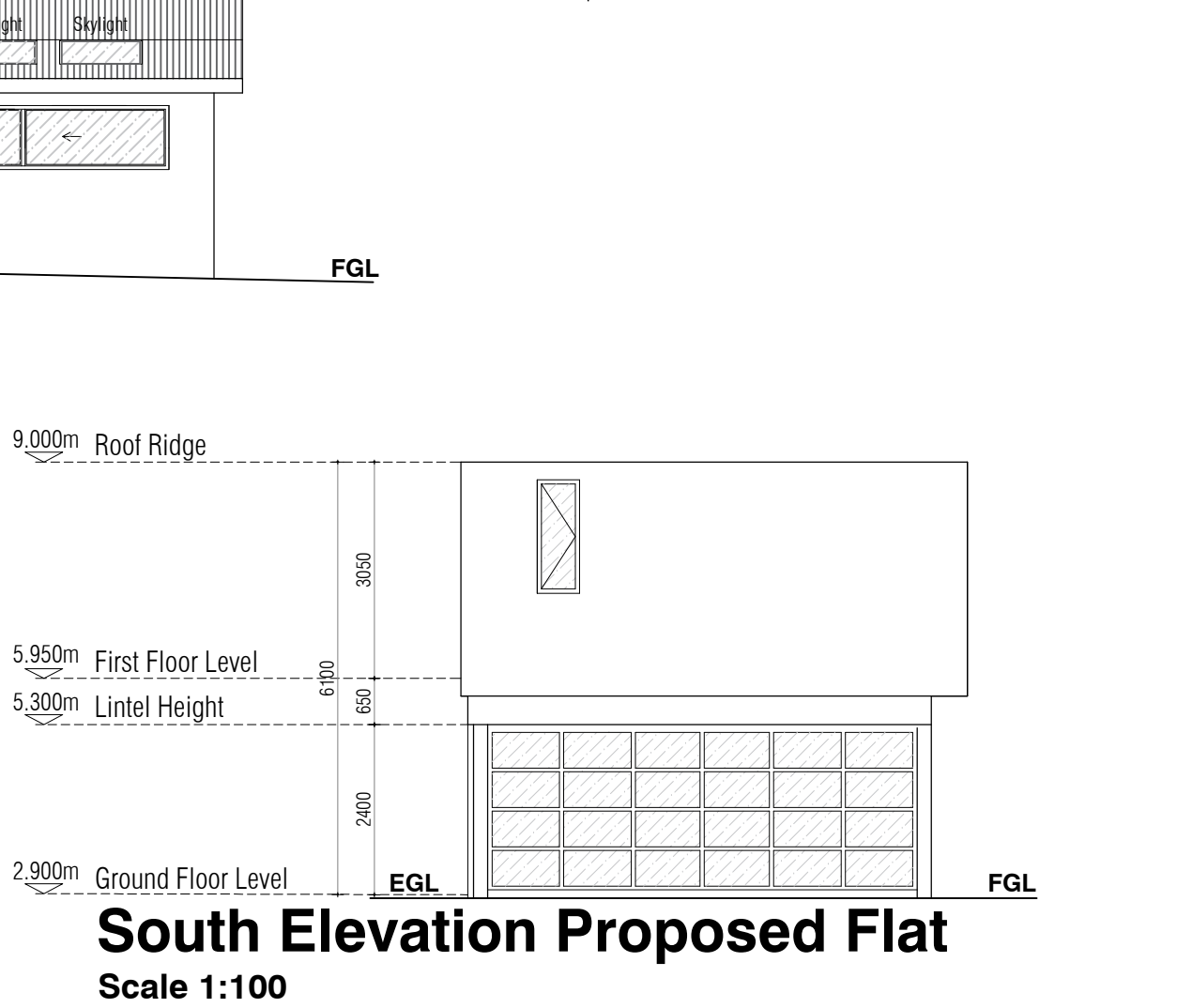
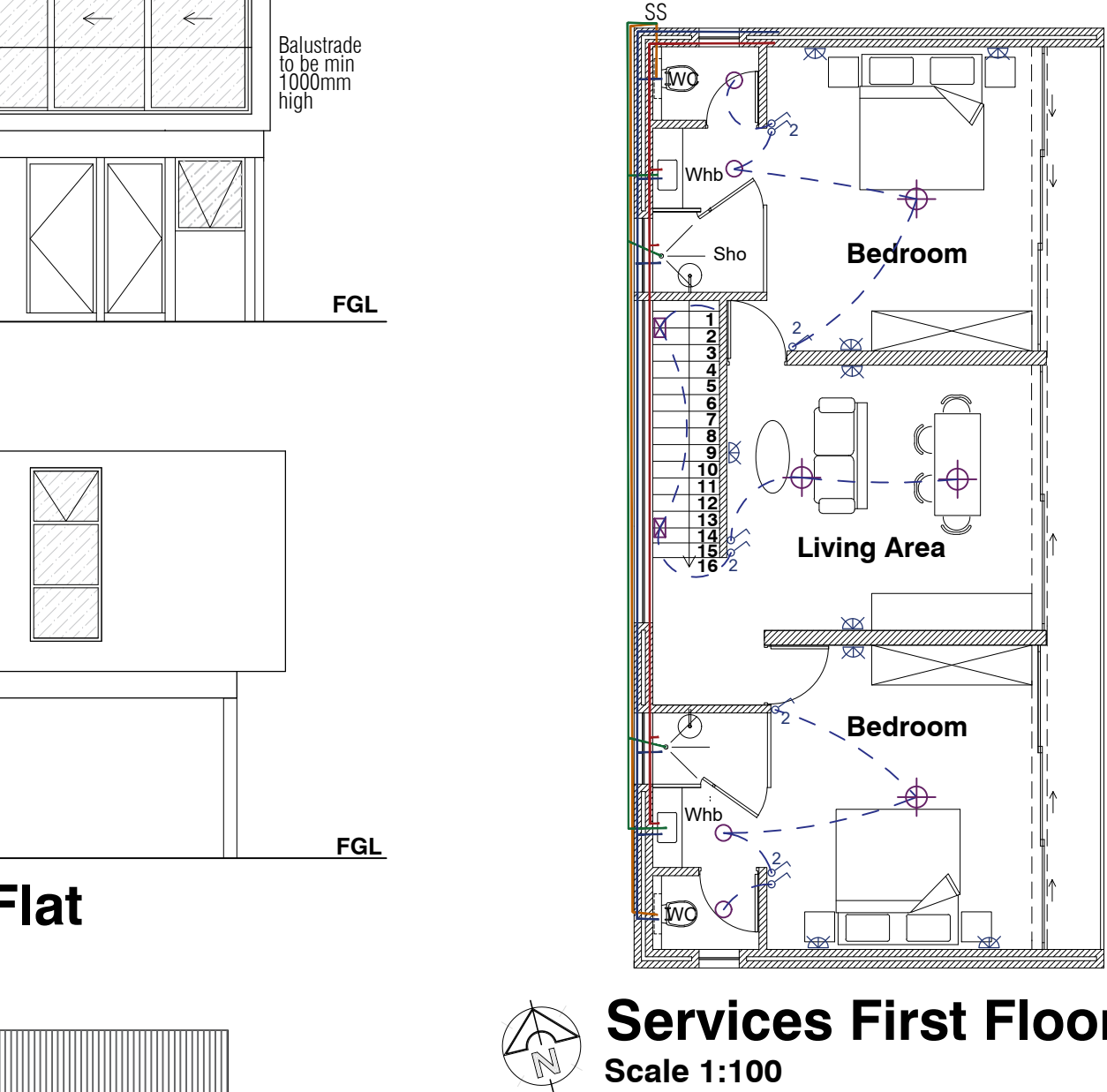
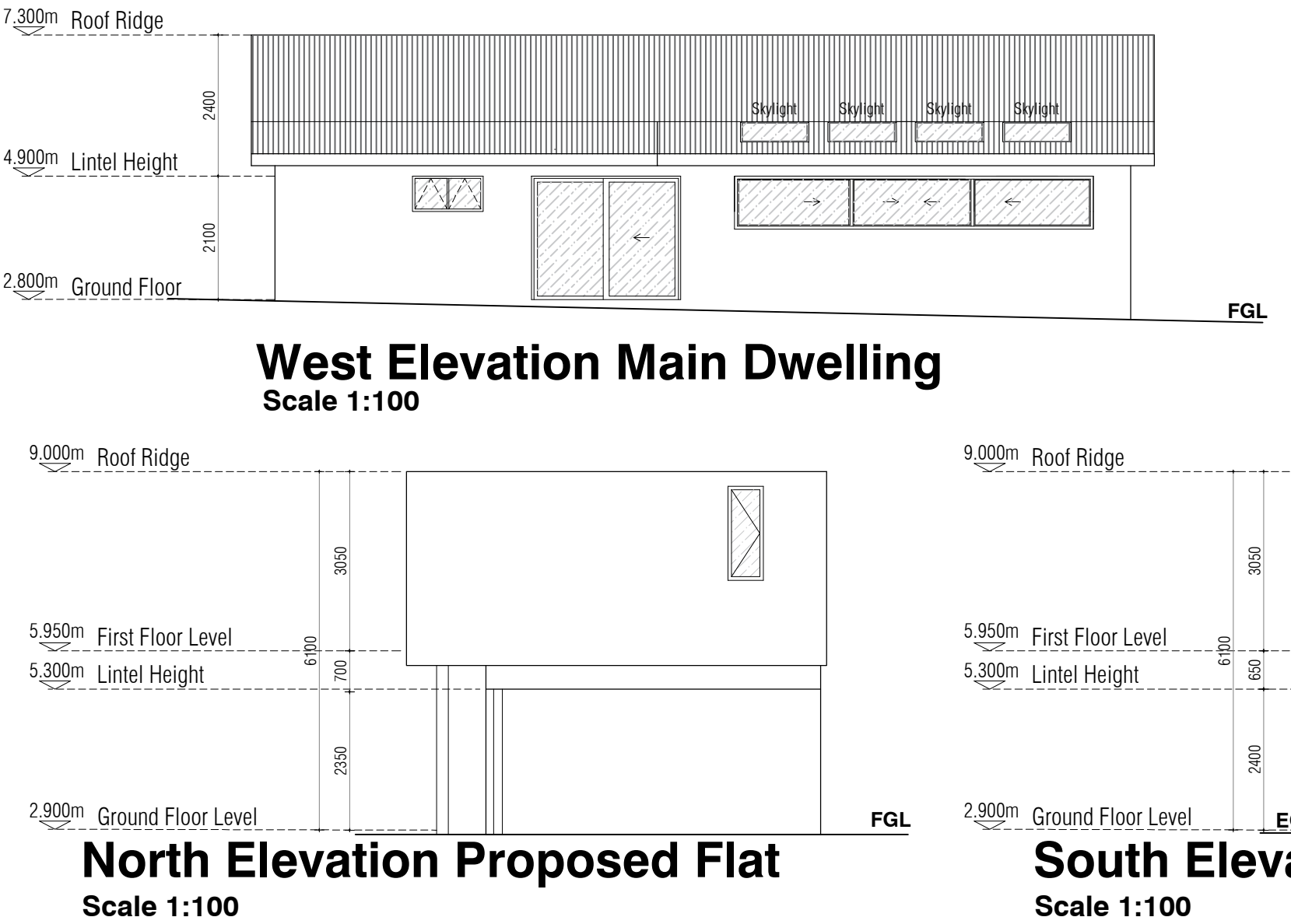
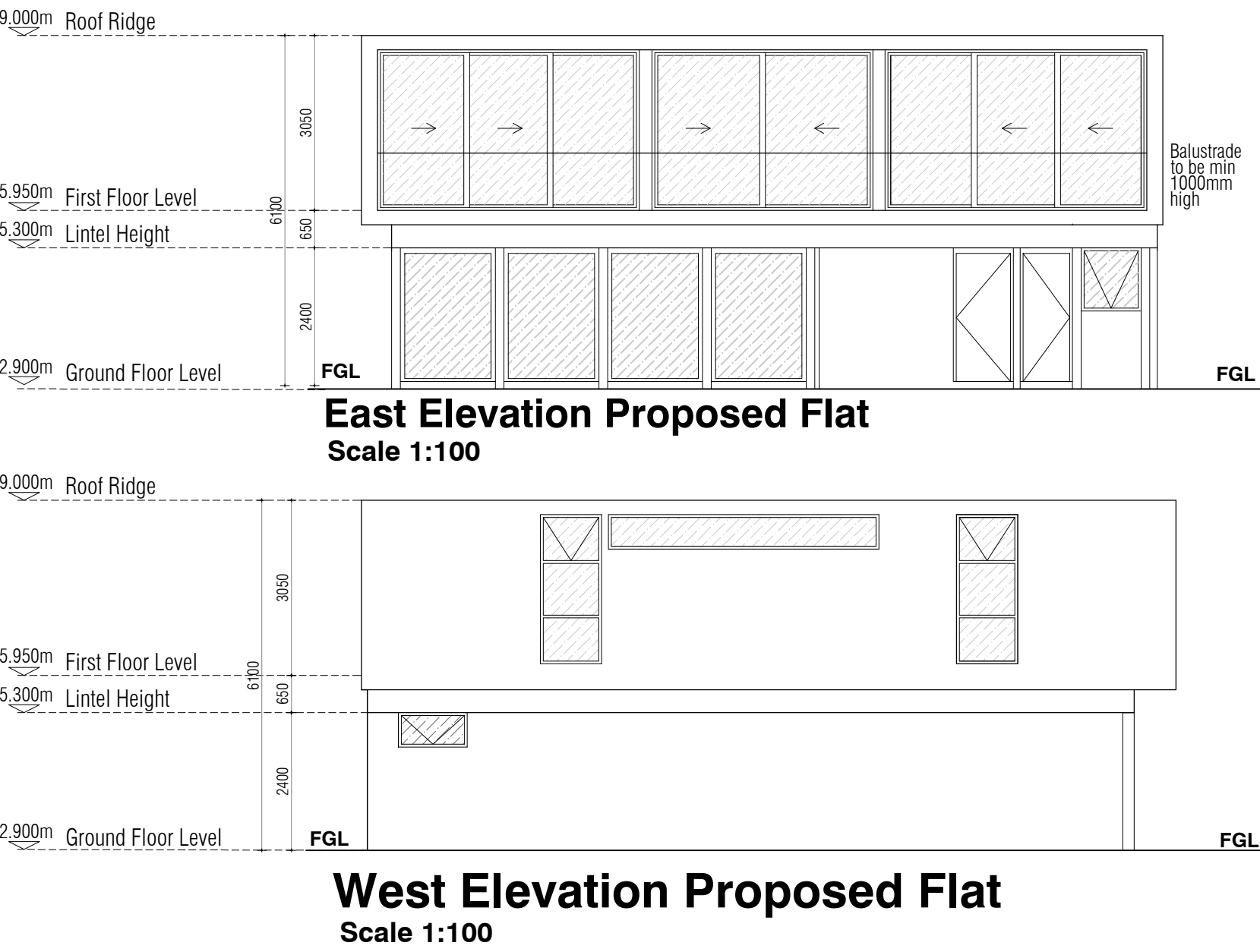
Wall Insulation (External Walls)

Required R-Value 1.9

Minimum R-Value requirements for walls with a surface density greater than or equal to 270kg/m² in climate Zone 4 (minimum requirement is 50mm cavity wall)

Electrical Diagram				
Symbol	Description	Quantity		
	Plug			
	Switch	4		
	2 way Switch	10		
	Motion Switch	1		
Lighting Demand				
Symbol	Description	Watts	Quantity	Total
	Wall mounted light	6W	2	12W
	Light Fixture	30W	3	90W
	Light Fixture	11W	4	44W
	Down light	5W	7	35W
Allowable 4w/m ² - 70w		Proposed 181w	Surplus 519w	
Proposed demand: acceptable				

2. SITE
- 2.1 The footprint of the building shall be cleared of all vegetable matter, tree stumps, timber & any other material that may decompose.
- 2.2 All boundaries & building line positions to be verified & checked by the contractor & any setting out discrepancies shall be the responsibility of the contractor.
- 2.3 Stormwater to be removed from site.
- 2.4 All site work to be in accordance with national building regulations & building standards act 103 of 1977.
- 2.5 The provision of sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F
3. FOUNDATIONS
- 3.1 The foundations for the building to be in accordance with SANS 10400-B & the detailed requirements of SANS 10400-H.
- 3.2 Foundation horizon to be a minimum of 600mm below ngl as per engineer's specification.
- 3.3 All foundations to be as per engineers specification unless otherwise stated.
- 3.3 All trenches to be compacted prior to casting.
4. SURFACED
- 4.1 Floors in my laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J.
- 4.2 Suspended floors to Engineer's spec. & to be in accordance with the requirements of SANS 10400-B, SANS 10400-T (and/or SANS 10082 if Timber), & the detailed requirements of SANS 10400-J.
- 4.3 Wet & compact hardcore filling material as per engineers specification.
- 4.4 Compact 50mm thick sand bedding above hardcore.
- 4.5 Install usb green damp proof membrane under entire surfaced, joints to be lapped & taped as per manufacturer's spec.
- 4.6 Surfaced to be minimum 20 MPa concrete with mesh ref "193", as per Engineer's spec.
- 4.7 See Insulation Table and/or Rational Design document for required floor insulation.
5. WALLS
- 5.1 The structural strength and stability of a wall to be in accordance with SANS 10400-B, SANS 10400-T, & the detailed requirements of SANS 10400-K.
- 5.2 The roof fixing to be in accordance with SANS 10400-B, & the detailed requirements of SANS 10400-K.
- 5.3 The water penetration through a wall to be in accordance with the detailed requirements of SANS 10400-K.
- 5.4 All brickwork to be set out with a profile of 85mm increments vertically.
- 5.5 Brickforce every 4th course & every course over openings. brickforce every course for final 4 courses.
- 5.6 All brickwork min 7mpa class II.
- 5.7 Windows built in with dpc.
- 5.8 Vertical damp proof membrane to all floor level changes.
- 5.9 Smooth plaster finish internal & external unless otherwise stated.
- 5.10 All timber walls as per Part K of SANS 10400
- 5.11 Retaining walls to engineers specifications with waterproofing to specialists details (ie: 4mm index torch on membrane with subsoil drain or similar.)
6. FLOORS
- 6.1 All R.C. floorslabs to Engineer's details.
- 6.2 Suspended floors to be in accordance with the requirements of SANS 10400-B, SANS 10400-T (and/or SANS 10082 if Timber), & the detailed requirements of SANS 10400-J.
- 6.3 Floor finish as per plan.
- 6.4 Timber floors to NBR specifications or Engineer's details.
- 6.5 50mm screed to all rc floors.
7. ROOF
- 7.1 Roof coverings and waterproofing systems to be in accordance with the detailed requirements of SANS 10400-L.
- 7.2 Flat roofs or related gutters to be in accordance with the detailed requirements of SANS 10400-L.
- 7.3 The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, to be in accordance with the detailed requirements of SANS 10400-L, and the roof assembly to be supported on walls that comply with the requirements of SANS 10400-K and are in accordance with SANS 10400-B and SANS 10400-L.
- 7.4 Flat roofs or related gutters to be in accordance with the detailed requirements of SANS 10400-L.
- 7.5 Gutters and downpipes, to be sized in accordance with the requirements of SANS 10400-R.
- 7.6 Fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements of SANS 10400-L & SANS 10400-T.
- 7.7 Roof type & pitch as per sections.
- 7.8 Rafter/Trusses to roof specialists details unless otherwise stated.
- 7.9 Roof ties to be built in to wall, 600mm min.
8. WINDOWS & DOORS
- 8.1 The type and fixing of glazing to be in accordance with SANS 10400-B the detailed requirements of SANS 10400-N.
- 8.2 The selection of the glazing to be in accordance with the detailed requirements of SANS 10400-N.
- 8.2 Refer to plan or window & door schedule.
- 8.3 All Glazing to comply to part N of the National Building Regulations.
- 8.4 DPC to underside of all windows.
- 8.5 Lintols over all openings < 3.3m and Beams (as per Engineer spec) over all openings > 3.3m.
- 8.6 All Window to be powder coated aluminium & Doors Treated timber or powder coated aluminium. Unless stated otherwise.
9. DRAINAGE
- 9.1 The design of the drainage system to be in accordance with the detailed requirements of SANS 10400-P.
- 9.2 All drainage & plumbing installations to comply with NBR & local by laws.
- 9.3 Ø 110 uPVC sewer mains with a min fall 1:60
- 9.4 Ø 50 uPVC at head of drain pipe.
- 9.5 Rodding eyes at all changes of direction & at head of drain.
- 9.6 Inspection eyes at all junctions of drains.
- 9.7 Drain pipes under buildings & driveways to be protected from load.
10. STAIRWAYS
- 10.1 Stairways to be in accordance with SANS 10400-B, SANS 10400-T, and the detailed requirements of SANS 10400-M.
- 10.2 Walls, screens, railings or balustrades to such stairway to be in accordance with the requirements of SANS 10400-B, SANS 10400-T & SANS 10400-K.
11. LIGHTING & VENTILATION
- 11.1 The ventilation to be in accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.
- 11.2 The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.
12. FIRE PROTECTION
- 12.1 The fire protection measures provided to be in accordance with the detailed requirements of SANS 10400 T.
13. SPACE HEATING
- 13.1 The provision of space heating is in accordance with the detailed requirements of SANS 10400-V.
14. ENERGY EFFICIENCY
- 14.1 External walls to be in accordance with the detailed requirements of SANS 10400-XA.
- 14.2 Floors with in-slab heating to be in accordance with SANS 10400 XAA.
- 14.3 Services that use energy or control the use of energy to be in accordance with SANS 204.
- 14.4 Hot water systems to be in accordance with SANS 10400-XA.
- 14.5 See Rational Design Document by Competent person.



Tessa van Schaik & Associates
Cell no : 082 346 9730
Email : tessa@theplanetthing.co.za

Korver Additions & Alterations

Erf 1353 Mintos Ledge Road

Drawing description

Floor Plans
Elevations
Services

Revisions

Owner/Client/Agent



Registration no. PAD 66225194

Orig. no.

Rev.

001

C

Drawn by

BB

Scale

As Shown

Project no.

TPT_Korver

Date

24/04/2025

6 HIGH STREET
PLETTENBERG BAY
6600

FEE

R200-00.....

CONVEYANCER
COX A J

VERBIND		MORTGAGED	
VIR FOR		R 1729 00-00	
B	032884 / 09	<i>Amigo.</i>	
03 DEC 2009			
REGISTRAR/REG.			

T 060257 / 09

DEED OF TRANSFER

DATA / VERB.

11 DEC 2009

OLIVIER V G RANDI

BE IT HEREBY MADE KNOWN THAT

DAVID PATRICK ARTLETT

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PLETTENBERG BAY on 19 October 2009 granted to him by Andrew John Cox duly authorised thereto by virtue of a Special Power of Attorney signed at Plettenberg Bay on 12 February 2009 and granted to him by

PETER JOHN RATCLIFFE

Born on 11 May 1954

Unmarried

DATA / CAPTURE

11 DEC 2009

BARLOW M.

GhostConvey 11.7.4.3

LISA JANE KORVER
Identity Number 700519 0178 08 9
Married out of community of property

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

**ERF 1353 PLETTENBERG BAY IN THE BITOU MUNICIPALITY, DIVISION
OF KNYSNA, WESTERN CAPE PROVINCE**

**IN EXTENT 1264 (ONE THOUSAND TWO HUNDRED AND SIXTY FOUR)
SQUARE METRES**

**FIRST TRANSFERRED by Deed of Transfer No. T782/1960 with Diagram No.
10064/1959 relating thereto and held by Deed of Transfer No. T35394/2006.**

I. As regards the figure a b c d h g on the said Diagram No. 10064/1959

- A. SUBJECT to the conditions referred to in Deed of Transfer
No.T242/1911.**
- B. SUBJECT FURTHER to the special conditions contained in Deed of
Transfer No. T242/1911 Nos (b) 1 and 2 and (e) reading as follows:**

**"(b) All main roads and those roads marked on the original diagrams
of the property shall be free and undisturbed except that :**

- 1. Each owner shall be at liberty to place a gate or gates
convenient to the public where the roads cross the
respective boundary lines.**
- 2. The owners of the remaining extent of the freehold
portion of this farm may alter the present road over the
westerly portion of such remaining extent.**

**(e) The water from the Piesang River may be used for irrigation in
properly arranged turns by these proprietors of the property now
sub-divided who are able to use it, due regard being given to the
rights of owners of Lots "g" and "j".**

- C. SUBJECT FURTHER in terms of the Deed of Grant dated 20 January
1818 in favour of J. Van Rooyen, George Quitrents, Volume 2 No. 22:-**

GhostConvey 11.7.43



mines of gold, silver and precious stones mentioned in Section 4 of the Proclamation of Sir John Cradock dated 6 August 1813.

D. ENTITLED to the benefits in terms of the Notarial Deed of Servitude attached to Deed of Transfer No. T3544/1942 mentioned in the following endorsement thereon dated 4 June 1947, namely -

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

II. As regards the figure f g h e on said Diagram No 10064/1959 -

A. SUBJECT to the conditions referred to in deed of Transfer No T10168/1926.

B. SUBJECT FURTHER in terms of the Deed of Grant dated 20 January 1818 in favour of J. Van Rooyen, George Quitrents Volume 2 No. 22 :-

"To all such duties and regulations, as either are already or shall in future be established respecting lands granted under similar tenure."

Which includes the reservation in favour of the State of the rights to the mines of gold, silver and precious stones mentioned in Section 4 of the Proclamation of Sir John Cradock dated 6 August 1813.

C. SUBJECT FURTHER and entitled to the benefits of the special conditions referred to in Deed of Transfer No. T 282/1911 relation to roads.

D. ENTITLED to the benefits of Notarial Deed of Servitude attached to Deed of Transfer No. T1594/1942 referred to in the following endorsement thereon dated 4 June 1947, namely -

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

III. As regards the whole property hereby conveyed

GhostConvey 11.7.4.3

- "1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October, 1935, and in the memorandum which accompanied the said Regulations.
2. The owner of this erf shall without compensation be obliged to allow the electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf, shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Township Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such condition as he may impose:-
 - (a) it shall not be subdivided.
 - (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) not more than half the area thereof shall be built upon;

of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected with the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf;

- (e) in the event of the provision of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

II. Imposed by Plettenberg Bay Estates Limited for the benefit of the company and its successors in title and assigns, as owners of the Remainder of Plettenberg Bay Township Extension No. 5 held in terms of Certificate of Amended Title on Consolidation No. T9101/1956 namely: -

- "1. Plans and specifications of all buildings and all additions or alterations to be erected on an erf shall be submitted to and approved by the Transferor before the commencement of building operations. Such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the Transferor. Roofs of all buildings to be erected on an erf shall, except with the permission in writing of the Transferor, be constructed of either thatch, tiles, shingles or slate. Provided, however, that from such time as the said Township shall fall under the jurisdiction of a Local Authority, the Transferor shall have the right, with the permission of such Local Authority, to delegate to such Authority exercise of the discretions and rights herein vested in the Transferor.
2. The erection of flat, lean-to or monopitch roofs or of flat or corrugated iron or asbestos fencing is prohibited. No wood and/or iron buildings of any description shall be erected on the erf. The main buildings which shall be a complete building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
3. Any buildings or outbuildings and all additions or alterations thereto shall also comply with the conditions upon which the said proposed Township shall in due course be established and with the requirements of any local or other Authority.

5. The owner shall not have the right, save and except to prepare the erf for building and/or garden purposes, to excavate and remove therefrom for purposes of gain any material without the written consent of the Transferor.
7. The owner of this erf shall without compensation be obliged to allow the electricity, gas, water mains and the sewage and drainage, including stormwater of any other erf, within or without this subdivision, to be conveyed across this erf if deemed necessary by the Local Authority and/or the Transferor and in such a manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
8. Neither the owner nor any other person, shall have the right to erect or cause to be erected upon the erf any hoardings or signboards for advertising purposes.
9. No cattle kraals, pig-sties, cow-sheds, slaughter poles or slaughter houses shall be erected or carried on by any person whomsoever on this erf.
10. (1) In the foregoing conditions the following words shall have the meaning assigned to them, namely:
- (a) "Transferor" shall mean Plettenberg Bay Estates Limited, its successors in title and assigns to Plettenberg Bay Extension No. 5, or the remainder thereof from time to time but shall exclude the owner of any erf.
- (b) "Owner" shall include the successors in title or assigns of the above Transferee.
- (2) The owner shall have no claim whatsoever against the Transferor on the ground that the Transferor has not enforced or insisted that effect be given to the foregoing conditions in respect of any erf sold by the Transferor."



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

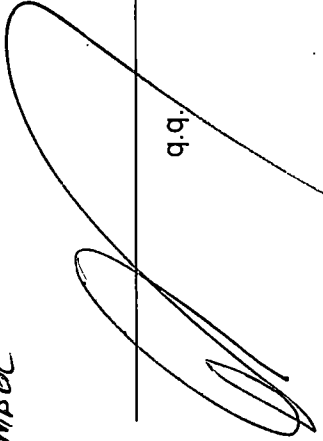
LISA JANE KORVER, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 850 000,00 (THREE MILLION EIGHT HUNDRED AND FIFTY 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

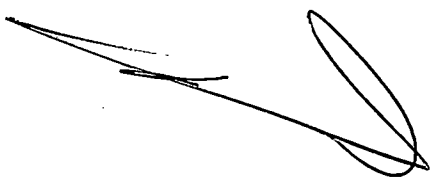
Town on 3 December 2009


q.q.

In my presence



REGISTRAR OF DEEDS



Details of seller(s) or transferor(s)																			
Full name: P E T E R J O H N R A T C L I F F E																			
Identity/Trust/CC/Company Number										Income tax reference number									
0 0 0 0 0 1 9 5 4 / 0 5 / 1 1										0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0									
If you are a VAT Vendor, state your VAT Registration Number																			
N O 0 0 0 0 0 0 0 0 0 0										If you are not registered for Income Tax, state your annual income from all sources									
R 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0										0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0									

Our Reference : 284374

Details of purchaser(s) / Transferee(s)

Full name: L I S A J A N E K O R V E R

Identity/Trust/CC/Company Number: 0 0 7 0 0 5 1 9 0 1 1 7 8 0 8 9

If you are a VAT Vendor, state your VAT Registration Number: N O 0 0 0 0 0 0 0 0 0 0

If you are not registered for Income Tax, state your annual income from all sources: 0 0 0 0 2 7 8 1 1 7 8 4 1 3

[illegible]

Property Details (As per Deeds registry)	
Description of Property (as per deeds registry)	ERF 1353, PLETTENBERG BAY IN THE BITOU MUNICIPALITY. DIVISION OF KNYSA, PROVINCIAL EXTENT 1264 SQUARE METRES
Nature of property	IMPROVED <input checked="" type="checkbox"/> If improved indicates
OTHER RESIDENTIAL PR	<input type="checkbox"/>

OTHER RESIDENTIAL PR

Details of purchase transaction													
Aquisition Date		0	5	S	E	P	2	0	0	9			
Consideration		R					3	8	5	0	0	0	
Total Consideration		R					3	8	5	0	0	0	
Bought By							P	R	I	V	A	T	
Any other consideration payable							R					0	
Fair Value							R					0	

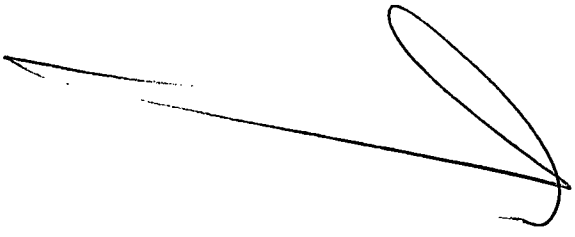
Bought By	P	R	I	V	A	T	E	T	R	E	A	T	Y
consideration payable	R									0	0	0	0
Fair Value	R									0	0	0	0

Calculation of Duty and interest payable																				
Transfer duty payable on								R				3	8	5	0	0	0	0	0	0
Natural person %																				
<div style="display: flex; justify-content: space-between;"> 1 0 0 % being fair value N O </div>																				
Non natural person %																				
<div style="display: flex; justify-content: space-between;"> 0 0 0 % = R 0 </div>																				
<div style="display: flex; justify-content: space-between;"> 5.00 % on R 5000000.00 </div>																				
<div style="display: flex; justify-content: space-between;"> 8.00 % on R 2850000.00 </div>																				
<div style="display: flex; justify-content: space-between;"> = R 25000.00 </div>																				
<div style="display: flex; justify-content: space-between;"> = R 228000.00 </div>																				

being fair value


= R	0
= R	25000.00
= R	228000.00

Declaration by Conveyancer
I/ ANDREW JOHN COX
We

A handwritten signature in black ink, consisting of a long, sweeping horizontal stroke followed by a large, loopy flourish that curves upwards and then back down.

MOSDELL, PAMIA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me



CONVEYANCER
COX A J

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ANDREW JOHN COX

duly authorised hereto by virtue of a Special Power of Attorney signed at Plettenberg Bay on 12 February 2009, granted to me by

PETER JOHN RATCLIFFE
Born on 11 May 1954
Unmarried

do hereby nominate and appoint

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:

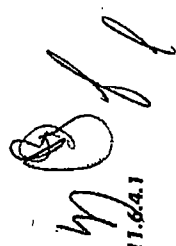
LISA JANE KORVER
Identity Number 700519 0178 08 9
Married out of community of property

the property described as:

ERF 1353 PLETTENBERG BAY IN THE BITOU MUNICIPALITY,
DIVISION OF KNYSNA, WESTERN CAPE PROVINCE

IN EXTENT: 1264 (ONE THOUSAND TWO HUNDRED AND SIXTY
FOUR) SQUARE METRES

HELD BY Deed of Transfer No. T35394/2006


GhostConvey 11.6/4.1

0865

CLEARANCE CERTIFICATE

BITOU MUNICIPALITY (Tel 044 501 3054)

Authority is hereby issued in terms of Section 118 of Act 32/2000

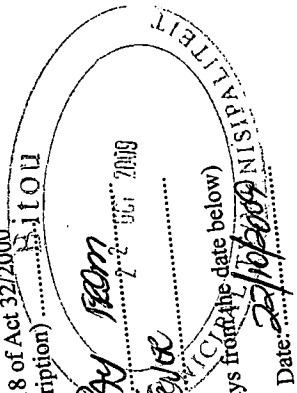
for the registration of transfer of: (property description)

REF 1353 KENTINGBEE DAY ROOM
TO LJ KENVE

Valid until 22/12/2009 (no later than 120 days from the date below)

Date: 22/12/2009

Chief Financial Officer: [Signature]



[Handwritten signature]