

CK RUMBOLL & PARTNERS INC.



PROFESIONELE LANDMETERS ~ ENGINEERING SURVEYORS ~ STAD- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

DATUM / DATE: 08 July 2026

ONS VERW / OUR REF: JBAAI/15196/RP

PER E-MAIL

ATTENTION: Mr. L. Gaffley
The Municipal Manager
Saldanha Bay Municipality
Private bag X12
VREDENBURG
7380

PROPOSED CONSENT USE:

ERF 530
JACOBSBAAI

CK Rumboll and Partners has been appointed to apply for the necessary land use approval for the proposed Consent Use on Erf 530, Jacobsbaai.

The application includes the following annexures:

- Proof of Payment.
- **Annexure A** : Power of Attorney
- **Annexure B** : Application Form
- **Annexure C** : Title Deeds & General Plan
- **Annexure D** : Locality Map
- **Annexure E** : Surrounding Land Uses
- **Annexure F** : Site Development Plan
- **Annexure G** : Floor Plans
-

Yours truly

Roeben Pienaar

For CK RUMBOLL AND PARTNERS

DIREKTEURE / DIRECTORS:

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NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned : 2026/05/21
Time Actioned : 16:53:14
Trace ID : GKKGQ5BQ

Payer Details

Payment From : CK RUMBOLL AND PARTNERS INC
Cur/Amount : 3,785.00

Payee Details

Recipient/Account No : . . 290044
Name : Saldanha Bay Municipality
Bank : Standard Bank
Branch Code : 051001
Reference : QC57/Erf 530 JB (#15196)

END OF NOTIFICATION

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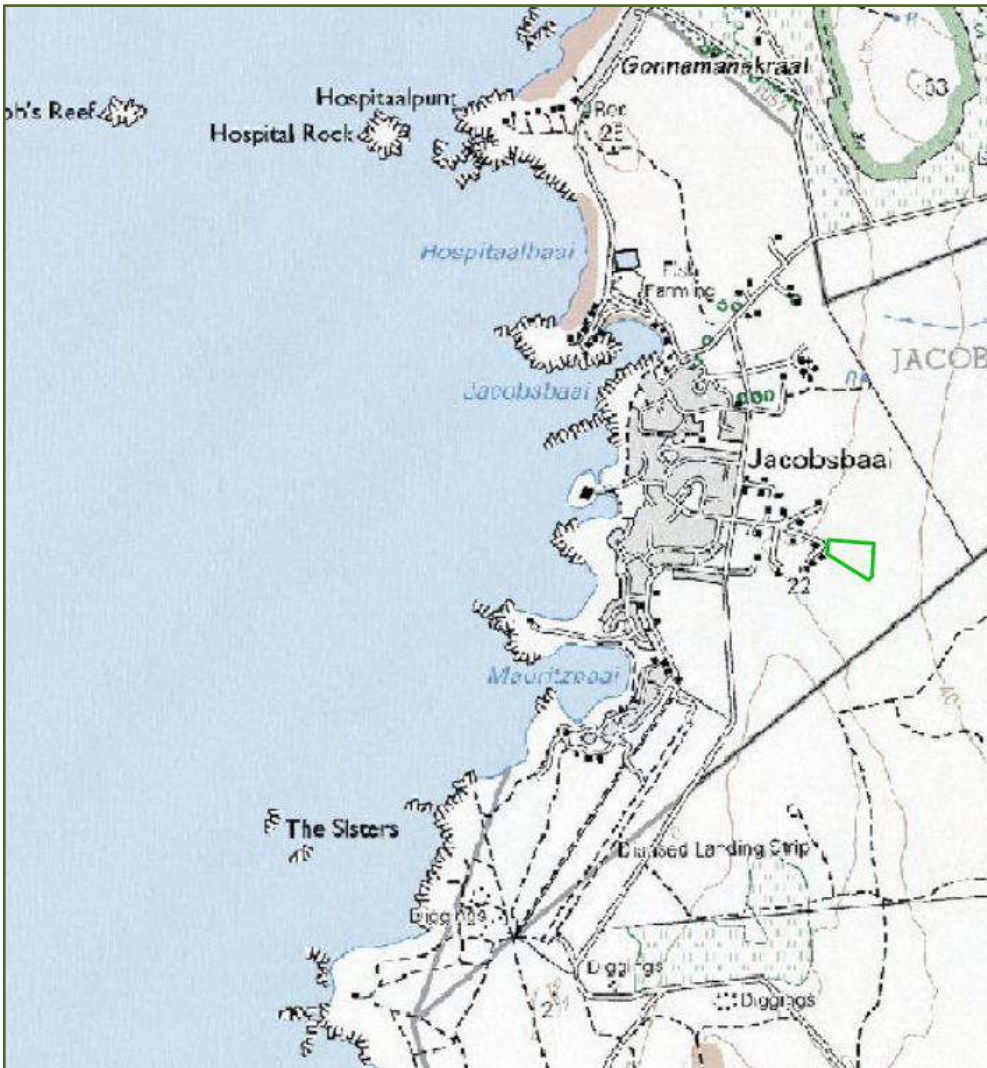
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MOTIVATIONAL REPORT

Proposed Consent Use on Erf 530, Jacobsbaai

Application in terms of
the Saldanha Bay
Municipal By-Law on
Land Use Planning (PG
8679 of November
2022)



Authority:
Saldanha Bay Municipality

Date:
MAYI 2026

Our reference:
JBAY/15196/RP

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SECTION 1 INTRODUCTION

CK Rumboll & Partners have been appointed by Nicole & William Richard Chinner¹, registered owner of Erf 530, Jacobs Bay², to attend to all town planning actions regarding the proposed Consent Use on The Property.

1.1 Purpose

It is the purpose of this report to apply for³:

- Consent Use for Special Use in order to accommodate two (2) Self-Catering *Dwelling Units on The Property* in terms of Section 15(2)(o) of the Saldanha Bay Municipal Land Use Planning By-Law, 2022;

1.2 Restrictions

There are no restrictions captured within the Title Deed of The Property, which will prohibit the proposed Consent Use⁴.

1.3 Property Description

Table 1: Property details

Erf 530, Jacobsbaai	
Applicant	CK Rumboll & Partners on behalf of William Richard Chinner & Nicoleen Chinner
Extent	2.4594 hectares
Registered Owner	William Richard Chinner & Nicoleen Chinner
GPS coordinates	32°58'27.40"S 17°53'50.02"E
Local Authority	Saldanha Bay Municipality
Current Zoning	Smallholding
Title Deed	T23950/2025
Applicable Zoning Scheme	<i>Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021</i>

SECTION 2 CONTEXTUAL ANALYSIS

¹ **Power of Attorney – Annexure A**

² Hereinafter referred to as The Property

³ **Application Form – Annexure B**

⁴ **Title Deed & General Plan – Annexure C**

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2.1 Registered Description and Ownership

The Property is owned by Nicoleen & William Richard Chinner.

Table 2: Ownership

Property no	Title Deed	Extent	Restrictive Conditions
Erf 530, Jacobsbaai	T23950/2025	2.4594 ha	None

2.2 Locality

The coastal settlement of Jacobsbaai is located along the West Coast within the jurisdiction of the Saldanha Bay Municipality. The town extends over an approximate distance of 4 kilometres along the coastline and is characterised by a series of seven distinct bays, each exhibiting a unique spatial and environmental character. This varied coastal morphology contributes significantly to Jacobsbaai's established appeal as a low-density, tranquil holiday destination, with a strong emphasis on natural aesthetics and sense of place.

In terms of regional context, Jacobsbaai is strategically positioned in close proximity to the primary service centres of Vredenburg and Saldanha, both located approximately 10 kilometres from the town. These neighbouring urban nodes provide access to essential commercial, institutional, and transport-related services, thereby supporting the functional integration of Jacobsbaai within the broader Saldanha Bay sub-region.⁵

The Property is situated within the western portion of Jacobsbaai, specifically within the designated smallholding area, which is characterised by larger erven, low-intensity land uses, and a semi-rural residential environment. Access to The Property is obtained via Seebries Street, located to the east thereof, which serves as a local access route within the surrounding smallholding precinct. The Property's positioning within this area reinforces its suitability for low-density, tourism-related land uses, such as the proposed self-catering dwelling units.

⁵ **Locality Plan – Annexure D**

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Figure 1: Locality of Erf 530, Jacobsbaai

2.3 Existing Zoning and Surrounding Uses

The Property is zoned *Smallholdings Zone* in terms of the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021. This zoning is typically intended to accommodate low-density residential developments on larger erven forming part of a group of extensive land units inside or outside the urban edge, this is primarily a place of residence on which small scale agricultural activities may take place.

At present, The Property remains vacant and unimproved, with no permanent structures or buildings erected thereon. As such, the land represents a greenfield site with development potential that remains consistent with the underlying zoning provisions, subject to the necessary land use approvals.

The surrounding area is characterised by a homogeneous pattern of land use, predominantly comprising properties similarly zoned as Smallholdings. These erven are comparable in size to The Property and contribute to the established low-density spatial character of the area. A number of the surrounding properties have already been developed with residential dwellings, while others have incorporated additional dwelling units and/or self-catering accommodation facilities aimed at the

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tourism market.

The presence of such uses within the immediate vicinity indicates an emerging trend of low-intensity tourism-related development within the smallholding area, which remains compatible with the existing zoning framework. The proposed Consent Use for two self-catering dwelling units is therefore considered to be aligned with the prevailing land use pattern and will not introduce a land use that is foreign or incompatible with the surrounding context.⁶

As previously indicated, access to and from The Property is obtained via Seebries Street, located to the east thereof. The western and southern boundaries of The Property abut a designated greenbelt/public open space, which provides a physical buffer and contributes to the open character of the surrounding area.



Figure 2: Surrounding land uses

⁶ **Surrounding Land Uses – Annexure E**

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2.4 Access and Parking

The Property obtains access from Seebries Street which forms the eastern property boundary. Parking bays provided on site is consistent with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021. It is to be noted that sufficient space for parking is available on The Property.

2.5 Services

As previously noted, The Property is currently vacant and unimproved. It is anticipated that the proposed development will be connected to existing municipal engineering services available within the Jacobsbaai Smallholdings area, subject to confirmation of capacity and feasibility by the Municipality.

Should it be determined that certain municipal services are unavailable or insufficient to accommodate the proposed development, appropriate alternative service solutions will be investigated and implemented in accordance with applicable regulatory requirements and engineering standards.

SECTION 3 DEVELOPMENT PROPOSAL

3.1 Background

The Property was acquired by the current owners in February 2025. Following due consideration of various development options, the owners propose to improve The Property with a primary dwelling house, and a second dwelling (additional dwelling unit not exceeding 150m²), all of which are permitted as primary land use rights in terms of the applicable zoning.

In addition to the aforementioned, the owners intend to further develop The Property by establishing two (2) self-catering dwelling units. This component of the proposal requires approval in the form of a Consent Use and is discussed in greater detail in Section 3.2 of this report.

3.2 Proposal

In order to obtain the necessary additional land use rights, application is made for the following:

Consent use for Special Use in terms of Section 15 (2) (o) of the Saldanha Bay Municipal Land Use Planning By-Law, 2022, in order to accommodate two (2) self-catering Dwelling Units on The Property.

As previously outlined, the owners intend to develop The Property with a primary dwelling house and a second dwelling (additional dwelling unit). These components are permissible as primary land use rights in terms of the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021, which provides for a dwelling house and an additional dwelling unit within the Smallholding Zone.

The zoning scheme, however, restricts residential development to the aforementioned uses and does not make provision for multiple self-catering dwelling units as either a primary or additional use

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right. Notwithstanding this limitation, the scheme makes provision for *Special Use* applications as a consent use mechanism to accommodate land uses not expressly provided for, subject to site-specific conditions of approval.

In this context, a ***Special Use*** is defined as a land use for which no explicit provision is made in the zoning scheme, and which is regulated through tailored conditions of approval, including applicable development parameters and land use controls.

Against this legislative framework, the proposed development seeks to introduce two (2) self-catering dwelling units as a consent use for Special Use, in addition to the permitted primary residential components. Importantly, the proposed self-catering units **are not considered a departure from the primary land use intent of The Property, but rather an extension and intensification thereof**. The units remain residential in nature and function and are therefore directly aligned with the underlying residential use rights applicable to the Smallholding Zone.

Upon approval, the development on The Property will comprise:

- A primary dwelling house (main residence);
- A second dwelling (additional dwelling unit not exceeding 150m²); and
- two (2) additional dwelling units to be utilised as self-catering accommodation.

The proposed self-catering units will be operated on a short-, medium-, or long-term rental basis, depending on market demand and operational considerations. As such, the use remains flexible while retaining its residential character.

The Site Development Plan (refer to Figure 3)⁷ illustrates the proposed layout and spatial arrangement of all structures on The Property, demonstrating an integrated and low-density development approach that is consistent with the surrounding context.

⁷ **Site Development Plan – Annexure F**

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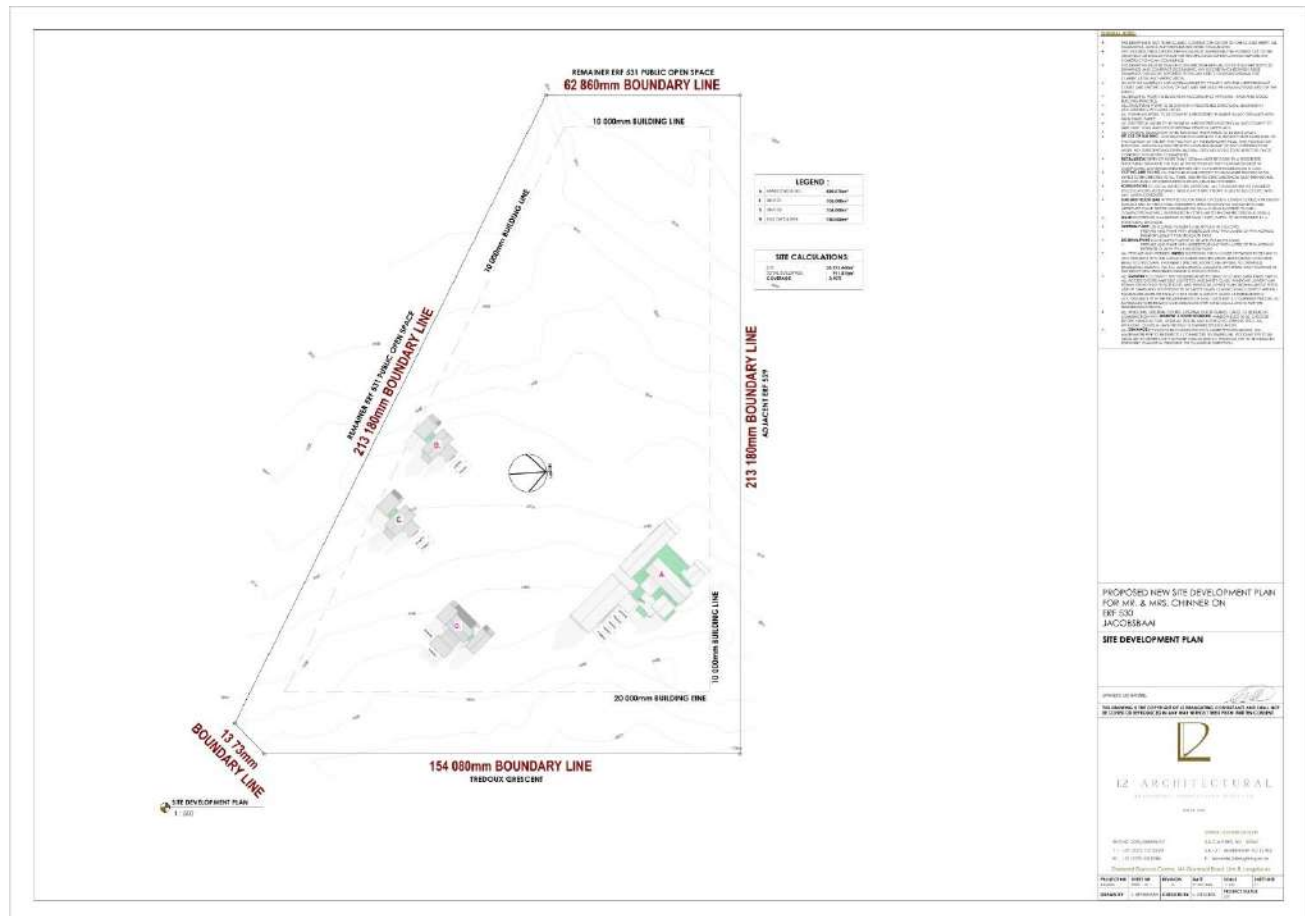


Figure 3: Site Development Plan

The Property is located outside the defined urban edge of Jacobsbaai, within the Jacobsbaai Smallholdings area, which is characterised by low-density, rural-residential development. Despite its predominantly residential character, the area has experienced a gradual diversification of land uses, with a number of properties accommodating self-catering units and similar forms of tourist-related accommodation. These uses remain low-intensity and are widely regarded as compatible with the surrounding environment.

The presence of comparable developments in the immediate vicinity provides a clear indication of both an established development precedent and sustained market demand for such accommodation. The proposed development is therefore contextually appropriate and responsive to the evolving land use dynamics of the area.

This trend is further evident across various smallholding areas within the Saldanha Bay Municipality, including Longacres Country Estate, Oliphantskop, and Britannica Heights. Within these areas, properties have been developed beyond basic residential use to include a mix of residential, tourism, and limited commercial activities, all of which contribute to the viability and sustainability of

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smallholding developments.

Furthermore, properties located to the west of The Property have already been developed with similar or comparable uses, while properties to the north represent more recent phases of development within the Jacobsbaai Smallholdings area. This reflects an ongoing and phased development pattern, reinforcing the desirability of the area for both residential and tourism-related purposes.

From a planning perspective, the proposal represents a sustainable and context-sensitive form of development that aligns with broader municipal planning objectives, including those set out in the Spatial Development Framework (refer to Section 4.1). The introduction of self-catering units supports local economic activity, enhances tourism accommodation, and promotes a more efficient utilisation of land, without detracting from the rural-residential character of the area.

It is emphasised that the proposal does not involve a rezoning of The Property. The underlying Smallholding Zone will be retained, ensuring that the dominant land use remains residential. The proposed consent use is therefore complementary to, and an extension of, the existing primary land use rights, rather than a deviation from them.

In light of the above, the proposed development aligns with the intent and purpose of a Special Use application as contemplated in the zoning scheme. It responds to a clear market demand, is supported by existing development trends, and remains consistent with applicable planning policies and architectural guidelines.

Accordingly, the proposed Consent Use for Special Use is considered both appropriate and desirable within the prevailing planning and spatial context.

3.3 Floor Plans

As indicated in Section 3.2 of this report, the Site Development Plan illustrates the proposed positioning and spatial arrangement of the various structures envisaged on The Property. The proposed improvements are designed in a manner that is compatible with the low-density rural-residential character of the surrounding smallholding area, while simultaneously ensuring functional integration between the primary residential components and the proposed self-catering accommodation units.

A summary of the proposed floor plans and accommodation components is provided below⁸.

⁸ **Floor Plans – Annexure G**

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3.3.1 Main dwelling

As illustrated in Figure 4 below, the proposed main dwelling house, measuring $\pm 589.075\text{m}^2$, will serve as the primary residence on The Property and will comprise the following:

- Four (4) en-suite bedrooms;
- One bedroom;
- Bathroom;
- Open-plan dining and lounge area;
- Kitchen, scullery, pantry and laundry area;
- Domestic room;
- Storage area;
- 1x double garage;
- 1x single garage; &
- Covered patio areas.

The main dwelling has been designed to accommodate the primary residential use of The Property and reflects a low-density residential character consistent with the surrounding area. As indicated on the Site Development Plan, sufficient on-site parking is provided to adequately serve the dwelling house and associated activities. The domestic room are intended exclusively for staff accommodation related to the management, maintenance, and upkeep of The Property, including assistance with the proposed self-catering units.

It is specifically noted that the domestic rooms will not be utilised for tourism accommodation purposes and will remain ancillary to the primary agricultural & residential use of The Property.



Figure 4: Main Dwelling

3.3.2 Second Dwelling

As illustrated in Figure 5 below, the proposed second dwelling unit, measuring approximately 150m² in extent, will comprise the following:

- Two (2) en-suite bedrooms;
- Open-plan dining and lounge area;
- Kitchen, laundry, and scullery area;
- Open patio area; and
- Single garage.

The second dwelling unit is proposed in accordance with the primary land use rights applicable to the Smallholding Zone and will function as an ancillary residential component to the primary dwelling house. Adequate on-site parking is provided in accordance with the Site Development Plan.

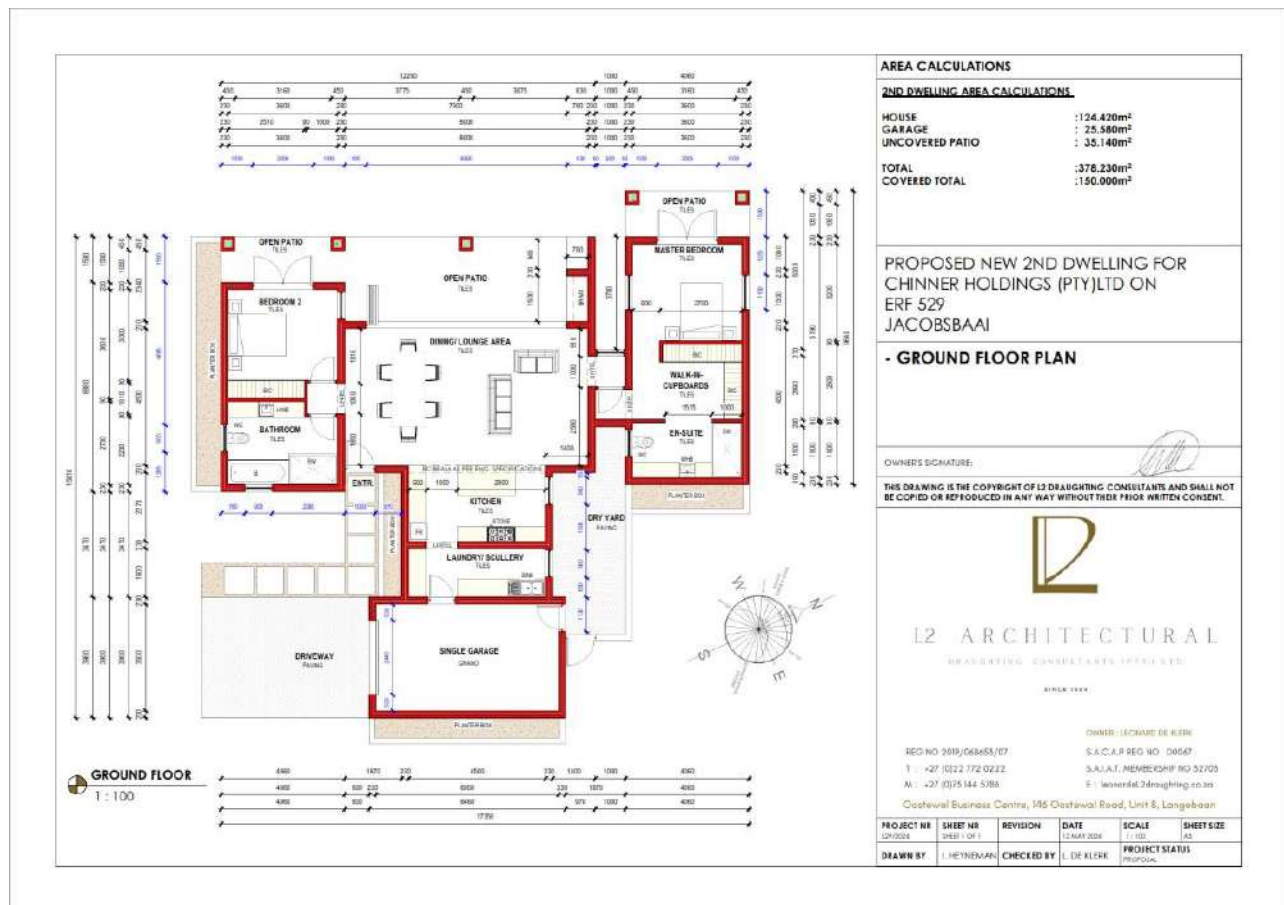


Figure 5: Second Dwelling Unit

3.3.3 Two additional self-catering units

Cottages 1 & 2, each measuring approximately 106m² in extent, will comprise the following:

- One (1) en-suite master bedroom;
- One (1) additional bathroom;
- Kitchen, laundry, and scullery area;
- Open-plan lounge and dining area;
- Covered patio; and
- Loft area accommodating Bedroom 2.

These units are intended to provide flexible self-catering accommodation suited to short-, medium-, and long-term occupation. Their design remains residential in character and contributes to the overall low-density development approach proposed for The Property.

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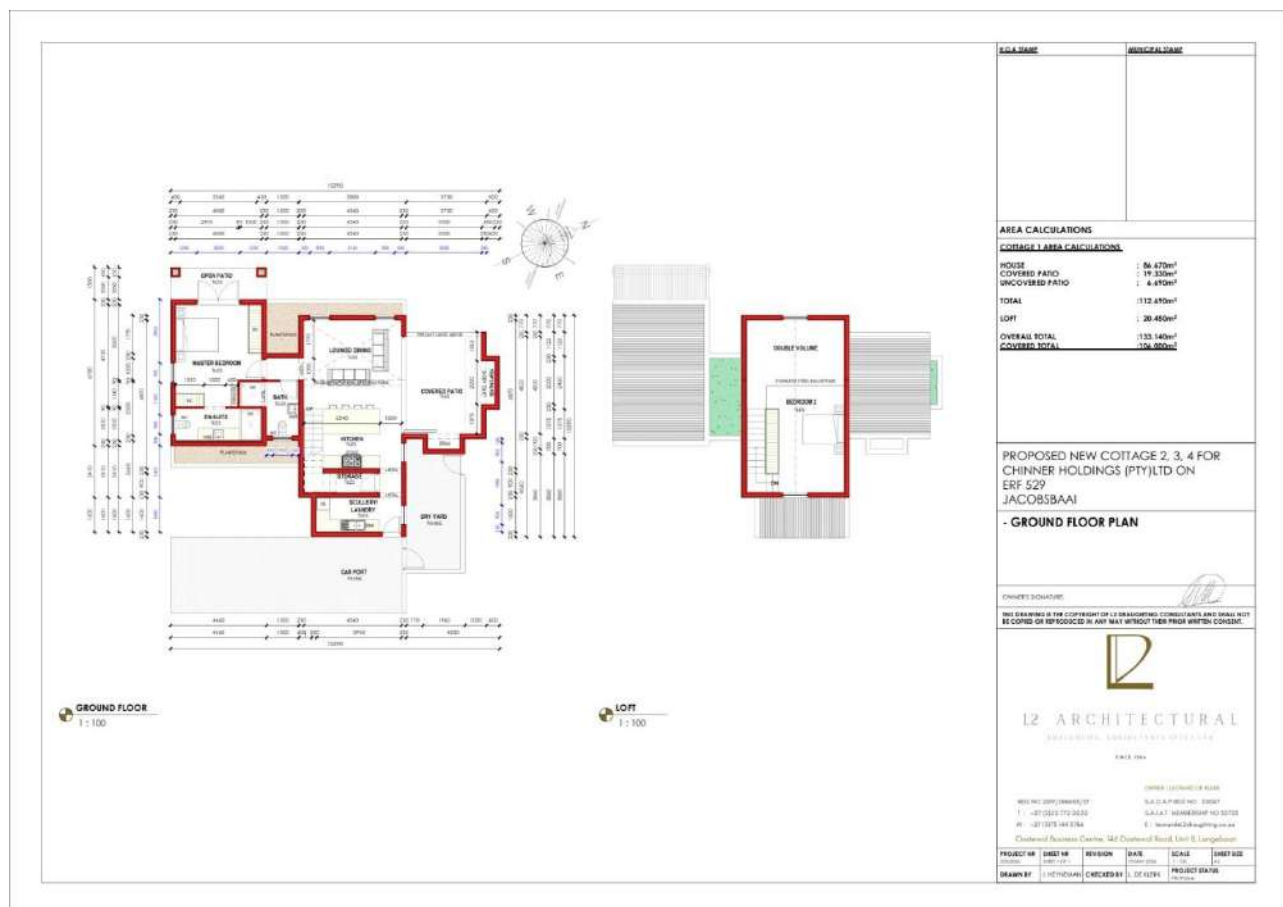


Figure 6: Additional Dwelling Units (Cottages 1 & 2: Floor Plans)

3.4 Desirability

Although the application entails a Consent Use for a Special Use, it is essential that the proposal be evaluated holistically in terms of its desirability, having regard to spatial planning principles, socio-economic considerations, and potential impacts on the surrounding environment. In this regard, the desirability of the proposed development is assessed as follows:

3.4.1 Socio Economic Impact:

The proposed development will enable the optimal and productive utilisation of a currently vacant and underutilised property. By introducing two (2) self-catering dwelling units, the owners are afforded an opportunity to generate a sustainable rental income stream, thereby enhancing the economic viability of The Property.

In addition, the proposal contributes positively to the local economy through increased tourism accommodation within Jacobsbaai, a well-established coastal destination. The provision of self-catering units supports the growing demand for flexible accommodation options, catering to short-, medium-, and longer-term stays. While not classified as affordable housing per se, the units nonetheless broaden the spectrum of available accommodation typologies within the area, thereby

addressing a broader market need.

Furthermore, the development may indirectly support local economic activity through increased visitor spending in the surrounding Saldanha Bay Municipality region.

3.4.2 Compatibility with surrounding uses:

Sound spatial planning principles encourage the clustering of compatible land uses to promote cohesive and functional environments. The proposed development retains the primary agricultural residential character of The Property, with the addition of low-intensity, tourism-related accommodation.

As outlined previously, the surrounding smallholding area already accommodates a number of properties utilised for self-catering and related residential purposes. The proposed use is therefore consistent with the established and emerging land use pattern in the area. The development will not introduce a use that is incongruent with its surroundings but rather reinforces the prevailing rural-residential and tourism-oriented character.

Importantly, the development of The Property will prevent the continuation of an underutilised vacant erf within an otherwise active and evolving smallholding precinct, thereby contributing to a more cohesive and functional spatial environment.

3.4.3 Impact on external engineering services:

The proposed development is not anticipated to place undue strain on existing engineering services, subject to confirmation of service capacity. The scale and intensity of the proposed self-catering units remain low and are in keeping with the smallholding context.

Where necessary, appropriate service solutions will be implemented to ensure compliance with municipal requirements and to mitigate any potential impacts. Overall, no significant adverse impact on external engineering services is foreseen.

3.4.4 Impact on safety, health and wellbeing of the surrounding community:

The Property is located within a low-density, peri-urban smallholding area characterised by limited traffic volumes and a tranquil living environment. The proposed development, being residential and low-intensity in nature, is not expected to negatively impact the safety, health, or general wellbeing of the surrounding community.

On the contrary, the introduction of managed and maintained accommodation units may contribute positively to passive surveillance and the overall upkeep of The Property, thereby enhancing the immediate environment.

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3.4.5 Impact on heritage

There are no known heritage resources or culturally significant features associated with The Property or its immediate surroundings. The proposed development is therefore not expected to have any adverse impact on heritage resources.

3.4.6 Impact on biophysical environment:

The Property is situated within an established smallholding area, and the proposed development is of a limited scale. As such, minimal impact on the biophysical environment is anticipated.

3.4.7 Traffic impacts, parking, access and other transport related considerations:

Access to The Property will continue to be obtained via Seebries Street, located to the east. The proposed development is not expected to generate significant additional traffic volumes, given the limited number of units and their low-intensity use.

Adequate on-site parking will be provided to accommodate both residents and visitors, ensuring that no spill-over parking occurs within the surrounding area. The existing road network is considered sufficient to accommodate the anticipated traffic associated with the proposal, and no adverse transport-related impacts are foreseen.

3.5 Zoning Parameters

SALDANHA BAY MUNICIPAL INTEGRATED ZONING SCHEME BY-LAW (2021)

“**Smallholding**” Means a land unit as part of a group of extensive land units inside or outside the urban edge that is primarily a place of residence on which small scale agricultural activities may take place.

The proposal will retain its smallholding zoning and land use, whilst the Intensity of the primary use (Additional self-catering dwelling unit) is proposed. The proposed consent use will remain true to the desired land use and definition of “smallholding”.

The following table indicates the compliance of the proposed development with the requirements specified in the Saldanha Bay Municipal Integrated Zoning Scheme By-Law, 2021.

Smallholdings		
Land Use Determination	Proposal	Compliance
<u>Primary use:</u> Smallholding, Additional dwelling unit, Dwelling house , Nature Conservation, Riding school Veterinary building <u>Consent use:</u> Special Use	Application is made for the consent uses for special use in order to accommodate two self-catering dwelling units on The Property.	Applied for.

Coverage: The maximum coverage for all buildings may not exceed 5% of the extent of the property.	The Proposed development will adhere to the prescribed coverage development parameters (4.93%)	
Building Lines: Street building line: 20m Side and rear building line: 10m	All building lines will be adhered to.	
Parking: (a) Dwelling house: 2 parking spaces per dwelling house (b) Additional dwelling unit: 1 parking space per dwelling unit	Sufficient on-site parking bays will be provided.	
Height: No building may exceed a height of 8m.	The proposed buildings are all under the 8m mark.	
Floor area Additional dwelling unit: 150m ²	All additional self-catering dwelling units adhere to parameter.	

Table 3: Zoning Scheme By-law Regulations applicable to Smallholding properties

SECTION 4 PLANNING POLICY

4.1 Municipal Spatial Development Framework

The **Saldanha Bay MSDF 2025–2030** serves as a strategic instrument to guide growth and development in a sustainable manner, embracing a vision of "Excellence and Opportunity". Within this framework, **Jacobsbaai** is recognized as a "Remote Village" and a significant **tourism destination**. The proposal to establish two self-catering units via a consent use for Special Use aligns with the MSDF's core directives in the following ways:

- **Promotion of the Tourism Economy:** The MSDF identifies tourism as a high contributor to the local economy and employment. Specifically, for settlements like Jacobsbaai, the framework directs the municipality to promote their role as tourism destinations and advance mixed land uses. The proposed units directly support this by providing flexible, low-intensity accommodation that caters to the high demand for tourism and seasonal rentals in the area.
- **Optimal Land Use and Infill Development:** The MSDF emphasizes "Smart Growth" by curbing urban sprawl and prioritizing infill and densification of existing areas. The Property is currently a vacant greenfield site within an established smallholding precinct. By developing these units, the proposal ensures the productive utilization of underutilized land. This aligns with the principle of Efficiency, which seeks to locate development where it can make use of existing resources and infrastructure to the greatest extent possible.
- **Preservation of Settlement Character:** A key challenge identified in the 2025–2030 MSDF is keeping the settlement layout pattern of Jacobsbaai intact and preserving the rural character of smallholding areas. The proposal remains true to the "Smallholding" definition,

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retaining the primary residential-agricultural character while intensifying the use through low-key, tourism-related accommodation. This approach follows the MSDF directive for "limited, light density development" in historical or sensitive areas that is not visually intrusive and adds value to the environment.

- **Support for Agritourism and Diversification:** The MSDF encourages tourism-related activities on farms and smallholdings, such as leisure accommodation and farm stays, as a means of economic diversification. By introducing two rental units, the owners can generate a sustainable income stream, enhancing the economic viability of The Property in a manner compatible with the surrounding "Namaqualand by the sea" aesthetic.
- **Alignment with Residential Directives:** While the MSDF notes that Jacobsbaai has an oversupply of residential land, it acknowledges that housing development here is solely driven by the private market. The proposal addresses a specific market need for high-income tourism and seasonal accommodation, which is the dominant trend in the Jacobsbaai housing market.

Summary of Alignment:

- **Strategic Role:** Reinforces Jacobsbaai's role as an upmarket tourism and holiday destination.
- **Spatial Principle:** Promotes a compact urban footprint through infill on a vacant erf, utilizing existing municipal water and electricity services where available.
- **Compatibility:** Adheres to the unique West Coast architectural styles and low-density character required by the MSDF for this precinct.

In conclusion, the application for a Consent Use for Special Use is consistent with the spatial vision and operational strategies of the **Saldanha Bay MSDF 2025–2030**, representing a sustainable development that balances economic opportunity with the preservation of Jacobsbaai's unique sense of place.

4.2 Principles of Land Use Planning

The proposed development supports the principles of *Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013*, as follows;

4.2.1 Spatial justice

The proposed development maintains the primary residential use of The Property while introducing additional low-intensity accommodation opportunities through the proposed self-catering units. The Property is located within a smallholding area of Jacobsbaai, where similar land uses have already been established, thereby ensuring consistency with both the zoning framework and the spatial vision for the area.

The proposal contributes to spatial justice by broadening access to a variety of accommodation options within a desirable coastal environment. While maintaining the low-density character of the

Consent Use	Erf:	530	Town:	Jacobs Bay
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area, it enables more efficient use of land and provides opportunities for a wider range of users, including tourists and longer-term occupants, without reinforcing spatial exclusion.

Furthermore, the proposal is aligned with the objectives of the Saldanha Bay Municipality Spatial Development Framework, which promotes integrated and sustainable settlement patterns.

4.2.2 Spatial sustainability

The proposed development represents a sustainable form of land use by optimising the utilisation of an existing vacant property within an established smallholding area. Rather than contributing to outward urban expansion, the proposal constitutes a form of low-density infill development that enhances land productivity while maintaining the environmental and spatial integrity of the area.

The development will make use of existing or appropriately upgraded engineering services, thereby promoting resource efficiency. The limited scale and nature of the development ensure that environmental impacts are minimal and can be effectively managed.

In addition, the proposal supports the local tourism economy and contributes to the financial sustainability of both The Property and the broader municipal area. No adverse impacts on agricultural potential, heritage resources, or sensitive environmental features are anticipated.

4.2.3 Efficiency

The Property is located within an established smallholding precinct where access, basic infrastructure, and services are either already available or can be feasibly provided. The proposed development will therefore make efficient use of existing resources and infrastructure without necessitating additional public investment.

The intensification of land use through the addition of self-catering units represents an efficient use of well-located land, consistent with municipal planning policies and the applicable land use management framework.

4.2.4 Spatial resilience

The proposed development reflects a resilient approach to land use by responding to evolving market demands, particularly within the tourism and short-term accommodation sector. The presence of similar developments within the Jacobsbaai smallholding area demonstrates the viability and adaptability of such land uses over time.

The proposal enhances the economic resilience of The Property by diversifying its income-generating potential, while maintaining its primary residential function. Importantly, the development does not preclude future land use opportunities, nor does it negatively impact the long-term sustainability or functionality of the surrounding area.

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4.2.5 Good administration

The application will be processed in accordance with the statutory requirements of the Saldanha Bay Municipality, including the prescribed public participation process. All relevant stakeholders, municipal departments, and interested and affected parties will be afforded the opportunity to comment on the proposal.

This inclusive and transparent process will ensure that the final decision is informed, balanced, and aligned with sound planning principles.

In conclusion, the proposed Consent Use for Special Use is consistent with the overarching principles of spatial planning and land use management. The development is considered appropriate in scale and nature, aligns with the spatial vision for Jacobsbaai, and represents a sustainable and desirable form of land use within the Saldanha Bay Municipality area.

5. SECTION 5 SUMMARY

In view of the foregoing motivation report, it is therefore clear that the application for:

- Consent Use for Special Use in order to accommodate two (2) Self-Catering *Dwelling Units on The Property* in terms of Section 15(2)(o) of the Saldanha Bay Municipal Land Use Planning By-Law, 2022;

Is considered desirable and is therefore submitted for your favourable consideration.



.....
 Roeben Pienaar
 For CK RUMBOLL AND PARTNERS

Consent Use	Erf:	530	Town:	Jacobs Bay
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Annexure A: Power of Attorney

CK RUMBOLL & PARTNERS INC.



PROFESIONELE LANDMETERS ~ ENGINEERING SURVEYORS ~ STAD- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Datum/Date: 16 APRIL 2026

Verwysing/Reference: **JAC/15196**

GEREGISTREERDE EIENAAR(S) SE TOESTEMMING – VOLMAG REGISTERED OWNER'S CONSENT – POWER OF ATTORNEY

Hiermee verleen ek / ons:

Hereby I / we **William Richard Chinner & Nicoleen Chinner**

die geregistreerde eienaar(s) van eiendom,

registered owners of property **Erf 530 Jacobsbaai**

volmag aan Mnre CK RUMBOLL EN VENNOTE om namens my aansoek te doen vir die:
grant power of attorney to Messers CK RUMBOLL AND PARTNERS to apply on my behalf for the:

- ☐ Verlenging / Extention
- ☐ Onderverdeling / Subdivision
- ☐ Regstelling van grense / Adjustment of boundaries
- ☐ Afwyking /Departure
- ☐ Opheffing Beperkende titel voorwaardes / Removal restrictive title conditions
- ☐ Konsolidasie/ Consolidation
- ☒ **Vergunningsgebruik / Consent Use**
- ☐ Wysiging van Algemene Plan / Amendment to General Plan
- ☐ Aanpassing van Terreinplan / Amendment of Site Development Plan
- ☐ Servitude registrasie / Servitude registration
- ☐ Bouplan in te dien / loge of building plan
- ☐ Mynpermit / Mine permit
- ☐ Verkryging van bouplanne by munisipaliteit / Obtaining building plans form relevant municipality

van bogenoemde eiendom.

of said property:

Geteken:
Signed: W CHINNER - PRETORIA

.....
WR CHINNER - PRETORIA

Datum / Date: 16 APRIL 2026

DIREKTEURE / DIRECTORS:

IHJ Rumboll GPr LS0737 | AP Steyl GPr LS0761 | J Linneman Pr Pln A/206/2010 | WA Hoffman GPr LS1223 | CR Taljaard GTc ES2672

ADDRESS/ ADRES: reception@rumboll.co.za / PO Box 211 / 16 Rainierstr, Malmesbury, 7299
MALMESBURY (T) 022 482 1845

WEBSITE www.ckrumboll.co.za

Consent Use	Erf:	530	Town:	Jacobs Bay
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Annexure B: Application Form



T: (022) 701 7000 • F: (022) 715 1518 mun@sbm.gov.za • www.sbm.gov.za Private Bag X12 • St Helena Bay • 7380

LAND USE PLANNING APPLICATION FORM

(for applications in terms of Section 15 of the Saldanha Bay Municipal 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)	ROEBEN		
Surname	PIENAAR		
South African Council for Planners (SACPLAN) registration number (if applicable)	A/3045/2021		
Company name (if applicable)	CK RUMBOLL AND PARTNERS		
Postal Address	P.O.BOX 211		
	MALMESBURY	Postal Code	7299
Email	Planning9@rumboll.co.za		
Tel	022-482 1845	Fax	022-4871661
		Cell	071 889 6051

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

Registered owner(s)	William Richard Chinner & Nicoleen Chinner		
Physical address	1255 Sudbury Street, Qeeunswood x2		
	Pretoria	Postal code	0186
E-mail	nchinner@gmail.com		
Tel	082 468 7555	Fax	
		Cell	082 468 7555

PART C: PROPERTY DETAILS									
Property description as per title deed <i>[Erf Number(s) / Farm portion(s) & allotment area.]</i>	Erf 530, Jacobsbaai								
Physical Address	30 Seebries Street, Jacobsbaai								
GPS Coordinates	32°58'27.40"S 17°53'50.02"E			Town/City	Jacobsbaai				
Current Zoning	Smallholding	Extent	2.4594 ha	Are there existing buildings?	Y	N			
Applicable Zoning Scheme	Saldanha Bay Municipal Integrated Zoning Scheme By-Law								
Current Land Use	Vacant								
Title Deed number and date	T	23950/2025							
Are there any restrictive conditions of title?	Y	N	If Yes, list the condition(s) (page and paragraph number)						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)						
Is the property encumbered by a bond?	Y	N	If Yes, list bondholder(s)						
Are there 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) / court 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?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Name of Official consulted			Date of consultation

PART E: TYPE OF LAND USE PLANNING APPLICATION IN TERMS OF SECTION 15 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
	15(2)(a)	a rezoning of land;	R
	15(2)(b)	a permanent departure from the development parameters of the zoning scheme;	R
	15(2)(c)	a temporary departure to utilise land for a purpose not permitted in terms of the primary rights of the zoning of the land;	R
	15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	15(2)(e)	a consolidation of land that is not exempted in terms of section 24;	R
	15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	15(2)(g)	a permission required in terms of the zoning scheme;	R
	15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	15(2)(i)	an extension of the validity period of an approval;	R
	15(2)(j)/(t)	an approval of an overlay zone as contemplated in the zoning scheme; or approval of architectural/development guidelines	R
	15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	15(2)(l)	a permission required in terms of a condition of approval;	R
	15(2)(m)	a determination of a zoning;	R
	15(2)(n)	a closure of a public place or part thereof;	R
X	15(2)(o)	a consent use contemplated in the zoning scheme;	R
	15(2)(p)	an occasional use of land;	R
	15(2)(q)	to disestablish a home owner's association;	R
	15(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;	R
	15(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;	R
TOTAL A:			R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of procedure (strike through which not applicable)	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; Municipality's website	R

	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	To be calculated separately	R
TOTAL B:			R
<u>TOTAL APPLICATION FEES*</u> (A + B)			R

**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.*

BANKING DETAILS FOR PAYMENT OF FEES

Name: Saldanha Bay Municipality

Bank: Standard bank

Branch no.: 05051100

Account no.: 083290044

Payment reference:
(if applicable)

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

It is the purpose of this report to apply for:

- Consent Use for Special Use in order to accommodate four (4) Self-Catering Dwelling Units on The Property in terms of Section 15(2)(o) of the Saldanha Bay Municipal Land Use Planning By-Law, 2022.

SEE MOTIVATIONAL REPORT.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Please note that failure to submit all information and documentation required will result in the application being deemed incomplete and acceptance may be refused.

Compulsory information and documentation required:

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or authorisation that applicant can act on behalf of a juristic entity (e.g. company resolution)		Y	N	Proof of registered ownership or any other relevant right held in the land concerned
Y	N	Written motivation		Y	N	S.G. diagram / General plan extract
Y	N	Locality plan		Y	N	Site development plan or conceptual layout plan
Y	N	Proposed subdivision plan		Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees		Y	N	Full copy of the title deed
Y	N	Conveyancer's certificate		Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan		Y	N	N/A	Land use plan / 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 / Tree plan		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Abutting owner's consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA)		Y	N	N/A	Proof of lawful use right
Y	N	N/A	Copy of Heritage Impact Assessment (HIA)		Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)		Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of Major Hazard Impact Assessment (MHIA)		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Copy of Environmental Authorisation(EA) / Record of Decision (ROD)		Y	N	N/A	Other (Status report)
Y	N	N/A	Copy of original/previous approval and conditions of approval					
Y	N	N/A	Required number of documentation copies					

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Environmental Conservation Act, 1989 (Act 73 of 1989)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	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 the Saldanha Bay Municipal 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)(d) of the Saldanha Bay Municipal Land Use Planning By-law to supply particulars, information or answers knowing it to be false, incorrect or misleading or not believing them to be correct, and that I can be held liable on conviction to a fine or imprisonment not exceeding 20 years or to both such fine and imprisonment.
3. I am properly authorized to make this application on behalf of the registered land 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 land 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 applicant as indicated on this application form.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein and that the municipality cannot be held responsible for the omission of use rights not applied for herein.
6. I confirm that the relevant title deed(s) have been investigated and that there are no restrictive title deed restrictions which impact on this application, or alternatively that an application for removal/suspension or amendment of such title deed restrictions 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 land owner/developer as a result of the proposed

development, as determined in terms of Council policy.

Applicant's signature:



Date:

20/05/2026

Full name:

Roeben Pienaar

Capacity in which
application is being made:

Professional Town Planner

FOR OFFICE USE ONLY

Municipal Date Stamp

Received by:

Name:

Consent Use	Erf:	530	Town:	Jacobs Bay
Ref no: JBAAI/15196/RP	By:	RP	Edit Date:	20-May-26
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Annexure C: Title Deed & General Plan

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simult with other registries / sectional titles:

Kode / Code	Firma / Firm	Elendom / Property	Kantoor / Office
1.			
2.			
3.			
4.			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelleeser:
Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and Number of deed

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Interdiks nagsien deur / Interdicts checked by	(1) Dorp goedgikleur (geproklameer) / Township approved (proclaimed)	Opmerkings / Remarks	Paras / Initials
	(2) Begiftigingserwe / Endowment erven		
Datum / Date	(3) Begiftiging / Endowment		
	(4) Voorwaardes / Conditions		
	(5) Mikro / Micro		
Interdiks nagsien deur / Interdicts checked by	(6) Algemene Plan / General Plan		
	(7) Tzellekte / Title Deed		
Datum / Date	(8) Verbande teen dorpslital / Bonds against township title		
	(9) Datum nagsien / Date checked		

Kantoor Instruksies / Office instructions:
Seksie / Section

CTN 00785 BOX 785

MAURITZ BRIERS & GENOTE / ASSOCIATES
PROKUREURS & AKTEBESORGER / ATTORNEYS & CONVEYANCERS
 TEL: 021 286 0182 / 063 625 9392

2025-04-29

REGISTRASIE / REGISTRATION

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van Indiening / Date of lodgement:

RCC
15/6/2025

Onsoekers / Examiners	Kamers / Rooms	Skakel / Linking	Passer / Pass
1.			
2.	G. VENTER		
3.			

B. (A) VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Verwysings Nr. / Reference No.

PPS 394

Skakeling / Linking

2/2

T 000023950 / 2025

GELYKTYDIGES / SIMULTS

Kode / Code	Name van Partye / Names of Parties	Firma Nr. / Firm No.	Nr. in stel / No. in batch	Akte Ingelees / Deed's lodged
1.	T Forellendam (P)/W / Chinner Holdings (P) Ltd	785	1	
2.	T Forellendam (P)/W / W & H Chinner	785	2	
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				

Registration versoek deur: **MAURITZ RYK HENDRIK BRIERS (78625)**

Registration requested by:

Datum: 30/4/2025

Date:

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELTITELS:
SIMULTS WITH OTHER REGISTRIES / SECTIONAL TITLES:

Kode / Code	Firma / Firm	Elendom / Property	Kantoor / Office
1.			
2.			
3.			
4.			

080008583292

785

PP Smit Attorneys
Oostewal Street
Langebaan
7357

Prepared by me,

CONVEYANCER
MAURITZ RYK HENDRIK BRIERS
LPCM 78625

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 250 000 - 00	R. 2281 - 00
All other		
Reason for exemption	Category Exemption	Exemption l to. Sec/Reg. Act/Proc.



T 000023950 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MAURITZ RYK HENDRIK BRIERS (LPCM 78625)

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

FORELLENDAM PROPRIETARY LIMITED
Registration Number 1998/024536/07

dated 17 MARCH 2025

and signed at LANGEBAAN

PP Smit Attorneys

LegalSuite (Version 4.5732)
DeedOfTransferConventional.doc

Form E *B*

AND the said Appearer declared that his/her principal had on **14 February 2025** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

WILLIAM RICHARD CHINNER

Identity Number 760824 5066 08 2

and

NICOLEEN CHINNER

Identity Number 781222 0031 08 3

Married in community of property to each other

their heirs, executors, administrators or assigns in full and free property:

ERF 530 JACOBSBAAI
IN THE SALDANHA BAY MUNICIPALITY
DIVISION MALMESBURY
WESTERN CAPE PROVINCE

IN EXTENT: 2,4594 (TWO COMMA FOUR FIVE NINE FOUR) HECTARES

AS WILL APPEAR from General Plan Number 130/2020 and held by Certificate of Registered Title No. T39358/2024.

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T2661/1966 and to the following special condition contained on Deed of Transfer No. T9246/1921, namely:-

"The Transferee, their Heirs, Executors, Administrators, Assigns and Successors in title, shall have no right of way or road or access to or over the dominant tenement except at such places as may be agreed between the transferee and the transferor or their respective successors in title and then only for personal use of the transferees or such their successors or their families, but not for use for purpose of or connected with the conduct or any trading, fishing or canning business or of the purpose of a fishery. No accretion, natural or artificial to or diminution caused by attrition or advance of the sea on the dominant tenement shall give the transferees, their heirs, executors, administrators or assigns or successors in title to the land hereby transferred any greater right to, over or upon the dominant tenement when so added to or diminished than those acquired by the transferees at the date of the passing of this deed."

- B. SUBJECT FURTHER** to the terms of a servitude endorsement dated 5 September 1924 on Deed of Transfer No. T2241/1924, which reads as follows:-

"By Deed of Transfer No. T8094 d.d. 5th September 1924 the owners of the land thereby conveyed acquire the right to cart water to the said land from the nearest spring on the remainder of the land hereby transferred, subject to conditions as will more fully appear on reference to the said Transfer."

- C. SUBJECT FURTHER** to the special condition referred in Deed of Transfer No. T4928/1926, namely:-

"That the Appearer's Principal, the said Seller reserves to himself and his successors in title as owners of the remaining extent of Jacobs Bay J (hereinafter called the Seller's land) the right to use the wells situate near the north western boundary of the above

land Jacobs Baai M and indicated on the diagram thereof as blue dots on either side of the road Lot. N.P. to the above land, and the right to erect a windmill there and to pump water therefrom to the Seller's land, and the right to cart water therefrom to the Seller's land, and the right to water cattle thereat; and the right to use trekpath 94.46 metres wide over the above land to enable him and his successors to drive cattle from the Seller's land to the said well and back and to drive carts thereover for the purpose of carting water as aforesaid."

- D. SUBJECT FURTHER** to the terms of a servitude endorsement dated 29 March 1971 on Deed of Transfer No. T8144/1971, which reads as follows:-

"By Notarial Deed No. 155/1971 dated 18th December 1970 the within property Paragraph 1 is subject to conditions relating to carrying on of the business connected with buying, selling, freezing, storing or conveyance thereon of rock lobster in favour of Stephan Holdings (Proprietary) Limited.

As will more fully appear from said Notarial Deed."

- E. SUBJECT** to the following condition imposed by and in favour of the transferor, Forellendam Proprietary Limited, or their successors in title as owners of the remainder of Erven 516 ; 928 and 299 Jacobsbaai, which reads as follows:

The transferee, its successors in title and assigns shall not be entitled to transfer the hereinmentioned property or any interest therein without the consent of Forellendam Proprietary Limited, or its successors in title, which consent will not be unreasonably withheld.

- F. SUBJECT FURTHER** to the following conditions imposed by the Transferor in favour of the Jacobsbaai Smallholdings Property Owners Association, which reads as follows:

The owner of the property herewith transferred will become a member of the Jacobsbaai Smallholdings Property Owners Association and remain so while owning the property. The erf may not be sold or transferred save with the consent of the Owners Association.

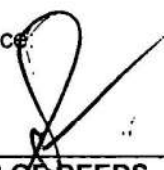
WHEREFORE the Appearer, renouncing all the rights, title and interest which the said **FORELLENDAM PROPRIETARY LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **WILLIAM RICHARD CHINNER and NICOLEEN CHINNER, Married in community of property to each other**, their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local customs, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R2 250 000,00 (TWO MILLION TWO HUNDRED AND FIFTY THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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: WESTERN CAPE** at **CAPE TOWN** on *30 April 2025*.

q.q.

In my presence:



REGISTRAR OF DEEDS

U

PP Smit Attorneys
Oostewal Street
Langebaan
7357

Prepared by me,

CONVEYANCER
PIETER PHILIP SMIT
LPCM 84484

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

PIETER PHILIP SMIT
DULY AUTHORISED THERETO BY A RESOLUTION OF THE DIRECTORS OF
FORELLENDAM PROPRIETARY LIMITED
Registration Number 1998/024536/07

do hereby nominate, constitute and appoint:

MAURITZ RYK HENDRIK BRIERS (LPCM 78625)

with power of substitution, to be my lawful attorney and agent, in my name, place and stead to appear at the office of the **REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN**, and then and there as to act as my attorney and agent and to pass transfer to:

WILLIAM RICHARD CHINNER
Identity Number 760824 5066 08 2
and
NICOLEEN CHINNER
Identity Number 781222 0031 08 3
Married in community of property to each other

of the following property, namely:

ERF 530 JACOBSBAAI
IN THE SALDANHA BAY MUNICIPALITY
DIVISION MALMESBURY
WESTERN CAPE PROVINCE

IN EXTENT: 2,4594 (TWO COMMA FOUR FIVE NINE FOUR) HECTARES

HELD BY CERTIFICATE OF REGISTERED TITLE NUMBER T39358/2024

PP Smit Attorneys

SALDANHA BAY MUNICIPALITY
Certification is hereby issued in terms of Section 28(3) of
the Saldanha Bay By-Law Relating to Municipal Land Use
Planning. Registration can proceed in the Deeds Office.

08/04/2025
MUNICIPAL MANAGER (2) 2025
DATE

sold to them by me by **Private Treaty** on **14 February 2025**, for the sum of
R2 250 000,00 (TWO MILLION TWO HUNDRED AND FIFTY THOUSAND RAND)

"Subject to the following condition imposed by and in favour of the transferor, Forellendam Proprietary Limited, or their successors in title as owners of the remainder of Erven 516 ; 928 and 299 Jacobsbaai, which reads as follows:

The transferee, its successors in title and assigns shall not be entitled to transfer the hereinmentioned property or any interest therein without the consent of Forellendam Proprietary Limited, or its successors in title, which consent will not be unreasonably withheld.

"Subject further to the following conditions imposed by the Transferor in favour of the Jacobsbaai Smallholdings Property Owners Association, which reads as follows:

The owner of the property herewith transferred will become a member of the Jacobsbaai Smallholdings Property Owners Association and remain so while owning the property. The erf may not be sold or transferred save with the consent of the Owners Association.

which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as I might or could do, if personally present and acting therein; hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent or substitute, shall in my name lawfully do or cause to be done, by virtue of these presents.

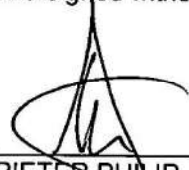
Signed at Langebaan
on 17 March 2025

in the presence of the undersigned witnesses.

As Witnesses

1. 

2. 


PIETER PHILIP SMIT
(for FORELLENDAM PROPRIETARY LIMITED)

SALDANHA BAY MUNICIPALITY
Certification is hereby issued in terms of Section 28(3) of the Saldanha Bay By-Law Relating to Municipal Land Use Planning. Registration can proceed in the Deeds Office.
08/04/2025 DATE
 MUNICIPAL MANAGER



Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE0629DA0

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name FORELENDAM PROPRIETARY LIMITED
Company / CC / Trust Reg No. 199802453607

Full Name
Marital Status

Details of Purchaser / Transferee

Full Name WILLIAM RICHARD
Date of Birth (CCYYMMDD) 1976-08-24
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 781220031083

Surname / Registered Name CHINNER
ID Number 7608245066082
Marital Notes if applicable Married in community
Spouse Initials N
Spouse Passport Number

Details of Purchaser / Transferee

Full Name NICOLEEN
Date of Birth (CCYYMMDD) 1978-12-22
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 7608245066082

Surname / Registered Name CHINNER
ID Number 781220031083
Marital Notes if applicable Married in community
Spouse Initials W R
Spouse Passport Number

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2025-02-14
Total Fair Value R 2250000.00

Total Consideration R 2250000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 ERF 530 JACOBSBAAI IN THE SALDANHA BAY MUNICIPALITY DIVISION MALMESBURY WESTERN CAPE PROVINCE in extent 2,4394 (TWO COMMA FOUR FIVE NINE FOUR) HECTARES

Receipt

Receipt Details

Transfer Duty Reference Number TDE0629DA0
Receipt Amount R 0

Receipt No.

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
Please ensure you sign over the 2 lines of 'X's above

Pieter Philip Smit

Date (CCYYMMDD)

20250411

For enquiries go to:
www.sars.gov.za or call
0800 00 SARS (7277)

785



2025-04-24
④
BSP

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE062A168

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name	FORELLENDAM PROPRIETARY LIMITED
Company / CC / Trust Reg No.	199802453607
Full Name	
Marital Status	
Details of Purchaser / Transferee	
Full Name	JACOBSBAAI SMALLHOLDINGS
Surname / Registered Name	PROPERTY OWNERS ASSOCIATION
Details of the Property	
Date of Transaction / Acquisition (CCYYMMDD)	2025-02-14
Total Fair Value	R 100.00
Total Consideration	R 100.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 100.00
Property Description	
1 A RESTRICTION ON THE FREE ALIENATION OF ERF 530 JACOBSBAAI	

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE062A168
Receipt Amount	R 0
Receipt No.	

Declaration by Conveyancer / Attorney	
I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.	
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX Please ensure you sign over the 2 lines of 'X's above Pieter Philip Smit	
Date (CCYYMMDD)	20250411
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)	



SALDANHA BAY MUNICIPALITY

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

ISSUED BY SALDANHA BAY MUNICIPALITY

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

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)
ERF 530 JACOBSBAAI IN THE SALDANHA BAY MUNICIPALITY DIVISION MALMESBURY WESTERN CAPE PROVINCE

21 Digit Code (or Municipal Reference Number): MK/ERF 530 JACOBSBAAI

Erven: 530

Portion: 0

Extension: JACOBSBAAI

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

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

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: FORELLENDAM PROPRIETARY LIMITED (1998/024536/07)

Name and Identity/ Registration Number of all purchaser/s: WILLIAM RICHARD CHINNER (7608245066082)
NICOLEEN CHINNER (7812220031083)

This Certificate is valid until: 15/06/2025

Given under my hand at VREDENBURG on 16/04/2025

Digitally signed by Saldanha Bay Municipality
Signee: Royden Irving Louw
Sign date: 16/04/2025 01:59:05.854 PM
Expiration date: 24/06/2026 10:46:56 AM



MUNICIPAL MANAGER
Saldanha Bay Municipality

Date issued: 16/04/2025

Authorised Officer: Royden Louw

Certificate By Conveyancer:
I Marius Rik Hendrik Briers 68625 (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Saldanha Bay Municipality.

Conveyancer

Date

17/4/2025

Prepared by me,



CONVEYANCER
PIETER PHILIP SMIT
 LPCM 84484

ACCEPTANCE

I, the undersigned,

PIETER PHILIP SMIT

Duly authorise thereto by a Resolution by the

JACOBSBAAI SMALLHOLDINGS PROPERTY OWNERS ASSOCIATION

Accept herewith the following condition that will be registered against:

**ERF 530 JACOBSBAAI
 IN THE SALDANHA BAY MUNICIPALITY
 DIVISION MALMESBURY
 WESTERN CAPE PROVINCE**

IN EXTENT: 2,4594 (TWO COMMA FOUR FIVE NINE FOUR) HECTARES

Namely:

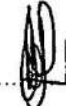
SUBJECT to the following condition imposed by the Transferor in favour of the Jacobsbaai Smallholdings Property Owners Association:

The Transferee, its successors in title and assigns will not be entitled to transfer the hereinmentioned property or any interest therein without a clearance certificate from the Jacobsbaai Smallholdings Property Owners Association.

SIGNED AT **LANGEBAAN** on this the **14th** day of **FEBRUARY 2025**.

AS WITNESSES:

1. 

2. 


PIETER PHILIP SMIT

PROD

DEEDS REGISTRATION SYSTEM - CAPE TOWN

DATE : 28250422 TIME : 10:55:48.2 PAGE : 1

PREPARED BY : DRS08363 - SIYOKO NOMZAMO

TRACK NUMBER : 88088583292

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 8808530
- JACOBSBAAT

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***

IK E: /XARRA /KE

MAIN FIGURE					
POINTS	WALKER OF	CO-ORDINATES			
NO.	COORDINATES	Y	X	Y	X
A	25.17	527.00.20	A	+102 218.75	+50 174.50
B	25.26	4.15.00	B	+102 130.25	+50 180.25
C	213.14	274.12.40	C	+102 196.13	+50 207.10
D	171.60	186.42.20	D	+102 882.84	+50 222.81
E	288.27	388.04.20	E	+102 885.43	+50 193.98
F	212.82	328.57.40	F	+102 770.84	+50 120.49
G	361.80	520.00.10	G	+102 543.87	+50 405.85
H	218.27	142.07.40	H	+102 281.85	+50 122.84
I	218.27	232.07.40	I	+102 420.87	+50 604.80
J	218.27	120.00.30	J	+102 221.44	+50 520.49
K	218.27	92.07.40	K	+102 211.80	+50 412.18
L	218.27	62.07.40	L	+102 286.19	+50 541.29
M	218.27	32.07.40	M	+102 874.41	+50 201.40
N	218.27	277.24.10	N	+102 871.40	+50 476.81
O	218.27	232.07.40	O	+102 373.87	+50 514.26
P	218.27	182.12.10	P	+102 338.32	+50 386.86

BLOCK CORNERS					
POINTS	WALKER OF	CO-ORDINATES			
NO.	COORDINATES	Y	X	Y	X
A	25.17	527.00.20	A	+102 218.75	+50 174.50
B	25.26	4.15.00	B	+102 130.25	+50 180.25
C	213.14	274.12.40	C	+102 196.13	+50 207.10
D	171.60	186.42.20	D	+102 882.84	+50 222.81
E	288.27	388.04.20	E	+102 885.43	+50 193.98
F	212.82	328.57.40	F	+102 770.84	+50 120.49
G	361.80	520.00.10	G	+102 543.87	+50 405.85
H	218.27	142.07.40	H	+102 281.85	+50 122.84
I	218.27	232.07.40	I	+102 420.87	+50 604.80
J	218.27	120.00.30	J	+102 221.44	+50 520.49
K	218.27	92.07.40	K	+102 211.80	+50 412.18
L	218.27	62.07.40	L	+102 286.19	+50 541.29
M	218.27	32.07.40	M	+102 874.41	+50 201.40
N	218.27	277.24.10	N	+102 871.40	+50 476.81
O	218.27	232.07.40	O	+102 373.87	+50 514.26
P	218.27	182.12.10	P	+102 338.32	+50 386.86

AREAS		
REF	AREA	WALKER OF METERS
501 P.F.	620	2.4813 hactares
	621	2.4894 hactares
	622	2.4905 hactares
	623	2.5030 hactares
	624	2.5030 hactares
	625	2.5043 hactares
	626	2.5087 hactares
	627	2.5087 hactares
	628	2.5120 hactares
	629	2.5120 hactares
502 P.S.	630	2.5130 hactares
	631	2.5130 hactares
	632	2.5130 hactares
	633	2.5130 hactares
	634	2.5130 hactares
	635	2.5130 hactares
	636	2.5130 hactares
	637	2.5130 hactares
	638	2.5130 hactares
	639	2.5130 hactares
503 P.S.	640	2.5130 hactares
	641	2.5130 hactares
	642	2.5130 hactares
	643	2.5130 hactares
	644	2.5130 hactares
	645	2.5130 hactares
	646	2.5130 hactares
	647	2.5130 hactares
	648	2.5130 hactares
	649	2.5130 hactares

Consent Use	Erf:	530	Town:	Jacobs Bay
Ref no: JBAAI/15196/RP	By:	RP	Edit Date:	20-May-26
Page 26 / 29				

Annexure D: Locality Plan

LOCATION MAP ERF 530, JACOBSBAAI

REF:
JBAAI/15196/RP



NOTE:
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

LEGEND

- The Property
- Public Place

SCALE : 1:2000

Date:
APRIL 2026

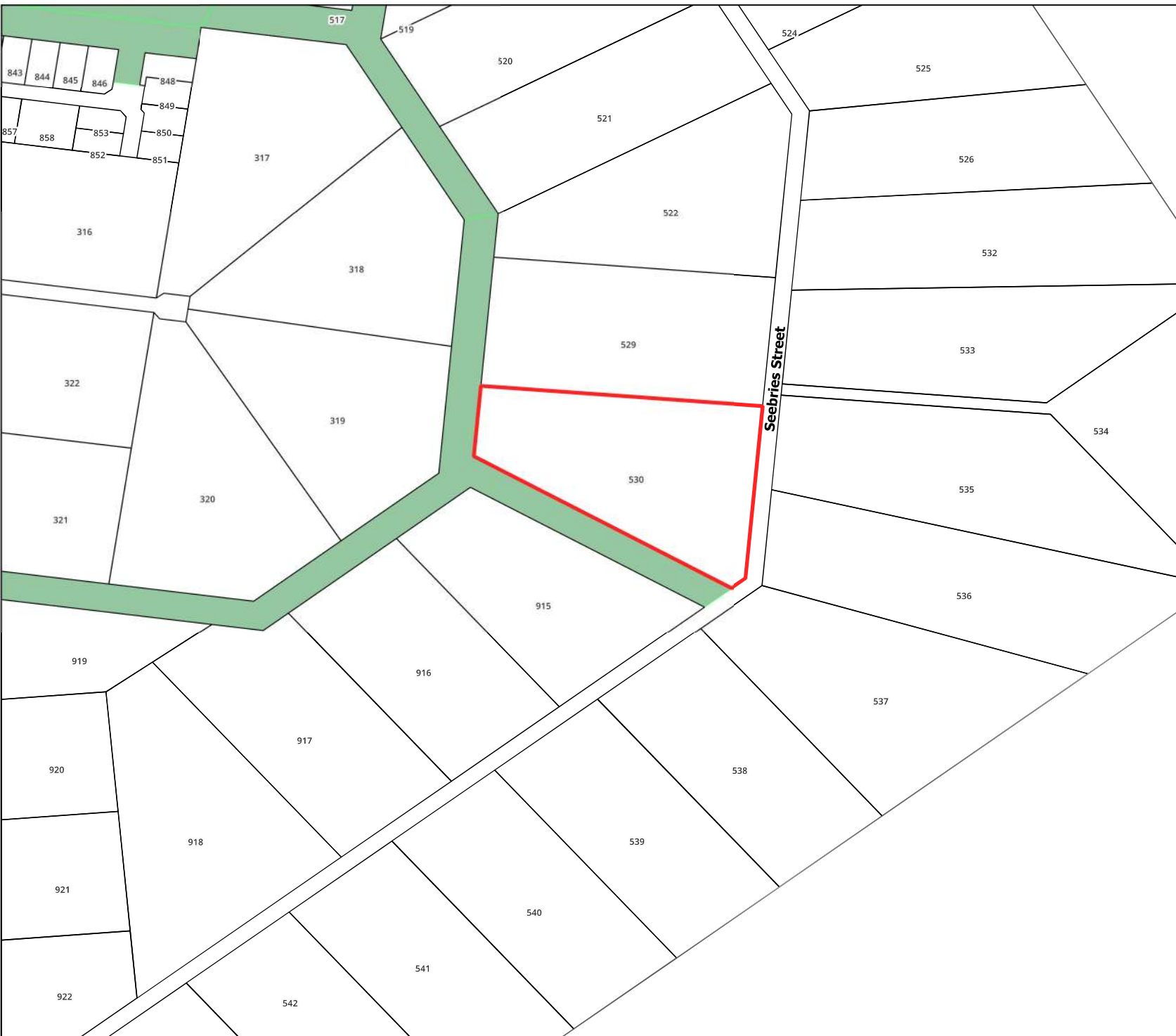
AUTHORITY:
SALDANHA BAY MUNICIPALITY

COMPILED BY:



CK RUMBOLL
& PARTNERS

16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871661
reception@rumboll.o.za



LOCATION MAP ERF 530, JACOBSBAAI

REF:
JBAAI/15196/RP



NOTE:
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

LEGEND

- The Property
- Public Place

SCALE : 1:2000

Date:
APRIL 2026

AUTHORITY:
SALDANHA BAY MUNICIPALITY

COMPILED BY:



16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871661
reception@rumboll.co.za



Consent Use	Erf:	530	Town:	Jacobs Bay
Ref no: JBAAI/15196/RP	By:	RP	Edit Date:	20-May-26
Page 27 / 29				

Annexure E: Surrounding Land Uses

SURROUNDING LAND USES **ERF 530, JACOBSBAAI**

REF:
JBAAI/15196/RP



NOTE:
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

LEGEND

 The Property

Zoning

-  Agriculture
-  Smallholdings
-  Residential Zone I
-  Special Zone
-  Public Place

SCALE : 1:2000

Date:
APRIL 2026

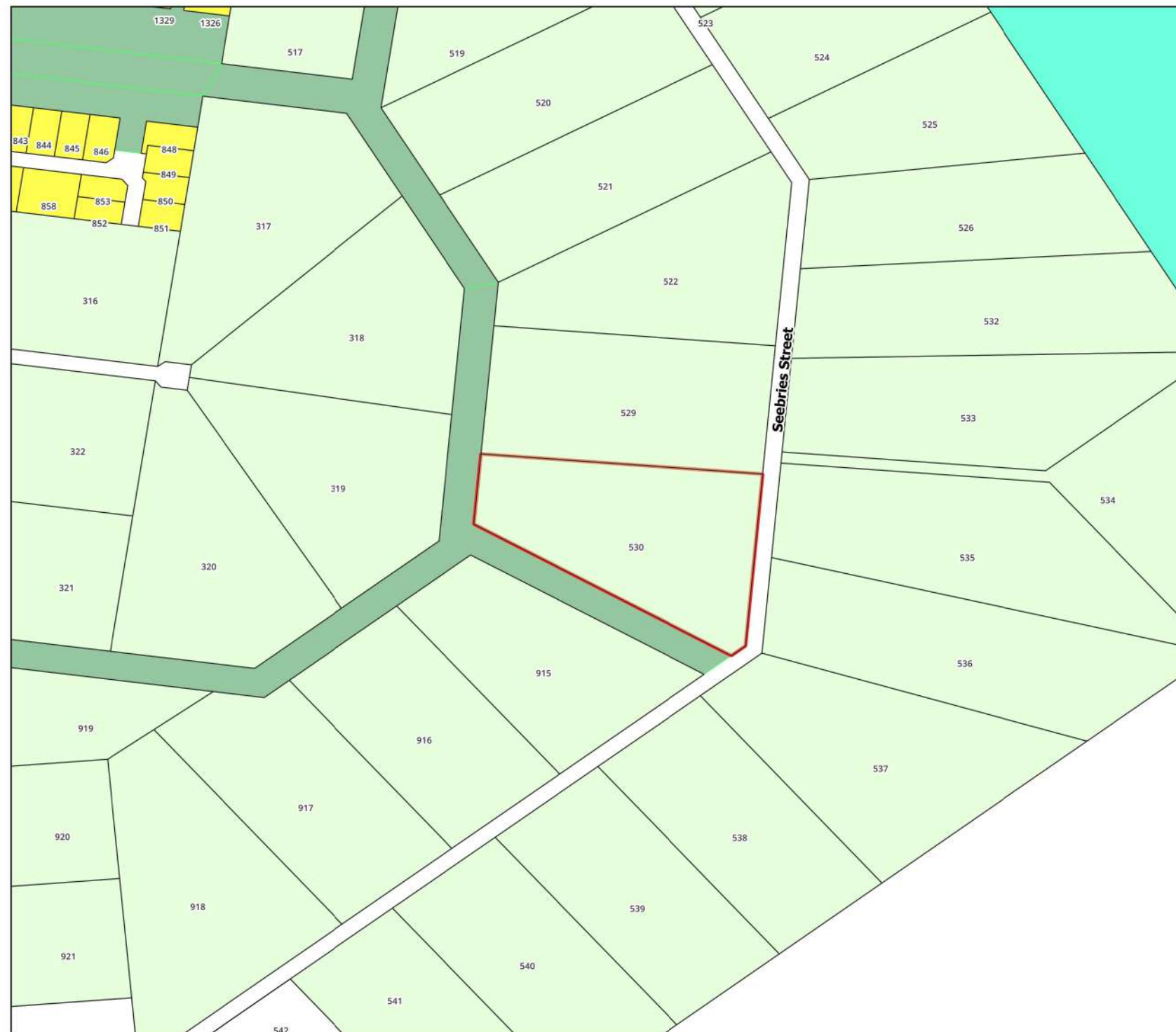
AUTHORITY:
SALDANHA BAY MUNICIPALITY

COMPILED BY:



CK RUMBOLL
& PARTNERS

16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871661
reception@rumboll.o.za



SURROUNDING LAND USES **ERF 530, JACOBSBAAI**

REF:
JBAAI/15196/RP



NOTE:
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

LEGEND

 The Property

Zoning

-  Agriculture
-  Smallholdings
-  Residential Zone I
-  Special Zone
-  Public Place

SCALE : 1:2000

Date:
APRIL 2026

AUTHORITY:
SALDANHA BAY MUNICIPALITY

COMPILED BY:



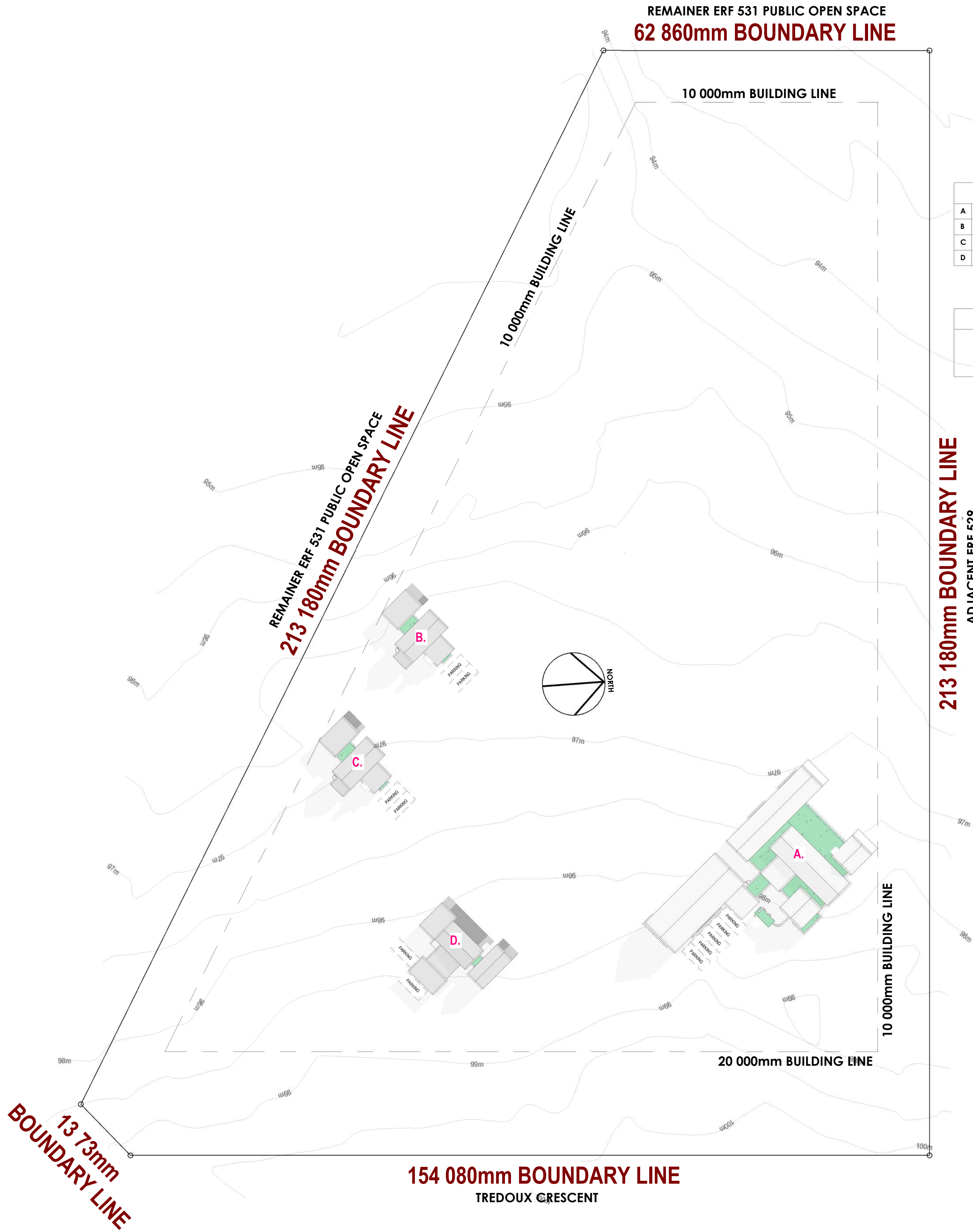
CK RUMBOLL
& PARTNERS

16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871661
reception@rumboll.co.za



Consent Use	Erf:	530	Town:	Jacobs Bay
Ref no: JBAAI/15196/RP	By:	RP	Edit Date:	20-May-26
Page 28 / 29				

Annexure F: Site Development Plan



LEGEND :		
A	MAIN DWELLING	:589.075m²
B	UNIT 01	:106.000m²
C	UNIT 02	:106.000m²
D	2nd DWELLING	:150.000m²

SITE CALCULATIONS:		
SITE		:24 593.440m²
TOTAL BUILDINGS		: 951.075m²
COVERAGE		: 3.90%

- GENERAL NOTES:**
- THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR ON SITE TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND STEPS BEFORE WORK COMMENCES.
 - ANY INDISTINCTNESS OR DISCREPANCIES MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT OR DRAUGHTSMAN FOR RECTIFICATION OR EXPLANATION BEFORE ANY CONSTRUCTION CAN COMMENCE.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT OR DRAUGHTSMAN FOR CLARIFICATION AND VERIFICATION.
 - QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF THE JBCC.
 - ALL BUILDING WORK TO BE DONE IN ACCORDANCE WITH SABS 10400 AND GOOD BUILDING PRACTICE.
 - ALL STRUCTURAL WORK TO BE DONE BY A REGISTERED STRUCTURAL ENGINEER IN ACCORDANCE WITH SABS 10140.
 - ALL PLUMBING WORK TO BE DONE BY A REGISTERED PLUMBER IN ACCORDANCE WITH SABS 10400, PART P.
 - ALL ELECTRICAL WORK TO BE DONE BY A REGISTERED ELECTRICIAN AND COMPLY TO SABS SANS 10142 AND OCCUPATIONAL HEALTH & SAFETY ACT.
 - ALL NATURAL VEGETATION TO BE REMOVED FROM AREAS TO BE BUILT UPON.
 - SET OUT OF BUILDING:** CONTRACTOR IN CHARGE OF THE PROJECT MUST MAKE SURE OF THE POSITION OF THE ERF, THE POSITION OF THE BOUNDARY PEGS, AND POSITION OF BUILDINGS GROUND LEVELS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. NO SURROUNDING EVEN NATURAL GROUND LEVELS TO BE AFFECTED ONCE CONSTRUCTION WORK COMMENCES.
 - EXCAVATION** DEPTH OF MORE THAN 1200mm MUST BE DONE BY A REGISTERED STRUCTURAL ENGINEER. THE SOIL AT THE BOTTOM OF THE FOUNDATION MUST BE COMPACTED AND ESTABLISHED BEFORE ANY CONCRETE FOUNDATION IS CAST.
 - CUTTING AND FILLING** ON SITE TO BE DONE STRICTLY TO ENGINEERS SPECIFICATION. LEVELS TO BE CHECKED AT ALL TIMES. UNDER NO CIRCUMSTANCES MUST THE NATURAL GROUND LEVELS OF SURROUNDING EVEN AREAS BE DISTURBED.
 - FOUNDATIONS** TO LOCAL INSPECTORS APPROVAL. ALL FOUNDATIONS TO ENGINEER SPECIFICATIONS AS PER SANS 10400, CAVITY BRICKWORK FILLED TO U/S OF DPC WITH MIN 10MPa CONCRETE.
 - GROUND FLOOR SLAB** APPROVED FLOOR FINISH ON 25mm CEMENT SCREED ON 100mm SURFACE BED TO STRUCTURAL ENGINEER'S SPECIFICATION ON 250 MICRON SABS APPROVED DAMP PROOF MEMBRANE ON 50mm CLEAN SANDED ON WELL COMPACTED RACKFILL. SUSPENDED FLOOR SLABS TO ENGINEERS DESIGN & DETAIL.
 - WALLS** EXCEEDING MAX HEIGHT AS PER SANS 10400, PART K, TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 - INTERNAL PAINT** ON FLOATED PLASTER TO BE APPLIED AS FOLLOWS:
 - PREPARE AND PAINT WITH UNDERCOAT AND TWO LAYERS OF PVA ACRYLIC INTERIOR QUALITY PVA EMULSION PAINT.
 - EXTERNAL PAINT** ON FLOATED PLASTER TO BE APPLIED AS FOLLOWS:
 - PREPARE AND PAINT WITH UNDERCOAT AND TWO LAYERS OF PVA ACRYLIC EXTERIOR QUALITY PVA EMULSION PAINT.
 - ALL PRECAST AND STRESSED **UNITELS** EXCEEDING 900mm OVER OPENINGS TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. REINFORCED CONCRETE BEAM TO STRUCTURAL ENGINEER'S SPECIFICATION TO BE APPLIED TO OPENINGS EXCEEDING 3000mm. ALL R.C. SLABS, BEAMS, COLUMNS, STIFFENERS AND FOOTINGS AS PER STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION.
 - ALL **GLAZING** TO COMPLY WITH REQUIREMENTS TO SANS 10137 AND SANS 10400 PART N. ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FINISH FLOOR LEVEL AND WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SHOREROOF TO BE SAFETY GLASS GLAZING SHALL COMPLY WITH ALL THE REQUIREMENTS OF SANS 613 FOR WIND & IMPACT LOADS AS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B BY A COMPETENT PERSON. ALL SCHEDULES TO BE READ IN CONJUNCTIONS WITH SANS CALCULATIONS FOR THE FENESTRATION DESIGN.
 - ALL WINDOWS, EXTERNAL DOORS, EXTERNAL DOOR FRAMES, GATES, TO BE READ IN CONJUNCTION WITH **WINDOW & DOOR SCHEDULE**. WINDOW SIZES TO BE CHECKED BEFORE MANUFACTURE. INTERNAL DOORS AND LOCKSET TO OWNERS SPEC. ALL WINDOWS, DOORS & GATE PROFILE TO OWNERS SPECIFICATION.
 - ALL **DRAINAGE** FITTINGS TO BE CONNECTED TO PLUMBER SPECIFICATIONS. SOIL WASTEWATER PIPE TO BE DIRECTLY CONNECTED TO SEWER LINE. RODDING EYE TO BE INSTALLED TO SEWER LINE IF LONGER THAN 25 000mm. RODDING EYE TO BE INSTALLED FOR EVERY CHANGE IN GRADIENT, OR CHANGE IN DIRECTION.

PROPOSED NEW SITE DEVELOPMENT PLAN
FOR MR. & MRS. CHINNER ON
ERF 530
JACOBSBAAI

SITE DEVELOPMENT PLAN

OWNER'S SIGNATURE:

THIS DRAWING IS THE COPYRIGHT OF L2 DRAUGHTING CONSULTANTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



L2 ARCHITECTURAL

DRAUGHTING CONSULTANTS (PTY) LTD

SINCE 1984

OWNER : LEONARD DE KLERK

REG NO 2019/068653/07

T : +27 (0)22 772 0222

M : +27 (0)75 144 5786

S.A.C.A.P REG NO D0067

S.A.I.A.T. MEMBERSHIP NO 52705

E : leonard@l2draughting.co.za

Oostewal Business Centre, 146 Oostewal Road, Unit 8, Langebaan

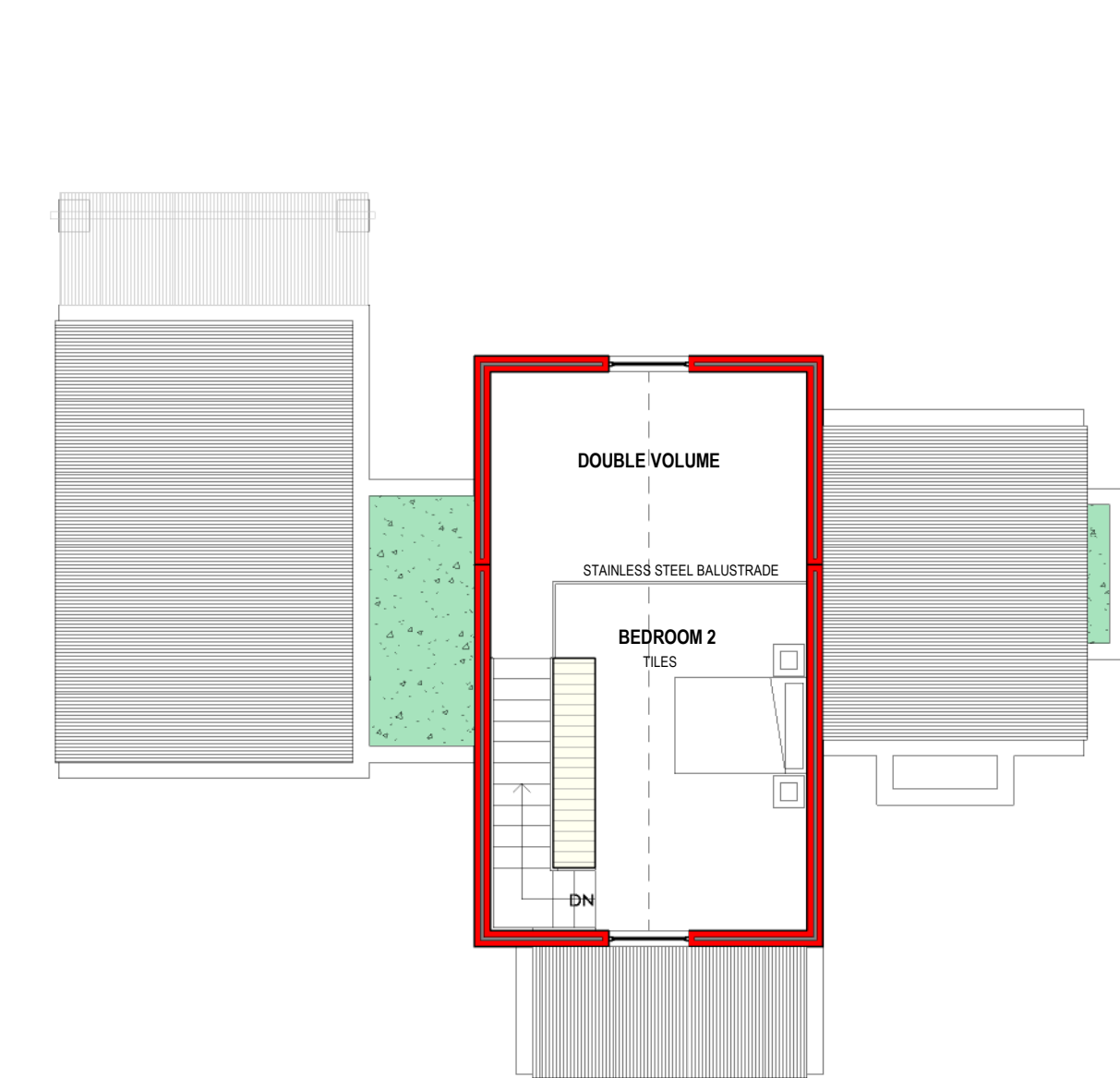
PROJECT NR	SHEET NR	REVISION	DATE	SCALE	SHEET SIZE
530/2026	SHEET 1 OF 1	2	07 JULY 2026	1 : 500	A1
DRAWN BY	L. HEYNEMAN	CHECKED BY	L. DE KLERK	PROJECT STATUS	
				SOP	

Consent Use	Erf:	530	Town:	Jacobs Bay
Ref no: JBAAI/15196/RP	By:	RP	Edit Date:	20-May-26
Page 29 / 29				

Annexure G: Floor Plans



GROUND FLOOR
1 : 100



LOFT
1 : 100

H.O.A STAMP	MUNICIPAL STAMP

AREA CALCULATIONS

COTTAGE 1 AREA CALCULATIONS

HOUSE	: 86.670m ²
COVERED PATIO	: 19.330m ²
UNCOVERED PATIO	: 6.690m ²
TOTAL	: 112.690m ²
LOFT	: 20.450m ²
OVERALL TOTAL	: 133.140m ²
COVERED TOTAL	: 106.000m ²

PROPOSED NEW COTTAGE 1 & 2 FOR
MR. & MRS. CHINNER ON
ERF 530
JACOBSBAAI

- GROUND FLOOR PLAN

OWNER'S SIGNATURE:

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PROJECT NR 530/2026	SHEET NR SHEET 1 OF 1	REVISION	DATE 19 MAY 2026	SCALE 1 : 100	SHEET SIZE A2
DRAWN BY	I. HEYNEMAN	CHECKED BY	L. DE KLERK	PROJECT STATUS PROPOSAL	