

Contact: **Bryan Smith: 046 624 4356**
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ADV. ROLLY DUMEZWENI
26 MUNICIPAL MANAGER

Talk Town 29 Miles Street,
Port Alfred

NDLAMBE MUNICIPALITY



LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
✓	Departure Relaxation Building Line	R5 110.89
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
✓	Consent use in terms of the Land Use Scheme	R8 583.74
	Extension for validity of an approval	R
	Subdivision	R
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
TOTAL ON FEES PAYABLE		R13 694,63

INSTRUCTIONS:

- Do not convert or edit the land use application form.
- Confirm the applicable fees with the Town Planning Office before proceeding, and do not make any payment without consent from the Town Planning Office.
- Initial the bottom of each page and sign the Declaration on Page 11.

Applicant's Initials: JA

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

- 1.1. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.
- 1.2. Incorrect and incomplete applications will be returned to the Applicant. The Applicant's attention is drawn to the plans and other documentation that must accompany their application as per the Schedules in the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016).
- 1.3. Applicants must note that until such time that an application has been approved in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and do not bind the Ndlambe Municipality, in any way.
- 1.4. The Ndlambe Municipality reserves the right to have an approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.
- 1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

- 2.1. Prior Liaison with interested bodies including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this way. Where an applicant submits proof that an interested party is satisfied with a proposal, it will not be necessary to again approach such interested party for comments.
- 2.2. A list of the different authorities and other interested parties affected by the development, together with the names, telephone numbers and addresses of contact persons may be available from the Local Authority.

3. SUBMISSION OF APPLICATION

- 3.1. The application must be submitted in duplicate, together with all the required annexes, to the Local Authority in whose area of jurisdiction the land unit is situated. If the land is to be incorporated within the jurisdiction of a Local Authority, the application form must also be submitted to the Local Authority concerned.
- 3.2. Applications can be posted via registered mail or hand delivered to the following address:

The Municipal Manager Ndlambe Municipality P O Box 13 Port Alfred 6170	Town Planning Office Ndlambe Municipality Causeway Road, Civic Centre Port Alfred 6170
--	--
- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

Applicant's Initials: JA

3.3.1. Details in respect of the application

- A Locality sketch showing clearly the details of the application;
- A Description of the site that is to be developed;
- What does the owner intend to do with the land;
- What are the envisaged development parameters (for instance the proposed floor area and coverage);
- What portion of the site is to be developed;
- What is the existing zoning and use of the subject land;
- A copy of the advertisement of the proposal;
- A site development plan.

3.3.2. Details in relation to the existing and proposed development of the land in the vicinity of the subject land

- The existing uses and zonings to be shown on separate map;
- The visual or historical characteristics of the area;
- Topographical and physical features;
- Details of illegal and non-conforming uses.

3.3.3. Details in respect of the planning proposals for the subject area

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in Spatial Development Framework, or any other policy proposals for the area.

3.3.4. Motivation

A written motivation for an application should be based on the criteria referred to in the said legislation (SPLUMA), namely;

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister/MEC regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
- Integrated development plan, including the municipal spatial development framework; provincial spatial development framework; and
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and
- Land development principles as referred to in Chapter 2 of the Spatial Planning Land Use Management Act, 2013 (Act No.16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in Section 47 of the Act, should also be considered.

3.3.5 Supporting information and documentation

The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);

Applicant's Initials: JH

- Services report or indication of all municipal services / registered servitudes;
- Typical unit types (plan & elevation);
- Abutting neighbour consent(s);
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval and conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Additional copies of selected documentation;
- Additional motivation; and
- Any other specialist studies, etc.

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes

PART C.1: APPLICANT DETAILS

First name(s)	ERIVA
Surname	NANYONJO
Company name (If applicable)	CITEPLAN (PTY) LTD
Street or Postal Address	19 HIGHFIELD ROAD, BEACON BAY, EAST LONDON, 5241
Email Address	<u>eriva@citeplan.net</u>
Contact Number	078 356 3281

PART C.2: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	HELEN KANNEGIESSER
Street or Postal Address	65 RIVER STREET, BOESMANSRIVIERMOND
E-mail Address	
Contact Number	N/A

Applicant's Initials: 2H

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	44	Suburb/Town/Area	BOESMANSRIVIERMOND	
Farm No		Portion (if applicable)		
Physical or Street Address	65 RIVER STREET			
Current Zoning	RESIDENTIAL 1			
Proposed Zoning	RESIDENTIAL 1			
Additional Rights or Consent Uses Approved	CONSENT USE TO PERMIT SECOND DWELLING UNIT			
Current activities	DWELLING HOUSE			
Are any departures applicable to the land unit?	DEPARTURE TO RELAX STREET BUILDING LINES TO REGULARISE EXISTING STRUCTURES			
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	YES. THE PROPERTY IS DEVELOPED WITH A RESIDENTIAL DWELLING HOUSE, A GARAGE AND ASSOCIATED STAFF ACCOMMODATION, COVERED DECK AREAS AND A BOATHOUSE STRUCTURE ALONG THE RIVER FRONTAGE.			
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	YES. THE PROPERTY IS USED FOR RESIDENTIAL PURPOSES IN ACCORDANCE WITH THE RESIDENTIAL ZONE 1 ZONING, SUBJECT TO THE PROPOSED CONSENT USE AND DEPARTURE APPLICATIONS.			
Property Size/ Extent (m ² / ha - as per Title Deed)	643m ²			
Title Deed Number	[REDACTED]			
Any additional/relevant information in regard to the property	THE PROPERTY IS BOUNDED BY RIVER STREET AND RIVER LANE. IN TERMS OF THE SG DIAGRAM, THE ENCROACHMENTS ARE ASSESSED AGAINST STREET BUILDING LINE PROVISIONS, WITH DEPARTURES FROM 5 m TO 0 m AND 5 m TO 1.5 m.			
Any restrictions i/o Conveyance's Certificate?		✓	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?		✓	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?		✓	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.	
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)		✓	If yes, indicate which section are triggered in motivation report and attach relevant permit.	
Is the property or building located within the historical core or contains any heritage significant features?		✓	Is the building older than 60 years?	✓
Does the property fall inside the urban edge in terms of the SDF?	✓		Does the property fall within the service edge in terms of SDF?	✓
Is the property encumbered with a bond		✓	If yes, is bond/mortgage holders consent attached	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	✓		If yes, is this application to legalise the building / land use?	✓
NOTE: A contravention penalty may be imposed				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		✓	Are there any land claim(s) registered on the subject property(ies)?	✓

Applicant's Initials: 2W

PART E: DETAILS OF THE APPLICATION

1. Describe the proposed development in detail (A separate motivational report **MUST** be added):

THE APPLICATION SEEKS CONSENT USE IN TERMS OF SECTION 74 OF THE NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015, TO PERMIT A SECOND DWELLING UNIT ON THE PROPERTY.

THE APPLICATION FURTHER SEEKS DEPARTURE IN TERMS OF SECTION 76 OF THE BY-LAW TO RELAX APPLICABLE STREET BUILDING LINES FROM 5 m TO 0 m AND FROM 5 m TO 1.5 m IN ORDER TO REGULARISE EXISTING STRUCTURES, INCLUDING THE GARAGE, STAFF ACCOMMODATION / OUTBUILDINGS, STAIR STRUCTURES AND THE EXISTING BOATHOUSE, AS INDICATED ON THE SITE DEVELOPMENT PLAN AND DESCRIBED IN THE ATTACHED MOTIVATIONAL MEMORANDUM.

2. Does the proposed development involve the entire land unit? If not, indicate the position and size of the portion of the land unit that is not included in the proposed development and for what purpose it is, or will be used:

YES. THE PROPOSED DEVELOPMENT RELATES TO THE ENTIRE LAND UNIT.

3. Is a departure being applied for in order for a temporary change of use on the land unit?
NO. THE DEPARTURE IS FOR THE PERMANENT RELAXATION OF STREET BUILDING LINES TO REGULARISE EXISTING ENCROACHING STRUCTURES.

If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure:

4. Departure (for an alteration of the conditions in respect of a particular zone) in terms of Section 76(1) of the Ndlambe Municipality Spatial Planning and Land Use Management Bylaw (2016) for a relaxation of the:

- i. Lateral (side) building line(s) from m to m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from **5** m to **0** m; and / or
- iv. Coverage factor from % to %; and / or
- v. Building height restriction from m to m; and / or
- vi. Street boundary wall / fence height restriction from m to m;
- vii. Relaxation of parking requirements from bays to bays
- viii. Other zoning scheme condition(s) (as specified).....
ADDITIONAL STREET BUILDING LINE RELAXATION FROM 5 m TO 1.5 m, AS REFLECTED ON THE SDP.

Applicant's Initials: *IN*

5. RESTRICTING FACTORS

(a separate report may be added to address the restricting factors)

5.1 Are there any title deed restrictions, which may have an effect on the application?

N/A

If so, furnish details:

.....

.....

.....

.....

5.2 Is there any portion of the land unit subject to tidal flow or situated under the high water mark?

N/A

If so, furnish details:

.....

.....

.....

.....

5.3 Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line or subject to any floods?

N/A

If so, furnish details:

.....

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.....

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5.4 Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development?

N/A

If so, furnish details and state how the problem can be solved:

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Are there any other restrictions of which you are aware, but which were not mentioned above? **N/A**

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PART F: PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION POLICIES / GUIDELINES

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	✓		SEE MOTIVATIONAL MEMORANDUM
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? List condition numbers and third party(ies)]		✓	THE TITLE DEED RESTRICTS THE PROPERTY TO RESIDENTIAL USE. THE APPLICATION IS ASSOCIATED WITH RESIDENTIAL USE ONLY.
Any other Municipal by-law that may be relevant to application? (If yes, specify)	✓		NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015
Does the proposal fall within the provisions/parameters of the land use scheme?	✓		SEE MOTIVATIONAL MEMORANDUM
Are additional applications required to deviate from the land use scheme? (if yes, specify)	✓		SEE MOTIVATIONAL MEMORANDUM

PART G: CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

Please answer the following questions and provide comments:

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		✓	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓	
Is the property/land situated within 100m from the high-water mark of the sea or tidal river? (NOTE: Please check with the Environmental Compliance Officer of the Municipality)		✓	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓	
Have you obtained a determination from DEDEAT, confirming whether the proposal triggers any listed activities in terms of NEMA? If Yes, please attach communication/confirmation from DEDEAT.		✓	

Applicant's Initials: JW

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓	
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		✓	
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)		✓	
Will the proposal have an impact on any National or Provincial roads?		✓	
Will the proposal have an impact on any National or Provincial roads?		✓	
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993(Act 85 of 1993): Major Hazard Installations Regulations		✓	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		✓	
Is the property subject to any existing mineral rights?		✓	

PART H: SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	COMMENT
Electricity supply	✓		EXISTING MUNICIPAL SERVICES
Water supply	✓		EXISTING MUNICIPAL SERVICES
Sewerage and wastewater	✓		EXISTING MUNICIPAL SERVICES
Storm water	✓		EXISTING INFRASTRUCTURE
Road network	✓		EXISTING ACCESS VIA RIVER STREET
Other, services. Please specify			

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: JA

PART I: DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
COMPULSORY INFORMATION REQUIRED			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)	✓		
Company resolution/Minutes if property is registered under a company or entity	✓		
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	✓		
Full Copy of Signed Title Deed	✓		
Bondholder's consent			✓
Locality map	✓		
Zoning map	✓		
Land-use map	✓		
Site Development Plan/ Site Layout	✓		
S.G / Erf Diagram	✓		
Motivation report	✓		
Written motivation pertaining to the desirability and impact of the application	✓		
Proof of payment	✓		
MINIMUM AND ADDITIONAL REQUIREMENTS			
Neighbours consent	✓		
Proposed subdivision plan			✓
Proposed consolidation plan			✓
Conveyancer's certificate			✓
Flood-line certificate			✓
Services Report or indication of all municipal services / registered servitudes			✓
Environmental Authorisation (EA) / Record of Decision (ROD)			✓
Heritage Impact Assessment (HIA)			✓
Traffic Impact Assessment (TIA)			✓
Traffic Impact Statement (TIS)			✓
Major Hazard Impact Assessment (MHIA)			✓
Home Owners Association Consent			✓
Any other annexures, give details:			
.....			
.....			
.....			
.....			

If any of the above questions, answers are no, give reasons:

.....

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Applicant's Initials: 24

PART J: DECLARATION BY THE APPLICANT

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 111(4)(e) of Ndlambe Municipality Spatial Planning and Land Use Management, By-law, 2016, to provide inaccurate, false or misleading information.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is 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. 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.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. By initialling each page of this form, I confirm that I have read and understood the contents therein, and I declare that all information completed in this form and provided as part of this application is true, correct, and complete to the best of my knowledge and belief. I understand that any false or misleading information may result in the rejection of the application or other legal consequences.
16. 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, other sector departments or organs of state, as part of processing the application and public participation processes.

Full Name(s)	ERIVA NANYONJO		
Professional Capacity & Registration Number	PROFESSIONAL TOWN PLANNER – A2462/2017		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature	<i>Eriva Nanyonjo</i>	Date	14/04/26

Applicant's Initials: EN

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Zamagcina Dantle
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	

POWER OF ATTORNEY

I, the undersigned, **HELEN KANNEGIESSER**, Identity Number: [REDACTED] being the registered owner of **ERF 44 BOESMANSRIVIERMOND**, held under **Deed of Transfer No.** [REDACTED] -

do hereby nominate, constitute and appoint **Eriva Nanyonjo** of **CITEPLAN (PTY) LTD**, or in their absence any duly authorised Director or Professional Town Planner of the firm, with power of substitution, to be my lawful representative and agent in my name, place and stead, to prepare, submit and prosecute a land use application to the Ndlambe Local Municipality in terms of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

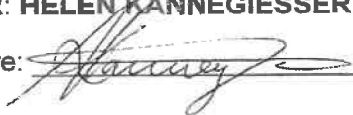
The said representative is authorised to apply for municipal approval of a **Consent Use in terms of Section 74** of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015 and a **Departure in terms of Section 76** of the said By-Law, and to submit any other land use or related application that may be required in order to lawfully give effect to the proposed change in land use on the property, including compliance with the procedures contained in said By-Law, attendance at any meeting, inquiry or hearing held prior to the determination of the application, and all acts reasonably necessary to enable the Municipality to reach a decision thereon.

All lawful acts performed by the said representative pursuant to this authority are hereby ratified and confirmed.

SIGNED AT WINDHOK ON THIS 3 DAY OF FEBRUARY 2026

OWNER: **HELEN KANNEGIESSER**

Signature: _____

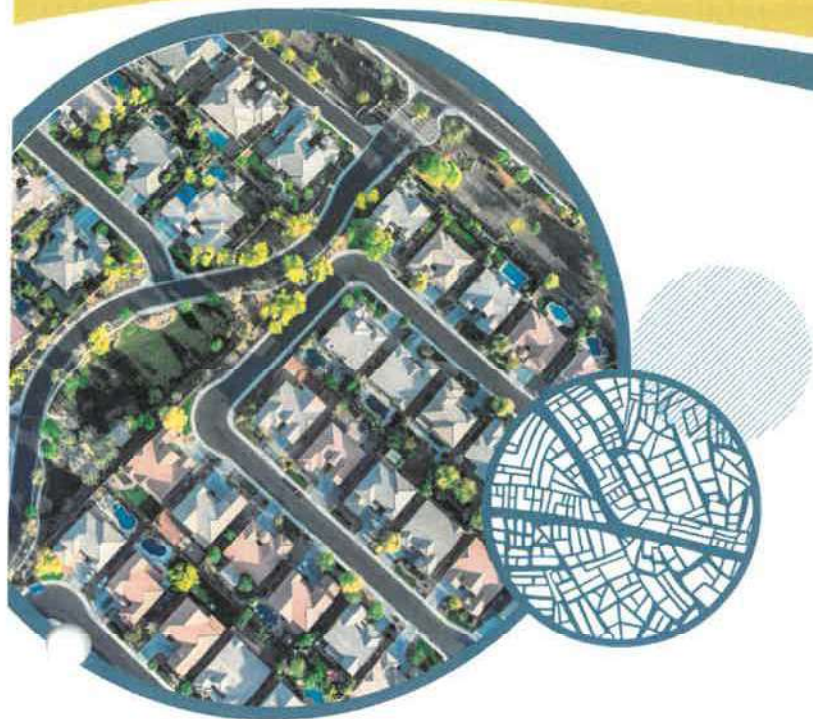


AS WITNESSES:

1. _____

2. _____





MOTIVATIONAL MEMORANDUM

APPLICATION IN TERMS OF SECTION 74 AND SECTION 76 OF THE NDLAMBE
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015

CONSENT USE (SECOND DWELLING) AND DEPARTURE (STREET BUILDING
LINE RELAXATION)

ERF 44 BOESMANSRIVIERMOND

Our Reference: J26001_ERF 44 BOESMANSRIVIERMOND

Date: April 2026

Please contact the undermentioned should you require further information.



Address: 19 Highfield Road, Beacon Bay, East London, 5241

Website: www.citeplan.net

Contact Person: Eriva Nanyonjo

Contact Number: 078 356 3281

Email: eriva@citeplan.net

CONSENT USE AND DEPARTURE APPLICATION – ERF 44 BOESMANSRIVIERMOND

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	General Information	1
1.2	Agent and Client	1
1.3	Locality	1
1.4	Ownership	2
1.5	Existing and Surrounding Zoning	3
1.6	Existing and Surrounding Land Uses	3
2.	THE APPLICATION	4
2.1	Proposed Development	4
2.1.1.	Second Dwelling Unit.....	4
2.1.2.	Regularisation of Existing Structures	4
2.2	Land Use Applications	5
2.3	Departure Application: Building Lines	5
2.4	Interpretation of the Street Building Line (River Lane and Street 20)	6
3.	POLICY CONTEXT	7
3.1	Spatial Planning and Land Use Management Act, 2013 (SPLUMA).....	7
3.2	Ndlambe Integrated Development Plan (IDP) 2025/2026	8
3.3	Ndlambe Spatial Development Framework (SDF) 2023.....	9
4.	NEED AND DESIRABILITY	10
4.1	Need.....	10
4.2	Desirability	11
5.	Conclusion.....	13

LIST OF TABLES

Table 1: Title deed information	2
Table 2: Departure Schedule (Building Lines)	6

LIST OF FIGURES

Figure 1. Locality – 44 Boesmansriviermond.....	2
Figure 2. Zoning.....	3
Figure 3. View from River Street along the lateral boundary.....	5
Figure 4. Snapshot of SG Diagram indicating three street boundaries	6

ANNEXURES

- Annexure A: Locality, Zoning and Land Use
- Annexure B: Power of Attorney
- Annexure C: Title Deed
- Annexure D: Site Development Plan
- Annexure E: Architectural Drawings
- Annexure F: Surveyor General Diagram
- Annexure G: Neighbour Consent Forms
- Annexure H: Proof of Payment of Application Fees

1. INTRODUCTION

1.1 General Information

This Motivational Memorandum has been prepared in support of a land use application submitted in terms of Section 74 and Section 76 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015. The purpose of the application is to enable:

- A Consent Use for a Second Dwelling Unit, and
- Departure from the applicable street building line to regularise existing structures that encroach on the required setback lines.

The application relates to Erf 44 Boesmansriviermond, situated at 65 River Street, Boesmansriviermond, within the jurisdiction of the Ndlambe Local Municipality.

The property is already substantially developed with a residential dwelling, associated outbuildings, and a small boathouse structure along the river frontage, accessed by stairs. The proposed application, therefore, seeks consent for a second dwelling unit, as well as departures from street building lines, to regularise existing encroachments and align the property with the municipal planning framework.

1.2 Agent and Client

The authorised town planning agent acting on behalf of the client is:

NAME	: CITEPLAN (PTY) LTD
CONTACT PERSON	: Eriva Nanyonjo
POSTAL ADDRESS	: P O Box 2784, Beacon Bay, East London 5241
CONTACT NUMBER	: 078 356 3281
EMAIL	: eriva@citeplan.net

The client's / owner's details are as follows:

NAME	: HELEN KANNEGIESSER
CONTACT PERSON	: Helen Kannegiesser
ADDRESS	: 65 River Street, Boesmansrivier
EMAIL	: helen.kannegiesser@gmail.com

1.3 Locality

Boesmansriviermond is a coastal town situated along the Sunshine Coast, approximately 125 km east of Gqeberha (Port Elizabeth) and 175 km west of East London, forming part of the broader coastal tourism and residential corridor of the Eastern Cape.

The town lies on the western bank at the mouth of the Bushmans River, directly opposite the neighbouring coastal town of Kenton-on-Sea on the eastern bank. The town is well served by the R72 coastal trunk road, which connects Gqeberha and East London and serves as the primary transport route along the Sunshine Coast. Other nearby settlements include Alexandria (approximately 25 km), Port Alfred (approximately 25–30 km) and Makhanda (Grahamstown) (approximately 58 km).



Figure 1. Locality – 44 Boesmansriviermond

Source: <https://csggis.drdir.gov.za>

1.4 Ownership

Table 1: Title deed information

PROPERTY DESCRIPTION	REGISTERED OWNER	TITLE DEED	SIZE	ZONING
ERF 44 BOESMANSRIVIERMOND	HELEN KANNEGIESSER	██████████	643sqm	Residential Zone 1

The registered owner is reflected on the Title Deed under a previous South African identity number. The owner has since obtained Permanent Residence and has been issued with a new South African identity number as per the Power of Attorney.

1.5 Existing and Surrounding Zoning

According to the Ndlambe Integrated Land Use Scheme, 2019, the subject property is zoned Residential Zone 1. The surrounding properties are predominantly zoned Residential Zone 1, reflecting the area's established low-density residential character.

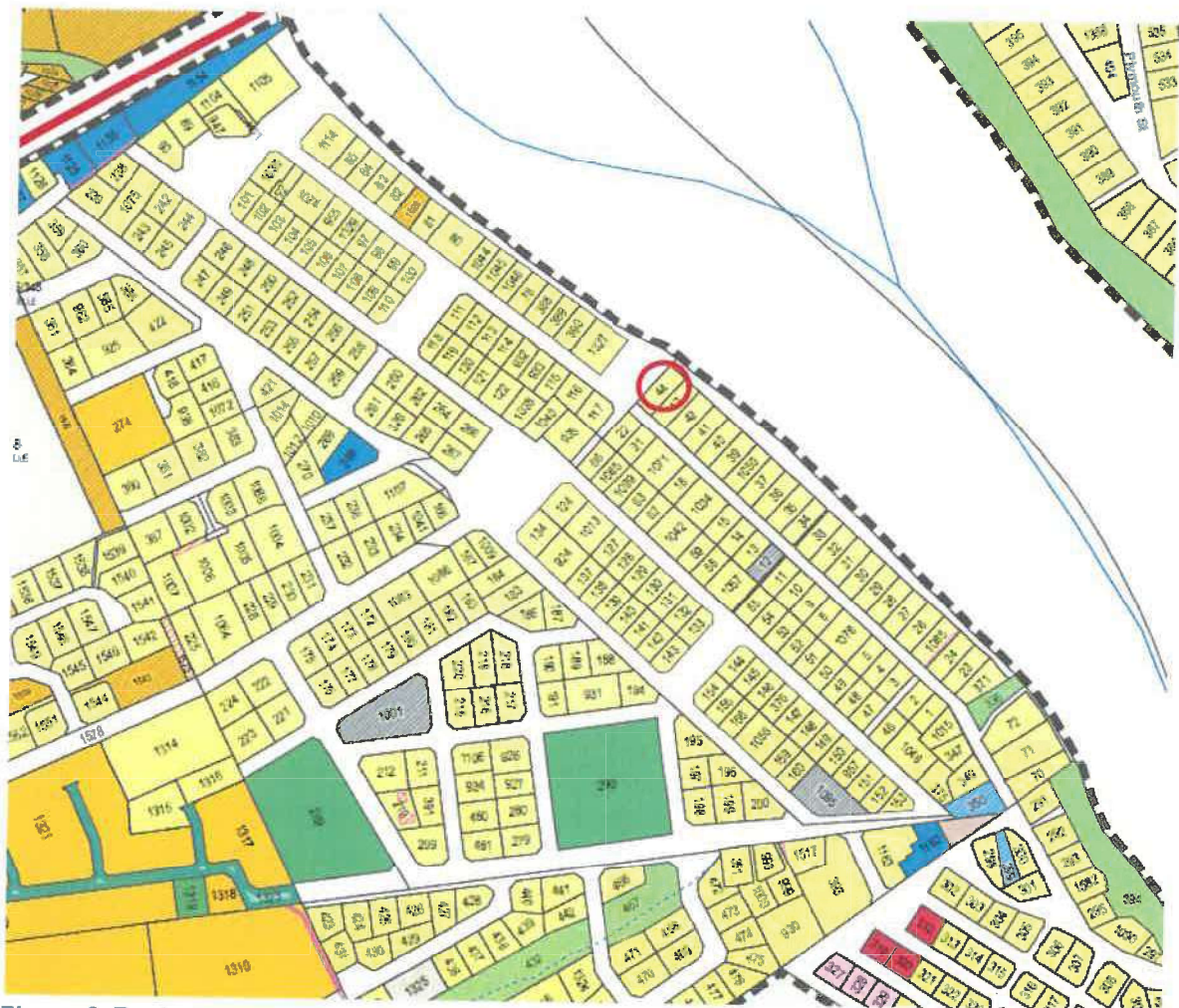


Figure 2. Zoning

Source: Ndlambe Integrated Land Use Scheme, 2019 (Bushmans River & Kenton-On-Sea Map)

1.6 Existing and Surrounding Land Uses

The subject property is currently developed with a dwelling house, a garage and associated outbuildings, a covered deck, and a boathouse structure located along the river frontage. These structures collectively support the property's residential use.

The surrounding area is characterised predominantly by single residential dwellings typical of coastal settlements. Several properties in the vicinity are also utilised as guesthouses or holiday accommodation, or small businesses reflecting the tourism-oriented character of Boesmansriviermond.

To the south-east of the site, along Hertzog and Park Street, a small neighbourhood node is located, which includes a furniture store, a shop and a restaurant, providing limited local commercial services to the surrounding residential community. In addition, a few churches are located within the broader area, contributing to the mix of community and institutional land uses present in the neighbourhood. The proposed application will not alter the residential character of the site, but rather formalises an additional dwelling unit and regularises existing built form already associated with residential use.

2. THE APPLICATION

2.1 Proposed Development

The proposed development consists of the following components:

2.1.1. Second Dwelling Unit

The applicant intends to establish a second dwelling unit within the existing building envelope. The second dwelling unit will function as a self-contained residential unit with kitchen, living and bathroom facilities. No subdivision or sectional title development is proposed, and the property will remain a single residential property.

2.1.2. Regularisation of Existing Structures

The application also seeks to regularise several existing structures that encroach on the applicable street building lines reflected on the Site Development Plan. These structures include:

- An existing garage.
- Associated stair structures and outbuildings.
- An existing boathouse and stair structure located along the river frontage.

The encroachments are illustrated on the Site Development Plan.

A title deed restriction limiting the property to residential use is not affected by the proposal, as the application seeks a second dwelling unit and building line departures associated with residential use.

2.2 Land Use Applications

The following land use applications are required:

- Consent Use Application (Section 74) to permit a Second Dwelling Unit on the property.
- Departure Application (Section 76) to relax applicable street building lines in order to regularise existing encroachments of existing structures.

2.3 Departure Application: Building Lines

The property is bounded by River Street, which provides access to the property, River Lane along the river frontage, and a boundary condition which, for purposes of this application, is interpreted with reference to the street building line provisions as explained below.

In terms of the development parameters applicable to Residential Zone 1, the prescribed street building line for erven larger than 600 m² is 5 metres.

The Site Development Plan identifies several existing structures that encroach on the applicable street building lines. The application therefore seeks departures to relax the street building line from 5 metres to 0 metres in order to regularise the encroachments affecting the garage, staff accommodation and boathouse and stairs, and from 5 metres to 1.5 metres in respect of the existing encroaching stairs, as indicated on the Site Development Plan.

Figure 3 illustrates the view from River Street along the lateral boundary where the encroachment occurs.



Figure 3. View from River Street along the lateral boundary

The departures requested are summarised in Table 2 below:

Table 2: Departure Schedule (Building Lines)

CONTROL	EXISTING	PROPOSED
Street building line	5 m	0 m
Street building line	5 m	1.5 m

2.4 Interpretation of the Street Building Line (River Lane and Street 20)

Historic drawings and cadastral information indicate the presence of a lane historically referred to as River Lane, situated between the property and the river. The boundary adjacent to the river is therefore interpreted as a street boundary, resulting in an applicable street building line requirement of 5 metres.

In addition, the application relies on the interpretation of the relevant boundary conditions as reflected in the SG Diagram, where existing encroachments are assessed against an applicable street building line provision rather than as a departure from the lateral building line. The departures sought in this application therefore relate only to street building line relaxations, namely from 5 metres to 0 metres and from 5 metres to 1.5 metres, as indicated on the plans.

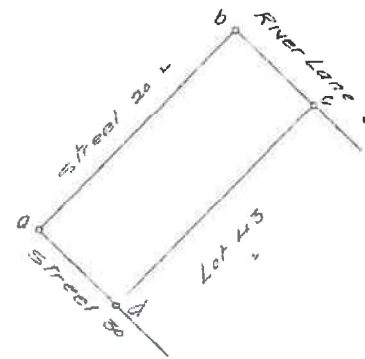


Figure 4. Snapshot of SG Diagram indicating three street boundaries

3. POLICY CONTEXT

3.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) provides the overarching legislative framework for spatial planning and land use management in South Africa. Under Section 7 of SPLUMA, all land development applications must be assessed against the development principles of spatial justice, spatial sustainability, spatial efficiency, spatial resilience, and good administration.

The proposed application is considered to be consistent with these principles as outlined below:

- **Spatial Justice:** The application does not result in the exclusion of any group or create inequitable access to land or resources. Instead, it supports the continued use of the property for residential purposes within an established settlement, without altering access or land-use rights in a manner that would adversely affect surrounding property owners.
- **Spatial Sustainability:** The proposal promotes the sustainable use of land by utilising an already developed property within the existing urban footprint of Boesmansriviermond. No expansion into environmentally sensitive or undeveloped areas is required. The regularisation of existing structures further contributes to sustainable land management by ensuring that the built environment is lawfully aligned with planning controls.
- **Spatial Efficiency:** The development makes efficient use of existing infrastructure and services, including access, water, sewer and electricity, all of which are already available to the property. The introduction of a second dwelling unit within the existing building envelope represents a modest intensification of land use that optimises the use of serviced land without placing undue strain on municipal infrastructure.
- **Spatial Resilience:** The proposal does not introduce any land uses or development patterns that would increase vulnerability to environmental or infrastructural risks. The continued residential use of the property and the regularisation of existing structures contribute to a stable, predictably built environment in the area.
- **Good Administration:** The application seeks to regularise existing building line encroachments through formal processes in terms of the Ndlambe Spatial Planning and Land Use Management By-Law, thereby ensuring transparency, legal compliance

and proper record-keeping. The application also enables the Municipality to assess the development in a structured manner, including through public participation processes, thereby supporting accountable and informed decision-making.

Overall, the proposal is consistent with the principles of SPLUMA and represents an appropriate and responsible form of land development within an established residential area.

3.2 Ndlambe Integrated Development Plan (IDP) 2025/2026

The Ndlambe Integrated Development Plan (IDP) 2025/2026 sets out the Municipality's strategic objectives for sustainable development, service delivery and spatial planning. A key focus of the IDP is promoting efficient land-use management and optimising existing infrastructure within established settlements.

The proposed application supports these objectives in the following ways:

- **Efficient Use of Existing Infrastructure** The property is already fully serviced and developed. The introduction of a second dwelling unit within the existing building envelope, together with the regularisation of existing structures, does not require the extension or upgrading of bulk infrastructure or municipal services.
- **Sustainable Settlement Development** The proposal represents a form of appropriate incremental residential densification within an established urban area, which is consistent with the IDP's objective of promoting sustainable and compact settlement patterns.
- **Improved Land Use Management and Compliance.** The application ensures that the existing development on the property is formally aligned with the municipal planning framework. By regularising existing encroachments through a departure application, the proposal contributes to improved compliance, better land-use management, and more accurate municipal records.
- **Support for Local Residential Function** The continued residential use of the property, including the addition of a second dwelling unit, supports the functioning of Boesmansriviermond as a residential and tourism-oriented settlement without introducing incompatible land uses.

The proposal therefore directly supports the strategic objectives of the Ndlambe IDP by promoting efficient land utilisation, infrastructure optimisation and lawful development within an established urban area.

3.3 Ndlambe Spatial Development Framework (SDF) 2023

The Ndlambe Spatial Development Framework (SDF) 2023 provides spatial guidance for land use and development within the municipal area, with a strong emphasis on urban consolidation, efficient land use, and the protection of the existing character of settlements.

The proposed application aligns with the SDF in the following respects:

- **Urban Consolidation and Infill Development:** The SDF promotes the consolidation of development within existing urban areas and discourages unnecessary expansion into undeveloped land. The proposal supports this objective by utilising an already developed property within the existing urban fabric of Boesmansriviermond, without extending the settlement footprint.
- **Efficient Use of Serviced Land:** The application makes use of land that is already serviced and developed, thereby maximising the value of existing infrastructure and reducing the need for additional capital investment in new infrastructure.
- **Compatible Residential Intensification:** The SDF supports incremental and context-sensitive densification within residential areas, provided that such development does not negatively impact the surrounding environment or neighbourhood character. The proposed second dwelling unit represents a modest and appropriate increase in residential intensity while remaining fully compatible with the surrounding single-residential character.
- **Protection of Neighbourhood Character:** The proposal does not introduce land uses that are incompatible with the existing residential environment. The scale and nature of the development remain consistent with surrounding properties, and the regularisation of existing structures ensures that the built form is formally assessed and controlled through the planning process.
- **Orderly Spatial Development:** By formalising existing encroachments as well as formalising the second dwelling use through a structured land use application process, the proposal contributes to the orderly management of land use and development within the municipality, in line with the SDF's objectives.

4. NEED AND DESIRABILITY

4.1 Need

The proposed application primarily seeks municipal consent for a second dwelling unit on Erf 44, Boesmansriviermond. Under the Ndlambe Integrated Land Use Scheme, 2019, an additional dwelling unit on a property zoned Residential Zone 1 requires municipal consent. The need for this component of the application, therefore, arises from the owner's intention to formalise a second self-contained residential unit within the existing development envelope of the property.

The proposed second dwelling unit will remain ancillary and compatible with the property's overall residential use. No subdivision, sectional title development or change in zoning is proposed. The property will remain a single cadastral unit used for residential purposes, with the second dwelling representing a modest and contextually appropriate intensification of residential use on an already developed erf.

The application also seeks to regularise existing encroachments that affect the applicable street building lines. In this regard, the need for the departure application arises because certain existing structures on the property were historically constructed within the required street building line areas and therefore do not fully comply with the current development parameters applicable to the property. The departures sought are required to regularise these existing encroachments and align the property's development status with the applicable municipal planning framework.

Importantly, the departure component of the application does not seek to facilitate an entirely new pattern of development on the site, but rather to address structures already in place that form part of the property's established built form. The departures are therefore compliance driven. They are intended to formalise existing development and provide planning certainty, rather than to introduce inappropriate or substantially more intensive development rights.

The application further addresses the need for proper and lawful land-use management. By obtaining consent for the second dwelling unit and regularising the existing street building line encroachments through the appropriate statutory process, the owner seeks to ensure that the property's development status is properly recorded, legally defensible, and assessable by the Municipality openly and transparently.

Overall, the need for the application arises from two related considerations: firstly, obtaining the required land-use approval for a second dwelling unit on the property; and secondly,

regularising existing street-building-line encroachments affecting structures already established on the erf. The application, therefore, addresses both the lawful use of the land and the lawful status of the existing built form.

4.2 Desirability

From a planning perspective, the proposed development is considered desirable because it is compatible with the existing residential character of the surrounding area and does not introduce land uses that are inappropriate or incompatible with neighbouring properties. The subject property is situated within an established Residential Zone 1 area characterised predominantly by single residential dwellings and associated residential structures. The proposed second dwelling unit and the regularisation of existing encroachments remain consistent with this residential context.

The second dwelling unit represents a modest and appropriate form of residential intensification within an already developed urban area. Because the additional dwelling unit is accommodated within the existing building envelope, and because the property will remain a single cadastral unit, the proposal does not alter the fundamental spatial character of the erf or the surrounding neighbourhood. It does not constitute a more intensive land-use category, nor does it introduce commercial or non-residential activities that would detract from the area's amenity.

The desirability of the departure component lies in its ability to address existing built form through a formal planning process. The relevant encroachments already exist on the property and are integrated into its present physical layout. Their regularisation enables the Municipality to consider the structures in planning terms, assess any implications for neighbours and the public realm, and determine whether the existing situation can appropriately be recognised within the land use management system. In this respect, the application contributes to orderly development control and improved planning compliance.

The proposal is also desirable because it promotes the efficient use of already developed and serviced urban land. The application does not require the outward expansion of the settlement, the consumption of undeveloped land, or the extension of bulk infrastructure. Instead, it makes more effective use of an existing residential property within the urban fabric of Boesmansriviermond, which is consistent with accepted planning principles that favour urban consolidation, incremental densification, and infrastructure efficiency.

In addition, the proposal promotes administrative certainty and responsible land management. The formalisation of the second dwelling unit and the regularisation of the existing street-

building line encroachments will help ensure that municipal records accurately reflect the property's lawful status. This is desirable not only from the owner's perspective but also from the Municipality's perspective, as it supports proper development control and the orderly administration of land-use rights.

The proposal is further considered desirable because it does not alter the property's overall zoning and does not undermine the objectives of Residential Zone 1. The property remains in residential use, and the title deed restriction limiting the erf to residential purposes is not offended by the proposal. The application, therefore, remains within the broader residential planning intent applicable to the site.

With regard to potential neighbourhood impacts, the proposal is limited in scope and must be viewed in light of the departures, which relate to existing structures. The application does not seek to establish a materially different development pattern from what is currently experienced on site. Rather, it seeks to formalise an existing situation while enabling the Municipality to assess the acceptability of the encroachments through the statutory process. To the extent that neighbouring owners may have concerns, those concerns can properly be considered through the Municipality's public participation and decision-making procedures.

Having regard to the established residential context, the modest scale of the second dwelling unit, the fact that the departures relate to existing structures, the efficient use of serviced urban land, and the importance of aligning the property with the municipal planning framework, the proposed consent use and associated street building line departures are considered reasonable, appropriate and desirable.

5. CONCLUSION

The proposed application seeks approval for a **consent use** to permit a second dwelling unit on Erf 44, Boesmansriviermond, together with **departure approval** to regularise existing encroachments affecting the applicable street building lines as reflected on the Site Development Plan.

The second dwelling unit represents a modest and appropriate intensification of residential use on a property zoned Residential Zone 1. It will be accommodated within the existing development envelope, the property will remain a single cadastral unit, and no subdivision or rezoning is proposed. The proposal, therefore, remains consistent with the residential character and planning intent of the property and the surrounding neighbourhood.

The departure component of the application is intended to formalise an existing built condition on the property. The requested street building line relaxations, namely from **5 metres to 0 metres** and from **5 metres to 1.5 metres**, relate to structures already established on the site, including the garage, staff accommodation/outbuildings, and stair structures and the existing boathouse. In this respect, the application is primarily regularisation- and compliance-driven rather than an attempt to secure inappropriate new development rights.

The proposal makes efficient use of an already developed and serviced property within the established settlement of Boesmansriviermond. It is consistent with the objectives of the Ndlambe Integrated Development Plan, the Ndlambe Spatial Development Framework, and the development principles set out in the Spatial Planning and Land Use Management Act, 2013. It supports the orderly and lawful management of land use, promotes the efficient utilisation of existing urban land and infrastructure, and enables the Municipality to consider the proposal through the appropriate statutory process.

Having regard to the established residential context of the area, the limited scale of the proposed second dwelling unit, the fact that the departures relate to existing encroachments, and the desirability of aligning the property with the applicable municipal planning framework, it is respectfully submitted that the proposed consent use and associated departures constitute a reasonable, appropriate and desirable land development outcome.

It is therefore submitted that the application should be supported, subject to any reasonable conditions that the Municipality may deem necessary.

ERF 44 BOESMANSRIVIERMOND



LEGEND

SITE 

LOCALITY PLAN

DATE: APRIL 2026

SCALE: NTS



ERF 44 BOESMANSRIVIERMOND



LEGEND

SITE



RESIDENTIAL ZONE 1



RESIDENTIAL ZONE 2



RESIDENTIAL ZONE 3



RESIDENTIAL ZONE 4



COMMUNITY ZONE 2



OPEN SPACE ZONE 1



OPEN SPACE ZONE 2



BUSINESS ZONE 1



AUTHORITY ZONE



RESORT ZONE



ZONING PLAN

DATE: APRIL 2026

SCALE: NTS



CITEPLAN

ERF 44 BOESMANSRIVIERMOND



LEGEND

SITE
 RESIDENTIAL
 SHOP/STORE
 CHURCH
 RECREATION SPACE (TENNIS COURTS)
 RIVER



LAND USE PLAN

DATE: APRIL 2026

SCALE: NTS



CITEPLAN

Eriva Nanyonjo

From: sandy walker <swalker1303@gmail.com>
Sent: Tuesday, 24 March 2026 00:16
To: Eriva Nanyonjo
Subject: Re: Neighbour Consent Request – Planning Application Erf - 65 River Road

Hello Eriva

Thank you for all the information. Sorry for the delay, I've been travelling and at the moment I don't have access to a printer or scanner.

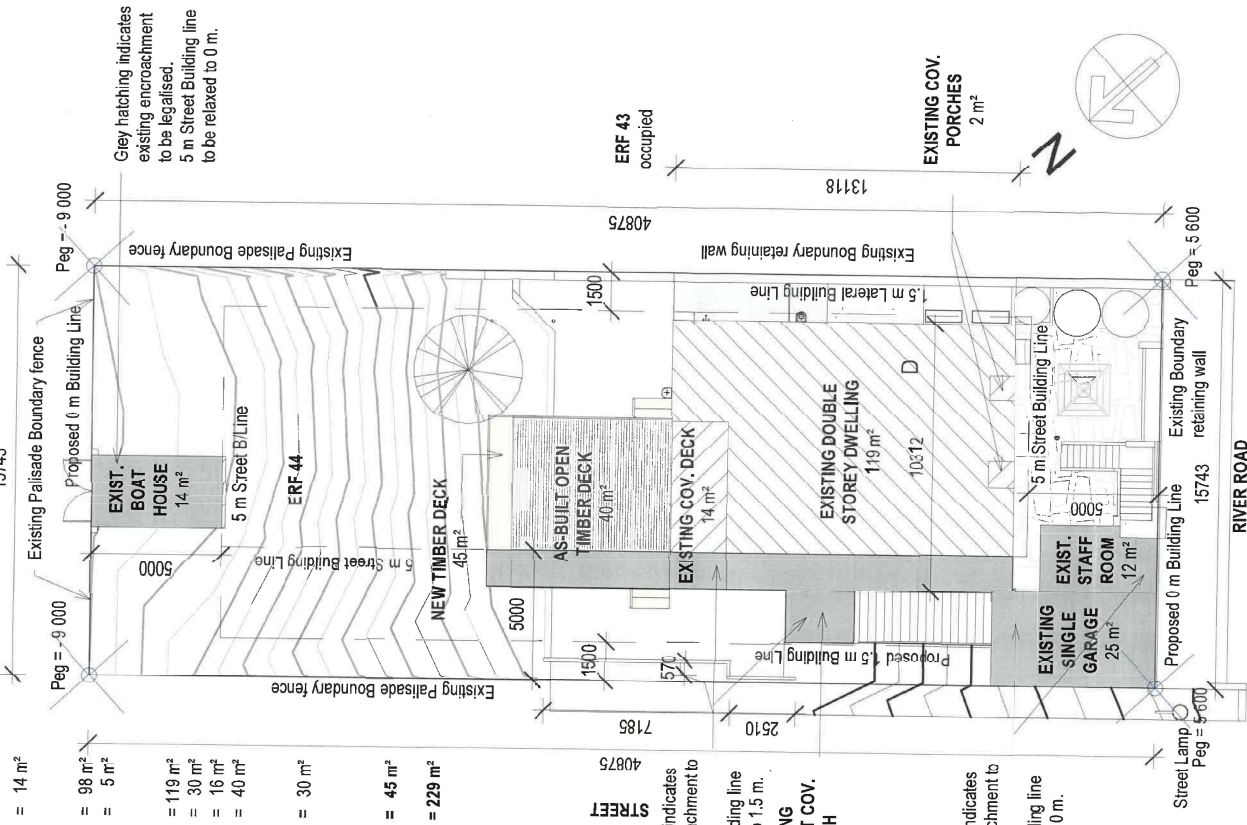
I do give my consent to the project.

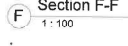
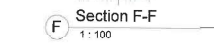
Kind Regards,

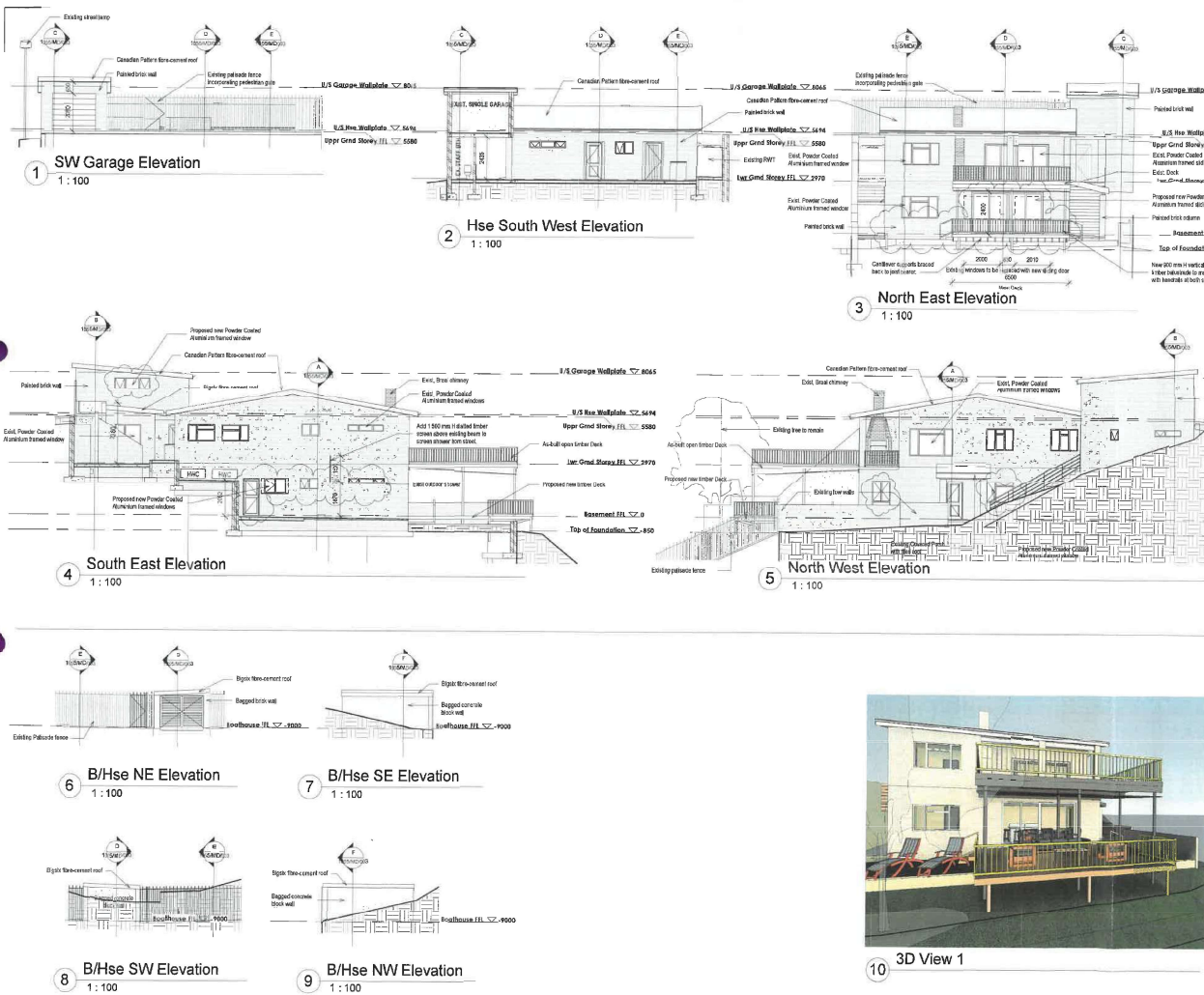
Sandy Walker

15743

Draw#: 1055/SP/001.1 Date: APRIL '26







Approval Stamps		
GENERAL NOTES TO CONTRACTORS:		
1	ALL LEVELS, DIMENSIONS & NOTES to be checked and confirmed with the owner before construction. The contractor is responsible for the accuracy of the drawings and for any errors or omissions. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
2	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
3	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
4	ALL STRUCTURAL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
5	ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
6	ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
7	ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
8	ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
9	ALL LANDSCAPING WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
10	ALL OTHER WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT. The contractor is responsible for the accuracy of the drawings and for any errors or omissions.	
Revisions		
Rev	By	Reason
1	A	Revised for 1:100 scale and 3D view
Approved: _____		
Client: _____		

MARQUERETT VAN DIJK
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST

44 George Street, Port Alfred, 6170
marquett@van-dijk.co.za
Cell: +27 83 331 2925

SACAP PRK/17/0001 SHACT/1000 RSM 100/000/000
Project:
PROPOSED ADDITIONS & ALTERATIONS TO
HOUSE ON ERF 14, RIVER ROAD
BOESMANSDRIFTERMOED FOR
MRS. H. KANNENESSER

Drawings:
MUNICIPAL PLANS - ELEVATIONS

Scale: 1:100 Drawn By: MVD
Date: JANUARY 2008 Checked By:
Drawn By: 1055/MD/002 Revision By: A



10 3D View 1

Sheet Number	Sheet Name
1000MD001	MUNICIPAL PLANS - LEFT PANEL, ROOF RAMP, OPERATIONS
1000MD002	MUNICIPAL PLANS - ELEVATIONS
1000MD003	MUNICIPAL PLANS - SECTION
1000MD004	MUNICIPAL PLANS - ELECTRICAL, LAYOUTS & DOOR SCHEDULE
1000MD005	2D VISUAL VIEW
1000MD006	Between 3D Views

KANWIGESSER WINDOW SCHEDULE

- All windows to be ANGLISA & SAGE approved white spray powder coated 35 mm frames, including sashweights with SAGE 1000A/2012 4A.
- Supply painting to accordance with SAGE 1000A/2012 4A.
- Supply timberglaze area in each timberglaze room, this is to be in the operable.
- New window frames to be direct-erected and completed.
- Existing window units to be removed and replaced with new, as detailed above and to match existing aluminium window, timberglaze and timberglaze.
- New window window size: 15 mm timber frame - 18 mm timberglaze under frame, 15 mm timberglaze - 18 mm timberglaze under frame.
- New window window size: 15 mm timber frame - 18 mm timberglaze under frame, 15 mm timberglaze - 18 mm timberglaze under frame.
- This schedule is to be performed over windows shown on drawings.
- Lead lengths to be 100 mm.
- All new windows to be fitted with transparent burglar bars.

UNIT 1	UNIT 2
W1 New SH1212 (1500 W x 1200 mm H)	W1 New SH1212 (1500 W x 1200 mm H)
W2 New SH1212 (1500 W x 1200 mm H)	W2 New SH1212 (1500 W x 1200 mm H)
W3 Existing SH1212 (1500 W x 1200 mm H)	W3 Existing SH1212 (1500 W x 1200 mm H)
W4 New SH1212 (1500 W x 1200 mm H)	W4 New SH1212 (1500 W x 1200 mm H)
W5 New SH1212 (1500 W x 1200 mm H)	W5 New SH1212 (1500 W x 1200 mm H)
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W7 New SH1212 (1500 W x 1200 mm H)	W7 New SH1212 (1500 W x 1200 mm H)
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W19 New SH1212 (1500 W x 1200 mm H)	W19 New SH1212 (1500 W x 1200 mm H)
W20 New SH1212 (1500 W x 1200 mm H)	W20 New SH1212 (1500 W x 1200 mm H)

UPPER GROUND STORY EXTRA BUILDING

W20 New SH1212 (1500 W x 1200 mm H)	W20 New SH1212 (1500 W x 1200 mm H)
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UPPER GROUND STORY EXTRA BUILDING

W20 New SH1212 (1500 W x 1200 mm H)	W20 New SH1212 (1500 W x 1200 mm H)
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UPPER GROUND STORY EXTRA BUILDING

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UPPER GROUND STORY EXTRA BUILDING

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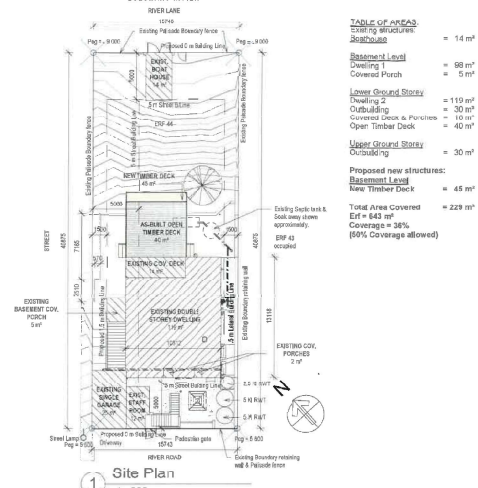
UPPER GROUND STORY EXTRA BUILDING

W20 New SH1212 (1500 W x 1200 mm H)	W20 New SH1212 (1500 W x 1200 mm H)
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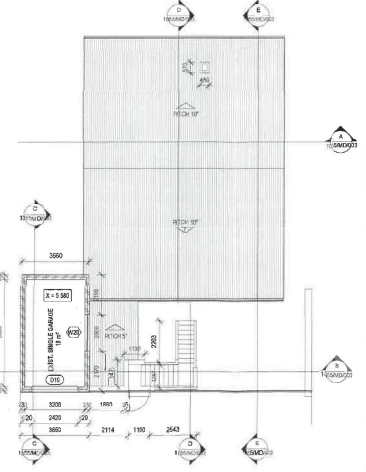
UPPER GROUND STORY EXTRA BUILDING

W20 New SH1212 (1500 W x 1200 mm H)	W20 New SH1212 (1500 W x 1200 mm H)
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BOESMANS RIVIER



1 Site Plan
1:200



4 Upper Grnd Floor Plan
1:100

3 Lwr Grnd Floor Plan
1:100

2 Basement Plan
1:100

TABLE OF AREAS	
Existing structure	Roofhouse
Roofhouse 1	14 m ²
Roofhouse 2	14 m ²
Roofhouse 3	14 m ²
Roofhouse 4	14 m ²
Roofhouse 5	14 m ²
Roofhouse 6	14 m ²
Roofhouse 7	14 m ²
Roofhouse 8	14 m ²
Roofhouse 9	14 m ²
Roofhouse 10	14 m ²
Roofhouse 11	14 m ²
Roofhouse 12	14 m ²
Roofhouse 13	14 m ²
Roofhouse 14	14 m ²
Roofhouse 15	14 m ²
Roofhouse 16	14 m ²
Roofhouse 17	14 m ²
Roofhouse 18	14 m ²
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Roofhouse 92	14 m ²
Roofhouse 93	14 m ²
Roofhouse 94	14 m ²