

BITOU MUNICIPALITY OFFICE FEASIBILITY

PLANNING DUE DILIGENCE



**PROFESSIONAL
PLANNERS**

March 2016: Revision 1

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1.0 INTRODUCTION

1.1 Planning Brief and Scope of Work

Bitou Municipality's various service departments are currently spread over a number of offices scattered around the town of Plattenberg Bay, and the municipality now intends to assess the feasibility of the establishment of a consolidated working environment in order to improve efficiency, accessibility and service delivery for the residents and community of Bitou Municipality.

Grant Thornton PS Advisory (Propriety) Limited was appointed by the Bitou Municipality to undertake a feasibility assessment of various site options that could potentially accommodate a new municipal building complex.

JONO Trust Professional Planners was appointed by Grant Thornton PS Advisory (Propriety) Limited to provide town planning input and advice into the feasibility assessment. The planning scope of work entails:

- Providing input into the Scoping Report with regard to:
 - Zoning matters;
 - Current uses;
 - Agreements related to current users; and
 - Departmental building audit reports.
- Providing input into use rights, title deeds, servitudes and ownership.
- Studies that may be required in relation to rezoning applications, removals of restrictions, subdivision, creation/cancellation of servitudes and consolidations where necessary.

The planning scope of work is intended to provide relevant technical input to allow a High Level Scoping (site enablement & options analysis) to be undertaken. This report records the findings of the planning investigation.

1.2 Site Options

The municipality has already investigated various properties which could accommodate the new municipal building complex. This planning due diligence exercise is concerned with the following three properties:

- Erf 12624 Plettenberg Bay (refer to Figure 1.1);
- Remainder of Erf 2096 Plettenberg Bay and Erf 2323 Plettenberg Bay (refer to Figure 1.2)
- Erf 2138 Plettenberg Bay coupled and Erf 4131 Plettenberg Bay (refer to Figure 1.3).

1.3 Site Description

- Erf 12624 Plettenberg Bay is located in the Ladywood area and is approximately 2.58ha in extent. The property is located opposite the Saringa Drive intersection of the N2. The property is currently undeveloped. Vehicular access to the site is taken from Saringa Road through a gravel road. There is a servitude road adjacent to the south-western boundary of the property.
- Remainder of Erf 2096 and Erf 2323 are located in the Plettenberg Bay CBD area. Erf 2096 is 7.30ha in extent and Erf 2323 is 5162m². The properties are abutted by Marine Way and Cutty Sark Avenue. Vehicular access to the remainder of Erf 2096 is taken from Marine Drive and Cutty Sark Avenue for Erf 2323. The remainder is of Erf 2096 has a variety of land uses, which include housing, fire station, depot, clinic, water treatment and road reserve. The area marked "Portion 1" on Figure 1.2 shows the area of land which could potentially accommodate new offices. A subdivision and land acquisition process would be necessary in this regard.
- Erven 2138 and 4131 are located in the Plettenberg Bay CBD area. Erf 2138 is 3 605m² while Erf 4131 is 5 715m² in extent. Erf 2138 is abutted by Anchor Crescent and Sewell Street. Erf 2138 is currently used as the



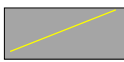
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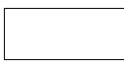
Site Boundary



Major Road



Cadastral Boundaries



ERF 12624 PLETTENBERG BAY

1.1

AERIAL PHOTO

SCALE at A3: 0 30 60 Meters
1:1500



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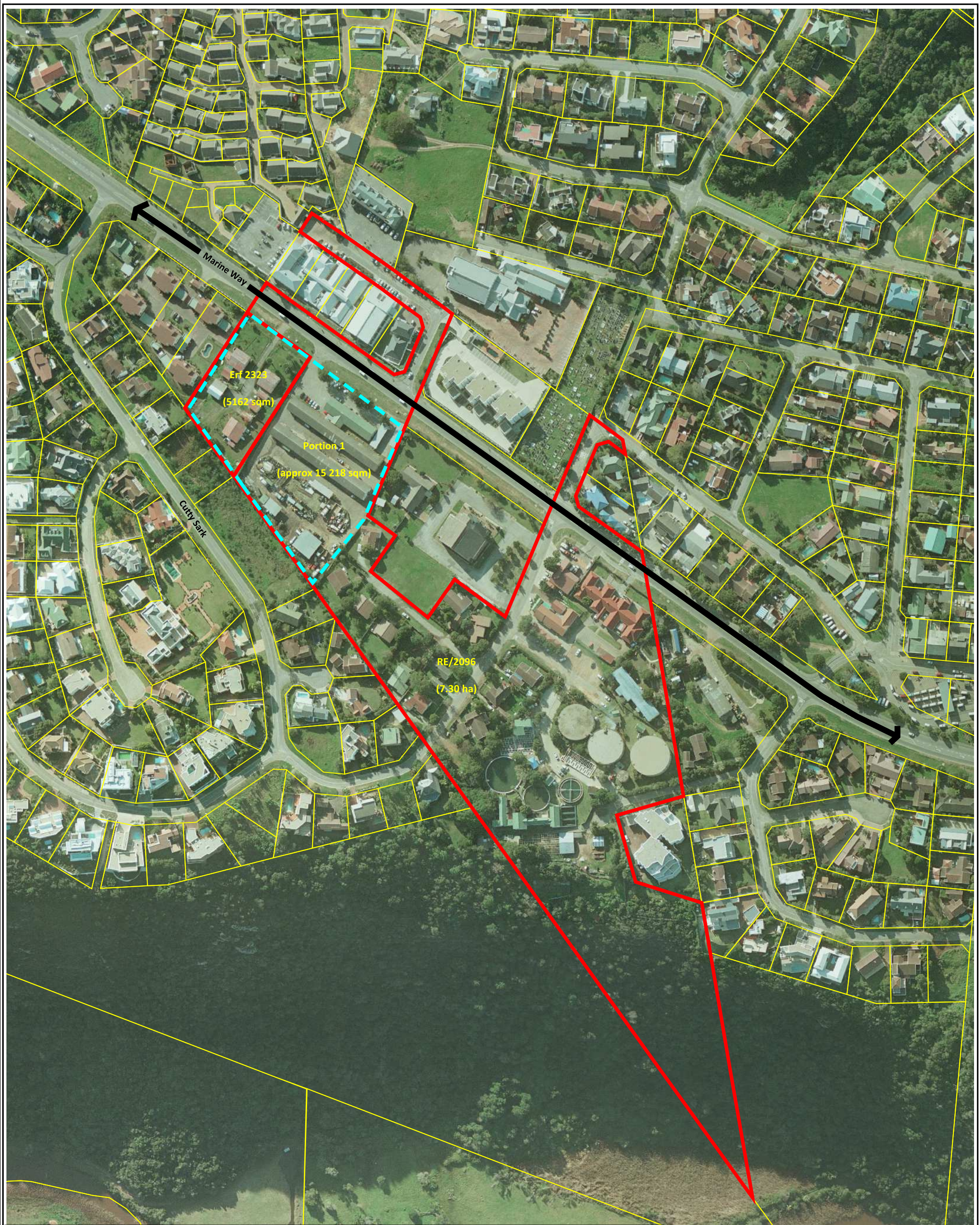
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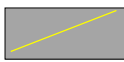
Key:



Site Boundaries



Major Road



Cadastral Boundaries



Land to potentially accommodate new offices (15 218 sqm)



RE/2096 & ERF 2323 PLETTENBERG BAY

1.2

AERIAL PHOTO

SCALE at A3: 0 30 60 90 Meters
1:2500



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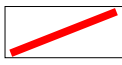
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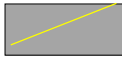




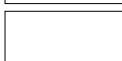
Key:



Site Boundaries



Cadastral Boundaries



ERVEN 2138 & 4131 PLETTENBERG BAY

1.3

AERIAL PHOTO

SCALE at A3: 0 30 60 90 Meters
1:2500



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Bitou Municipality head office and vehicular and pedestrian access is taken from Anchor Crescent. Erf 4131 is adjacent to Erf 2138 and is located between Church Street on the north, Sewell Street on the west and Rectory Lane on the south. Vehicular access to the site is taken from Rectory Lane. Erf 4131 is currently vacant.

2.0 LEGAL FRAMEWORK FOR LAND DEVELOPMENT

The following legislation is relevant to land development and is included here to highlight the principles and decision-making criteria that will be applied to applications for land development. This section is intended to provide a broad overview of the legislation and its requirements for land development, including the development of new municipal buildings and services.

2.1 Spatial Planning and Land Use Management Act (Act 16 of 2013)

The Development Principles in Chapter 2 of the Spatial Planning and Land Use Management Act is useful since it indicates the philosophy underpinning planning and land development. These include:

- The principle of spatial justice, which means, amongst other things:
 - Redressing past spatial and development imbalances through improved access and use of land;
 - Spatial development frameworks and policies of all spheres of government must address the inclusion of persons and areas that were previously excluded.
- The principles of spatial sustainability, whereby spatial planning and land use management systems must:
 - Promote land development that is within the fiscal, institutional and administrative means of the Republic;
 - Ensure that special consideration is given to the protection of prime and unique agricultural land;
 - Uphold consistency of land measures in accordance with environmental management instruments;
 - Promote and stimulate the effective and equitable functioning of land markets;
 - Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
 - Promote land development in locations that are sustainable and limit urban sprawl; and
 - Result in communities that are viable.
- Principles of efficiency, which means:
 - Optimises the use of existing resources and infrastructure;
 - Timeframes are adhered to by all parties.

SPLUMA S42 also sets out the factors that must be considered in deciding an application for land development. These include:

- Decisions being guided by the development principles set out in Chapter 2;
- Decisions taking into account the public interest, constitutional transformation imperatives, facts and circumstances relevant to the application, respective rights and obligations and timeframes for decision-making.
- State and impact of engineering services, social infrastructure and open space requirements.

The Spatial Planning and Land Use Management Act is clear about the need to redress the spatial imbalances resulting from Apartheid and the need to improve accessibility to the citizens of an area.

2.2 Land Use Planning Act (Act 3 of 2014)

The Land Use Planning Act (LUPA) sets out the principles for development as well as the minimum requirements for municipal planning matters as well as the minimum content for metropolitan spatial development frameworks and zoning schemes at the provincial level.

LUPA also sets out principles for land use planning, which guide decisions about land use. These include:

- Past spatial and other development imbalances should be redressed through improved access to, and utilization of, land.

- Spatial development frameworks and policies of all spheres of government must address the inclusion of persons and areas that were previously excluded, specifically those accommodating informal settlements and areas characterised by widespread poverty and deprivation.

LUPA also emphasizes the need to address spatial imbalances that resulted from past prejudicial policies.

2.3 National Heritage Resources Act (Act 25 of 1999)

The legislation 'aims to promote good management of the national estate, and to enable and encourage communities to nurture and conserve their legacy'. Section 38 lists a host of development categories, which if pursued, requires that the responsible heritage resources authority, Heritage Western Cape (HWC), be notified.

The criteria for notifying HWC of the intention to develop are:

- The construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- The construction of a bridge or similar structure exceeding 50 m in length;
- Any development or other activity which will change the character of a site -
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority.
- The re-zoning of a site exceeding 10 000 m² in extent; or
- Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.

In light of the above requirements, a notice of intent to develop be submitted to HWC must be submitted for:

- Erf 12624 Plettenberg Bay,
- Erven 2096 and 2323 Plettenberg Bay;
- Erven 2138 and 4131 Plettenberg Bay,

should any of these sites be developed since it will involve the change of character of a site greater than 5000m².

2.4 National Environment Management Act (Act 107 of 1998)

The NEMA regulations identify certain activities that may be detrimental to the environment. The provisions of NEMA will apply only if the development proposals trigger any of the listed activities.

It is advisable to determine the need for an environmental process once the details of the development proposals (including the required infrastructure upgrades which may be necessary) have been formulated.

3.0 PLANNING POLICY FRAMEWORK

3.1 Bitou Municipality Integrated Development Plan (2012-2017)

This strategic plan is intended to guide decision-making within the Bitou Municipality and is based on the citizens' inputs of how and where the municipality should spend its budgets. It also identifies the key needs of the municipality's population and their support for strategies that will directly improve their lives and as such, is a good indication of what the general population will find desirable.

The IDP identifies the following key strategic goals for development approved by the municipality to achieve Bitou's 2022 vision *"To be the best together"*:

- To ensure efficient and affordable basic services to all residents of Bitou;
- To strengthen the economy of Bitou for sustainable growth and job creation;
- To develop a municipal governance system that complies with international best practice;
- Create an institution that can align planning with implementation for effective and efficient service delivery; and
- To be a financially viable institution geared to provide affordable and sustainable services to the clientele of Bitou Municipality.

It is relevant that the IDP highlights the 'coming together' initiative, which involves the potential relocation of the municipal offices to Erf 12624 Plettenberg Bay in order to 'bring government services closer to the people'.

3.2 Bitou Municipality Spatial Development Framework (2013)

The Spatial Development Framework forms part of the IDP (Act 32 of 2000) and is intended to guide and inform how the municipal grows and develops through setting out objectives that reflect the desired spatial form including defining strategies and policies that to achieve these objectives which must indicate, amongst others:

- The desired patterns of land use;
- How the spatial reconstruction will be addressed, and;
- Providing the strategic guidance in respect of the location and nature of development.

The SDF mentions the 'Coming Together' program, which aims to create a more efficient, convenient, viable and equitable structures to settlements in Plettenberg Bay. The SDF also makes the following notes regarding the properties concerned:

- The SDF identifies Erf 12624 as one of the large tracts of land well-located vacant land which is included in the 'Coming Together' programme. The site is also located at the intersection of Saringa Road and the N2 south of New Horizon, which is a top priority development sub-centre urban node.
- Erf 2138 and Erf 4131 are 'existing urban development' areas which are in one of the sub-centre nodes.

It is crucial that all development proposals that require the acquisition of development rights be framed in terms of the provisions of the SDF and its policies.

From an SDF perspective, it is important to note that:

- All sites are located within the urban edge line,
- Erf 12624 is located in an area that is designated for the future expansion of Plettenberg Bay.

4.0 PLANNING DUE DILIGENCE & INFORMANTS

This section will review the legal planning issues of the sites that are being considered.

4.1 Cadastral Entities

Figures 4.1 to 4.3 show the cadastral entities of each the properties concerned.

Description	Extent (ha) (approx.)	Site Extent (ha)
Erf 12624 Plettenberg Bay (refer to Figure 4.1)	2.58	2.58
Erf 2096 Plettenberg Bay (refer to Figure 4.2)	7.30	9.67
Erf 2323 Plettenberg Bay (refer to Figure 4.2)	0.51	
Erf 2138 Plettenberg Bay (refer to Figure 4.3)	0.36	0.92
Erf 4131 Plettenberg Bay (refer to Figure 4.3)	0.56	

Table 1: Property Extents

Surveyor-General Plans for all erven are attached **Annexures 1a to 1c**.

4.2 Existing Servitudes

Servitudes are registered on:

Erf 12624 Plettenberg Bay:	A dashed line 'st' cuts the eastern corner of the property. While the SG Diagram does not describe this line, we note the existence of this line. (refer to Annexure 1a)
Erf 2096 Plettenberg Bay:	A temporary servitude of access is registered, which provides access to an erf that was incorporated into the property. The access servitude followed an internal driveway, but falls away with the consolidation of the various properties that comprise the site. (refer to Annexure 1b)

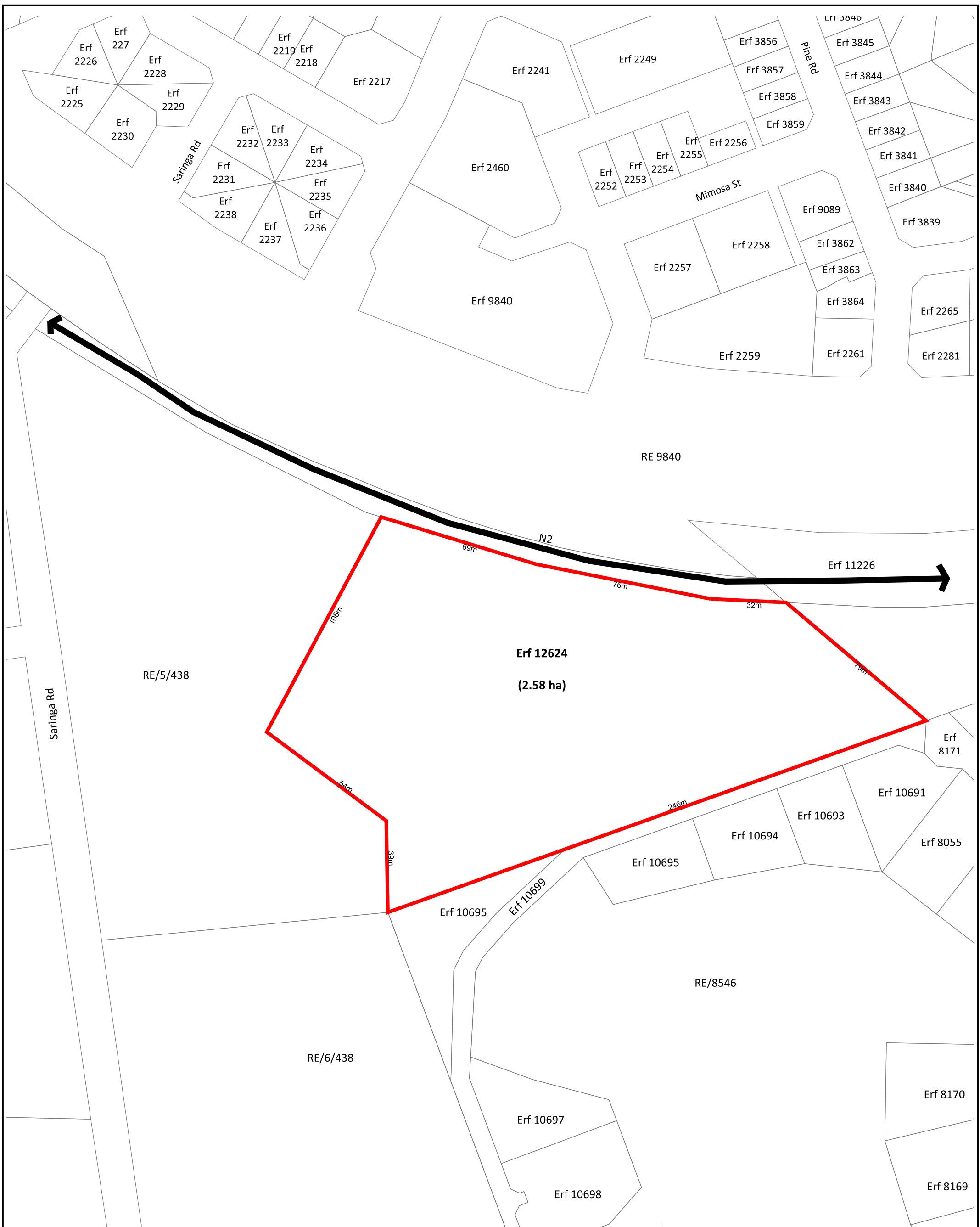
4.3 Ownership

Description	Registered Owner	Title Deed #
Erf 12624 Plettenberg Bay	Bitou Municipality	T70871/2010
Erf 2096 Plettenberg Bay	Bitou Municipality	T14029/2007
Erf 2323 Plettenberg Bay	Unknown	
Erf 2138 Plettenberg Bay	Plettenberg Bay Municipality	G66/1964
Erf 4131 Plettenberg Bay	National Department of Public Works	T28160/1997

Table 2: Property Ownership

The ownership of Erf 2323 Plettenberg Bay is 'unknown'. However, discussions with municipal officials indicate that Erf 2323 is owned by the National Department of Public Works. *The ownership of Erf 2323 could not be found.*

Deeds office ownership documents are attached as **Annexures 2a to 2c**.



Key:

Site Boundary

Major Road

Cadastral Boundaries

ERF 12624 PLETTENBERG BAY

PROPERTY CONCERNED

SCALE at A3: 0 30 60 Meters

1:1500

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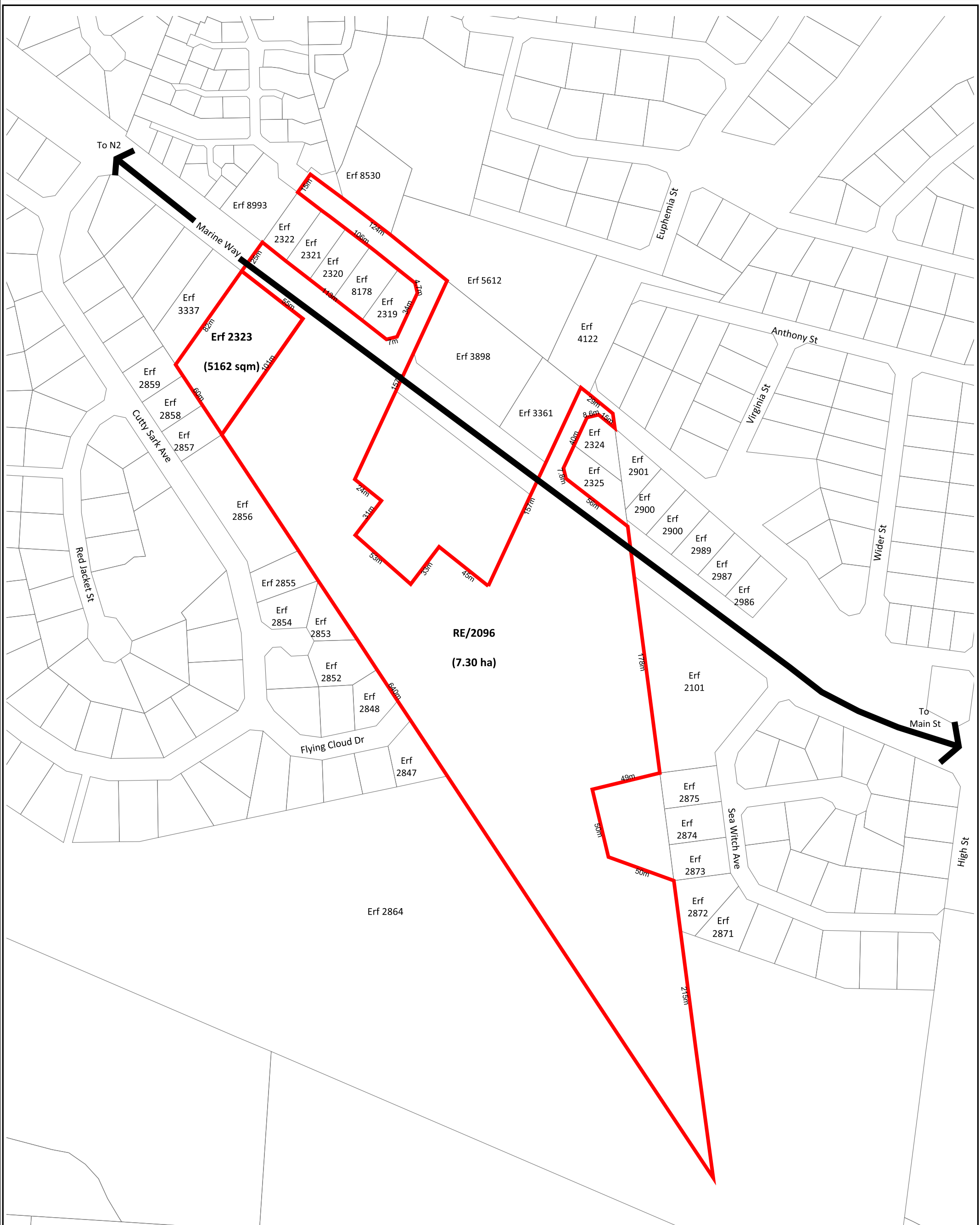
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4.1

N



Key:

Site Boundaries

Major Road

Cadastral Boundaries

RE/2096 & ERF 2323 PLETTENBERG BAY

4.2

PROPERTIES CONCERNED

SCALE at A3: 0 30 60 90 Meters

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Key:  Site Boundary  Cadastral Boundaries   	ERVEN 2138 & 4131 PLETTENBERG BAY		4.3
	PROPERTIES CONCERNED		
	SCALE at A3: 0 20 40 Meters 1:1000 		
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	Job: 15.85	Apr: Av1_Bitou	

4.4 Zoning

The properties' zonings and applicable zoning schemes are indicated in the table below. A short summary of the uses permitted in each zone follows.

Description	Zoning Scheme	Zoning
Erf 12624 Plettenberg Bay	Section 8 Zoning Scheme Regulations	Agricultural Zone 1
Erf 2096 Plettenberg Bay	Plettenberg Bay Zoning Scheme	Local Authority
Erf 2323 Plettenberg Bay	Plettenberg Bay Zoning Scheme	Local Authority
Erf 2138 Plettenberg Bay	Plettenberg Bay Zoning Scheme	Local Authority
Erf 4131 Plettenberg Bay	Plettenberg Bay Zoning Scheme	Public Open Space and Road

Various categories of land use and development are permitted under these zones:

'Agricultural Zone 1' permits:

Primary uses permitted:	Agriculture
Consent uses:	Additional dwelling units; farmstore; farmstall; intensive-feed farming; riding school; nursery; service trade and tourist facilities.

Reserved for 'Local Authority' use, which allows:

Primary uses permitted:	Can only be used for the purposes for which the land is reserved.
Consent uses:	Any with Council's consent.

Reserved for 'Public Open Space' use, which allows:

Primary uses permitted:	Can only be used for the purposes for which the land is reserved.
Consent uses:	Any with Council's consent.

Reserved for 'Road' use, which allows:

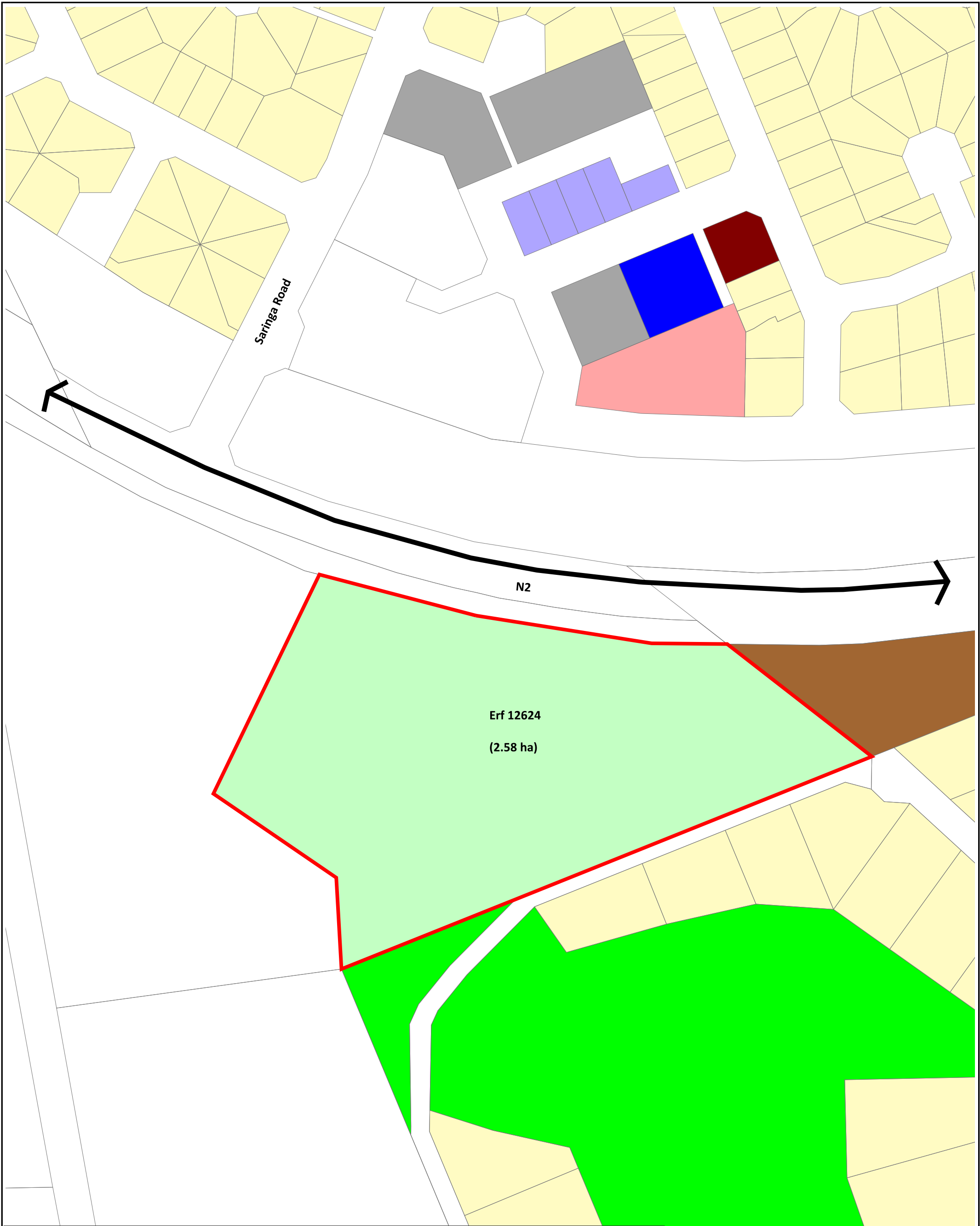
Primary uses permitted:	Can only be used for the purposes for which the land is reserved.
Consent uses:	Any with Council's consent..







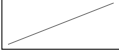


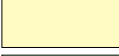





The municipal confirmation of zoning is attached as **Annexure 3**. Figures 4.4 to 4.6 shows the existing zoning data supplied by the municipality:



- Erf 12624 (Ladywood site) represents green field development in a town extension area. Surrounding zoning particularly toward the west are of an agricultural nature.
- Erven 2096 & 2323 (Marine Way site) is located amongst properties that largely enjoy urban residential rights, which suggests that future development-types with similar zoning is appropriate here.
- Erven 2138 & 4131 (the existing municipal office) is located adjacent to areas with business zoning and general residential. The potential for these sites to accommodate a more intensive development-type, that is informed by its locational advantages, is perhaps more suitable here.

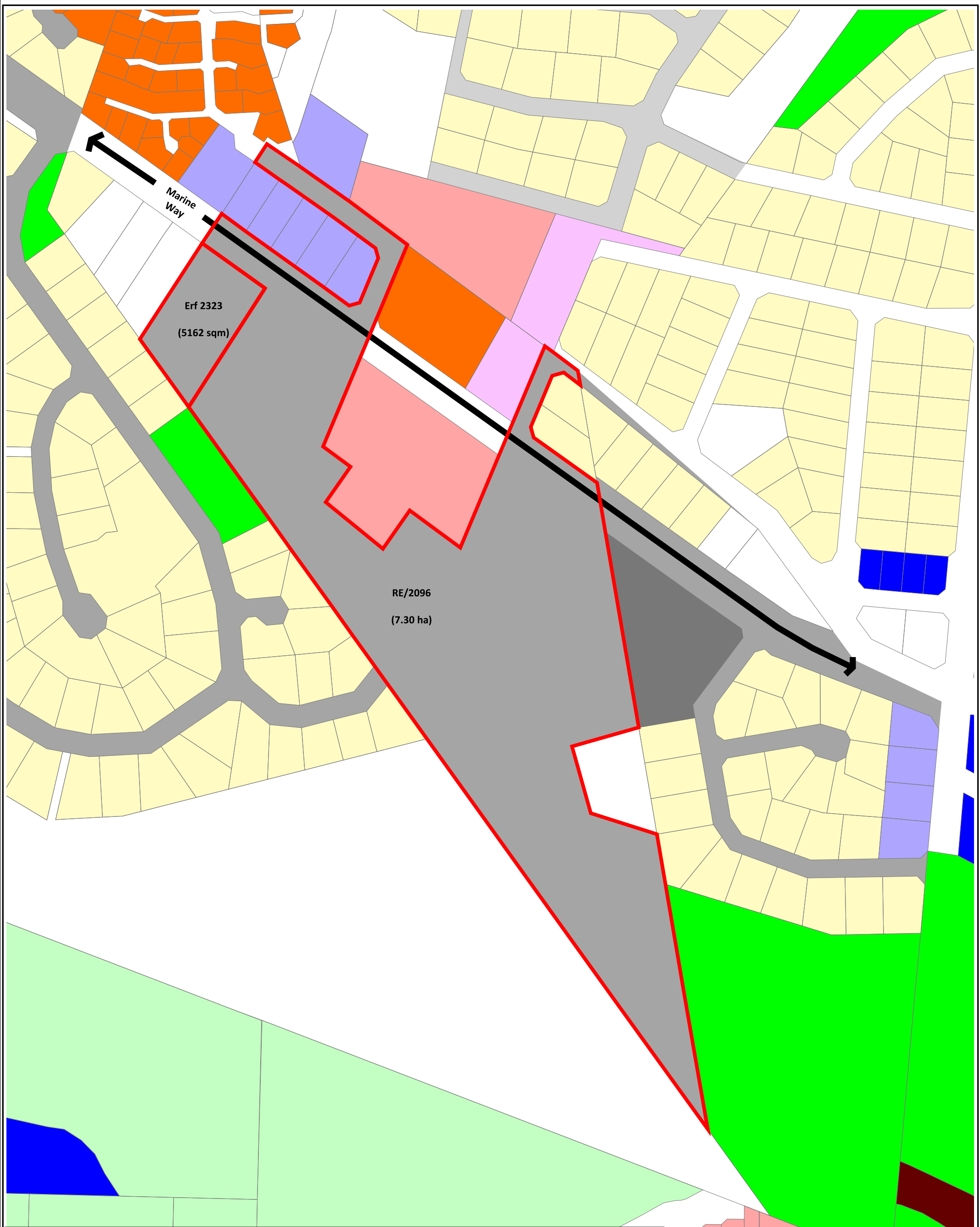
It is clear from the above that:

Any intentions to develop a new municipal building on Erf 12624 Plettenberg Bay and Erf 4131 Plettenberg Bay will require a land use application that seeks to amend the zoning to an appropriate use zone.

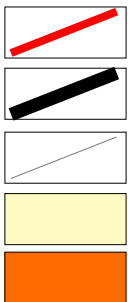


Key:			ERF 12624 PLETTENBERG BAY		4.4
	Site Boundaries		Government Zone		Worship Zone
	Major Road		Local Authority Zone		Street
	Cadastral Boundaries		Open Space Zone		Unknown
	Single Residential Zone		Business Zone		
	Agricultural Zone		Minor Business Zone		

ZONING MAP			 N
SCALE at A3: 0 30 60 Meters 1:1500			
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Key:



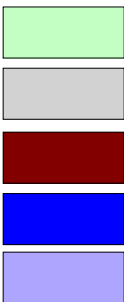
Site Boundaries

Major Road

Cadastral Boundaries

Single Residential Zone

General Residential Zone



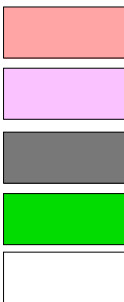
Agricultural Zone

Local Authority Zone

Government Zone

Business Zone

Minor Business Zone



Worship Zone

Cemetery

Railway Zone

Open Space Zone

Unknown

ERVEN 2323 & RE/2096 PLETTENBERG BAY

4.5

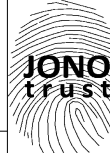
ZONING MAP

SCALE at A3: 0 30 60 Meters
1:1500

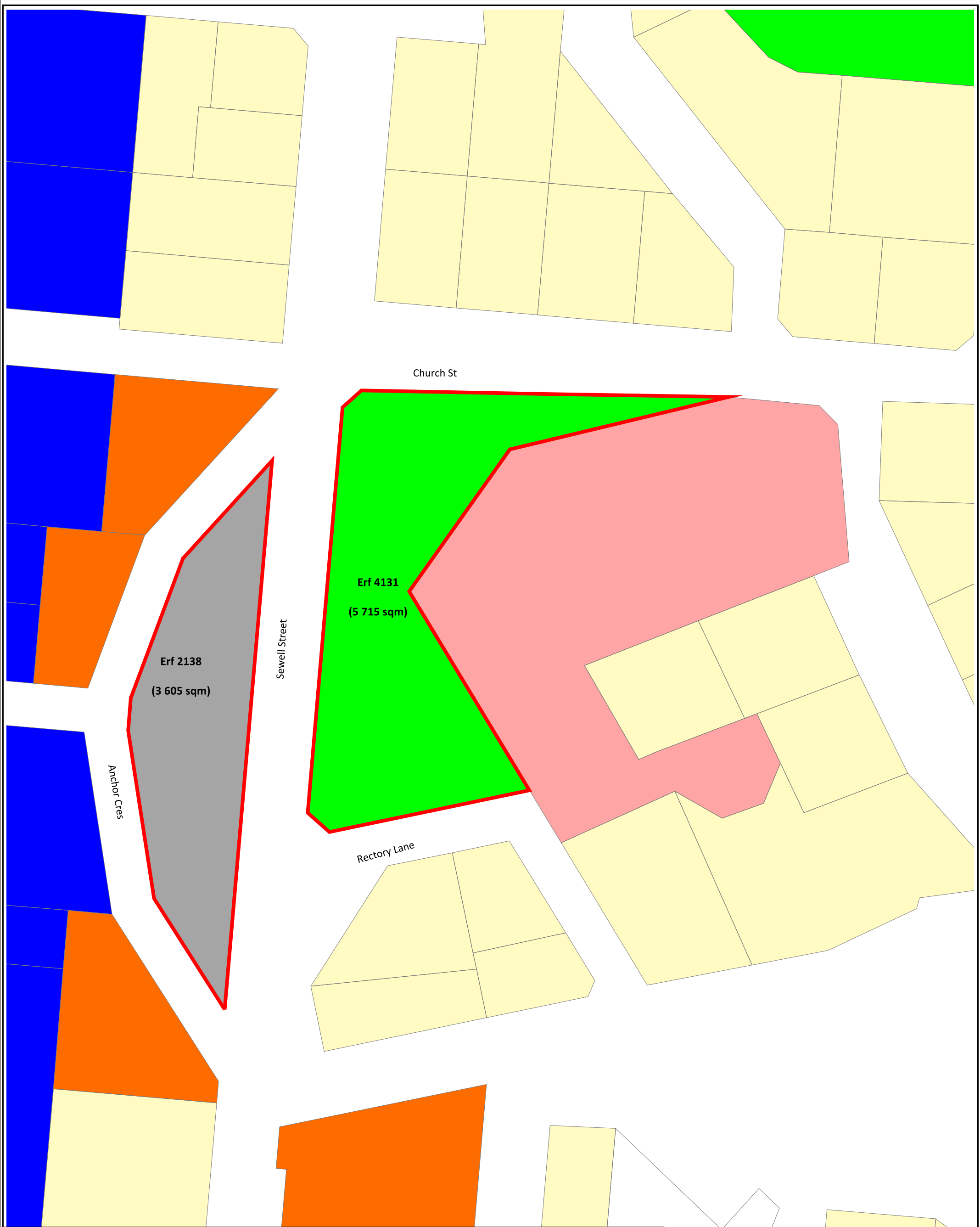



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Key:		ERVEN 2131 & 4131 PLETTENBERG BAY		4.6
	Site Boundaries		Worship Zone	 N
	Major Road		Local Authority Zone	
	Cadastral Boundaries		Open Space Zone	 0 20 40 Meters
	Single Residential Zone		Business Zone	
	General Residential		Unknown	
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Job: 15.85		Apr: Av4_Lo23_zoning		Date: Mar 2016

5.0 CONCLUDING REMARKS

This report sets out the planning informants into the consideration of relocating the municipal offices to a single building complex. Three properties that could potentially accommodate the new municipal building were identified:

- Erf 12624 Plettenberg Bay (refer to Figure 1.1);
- Remainder of Erf 2096 Plettenberg Bay and Erf 2323 Plettenberg Bay (refer to Figure 1.2)
- Erf 2138 Plettenberg Bay coupled and Erf 4131 Plettenberg Bay (refer to Figure 1.3).

It is necessary to consider the following in the assessment and selection of a preferred site for development:

- 5.1 All sites will require a planning and heritage application processes. Even though Erf 2138 is suitably zoned, Erf 4131, if to be incorporated in a combined site, will require a development application process.
- 5.2 Sites options comprising Erf 12624 (Ladywood site) and Erven 2096 & 2323 (Marine Way site) appear to have the required space to accommodate a consolidated municipal building. This implies that Erven 2138 & 4131 (the existing municipal office) should not be considered as a viable option for redevelopment.
- 5.3 None of the sites have servitudes that prevent their development.
- 5.4 Erf 12624 (Ladywood site) and Erven 2096 & 2323 (Marine Way site) is owned by the municipality. (Erf 2323, whose ownership is unclear, is a minor part of the Marine Way site.)
- 5.5 The development of Erf 12624 (Ladywood site) for a new municipal building complex offers the highest degree of consistency with the principles espoused in the Spatial Planning and Land Use Management Act (Act 16 of 2013) and the Land Use Planning Act (Act 3 of 2014).
- 5.6 The development of Erf 12624 (Ladywood site) for a new municipal building complex is consistent with the guideline proposals contained in the Integrated Development Framework and the Spatial Development Framework. Under current planning legislation, an application for development rights that is consistent with the IDP and SDF cannot be refused by the planning decision-making body.

It is clear from the above that Erf 12624 (Ladywood site) is the preferred site for the development of a new municipal building complex.

Mark Job Pr.Pln A1367/2010

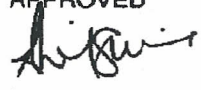
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**Annexure 1a:
SG Diagram:**

Erf 12624 Plettenberg Bay

David Friedman
Professional Land Surveyor

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No.
		Constants		+ 0,00	+3700000,00	1560/2010
A B	69,91	284.41.00	A	- 31517.91	+ 69761.93	APPROVED  for Surveyor-General Date 2010.05.14
B C	76,63	278.56.50	B	- 31585.54	+ 69779.65	
C D	32,74	270.26.10	C	- 31661.24	+ 69791.57	
D E	79,02	307.51.50	D	- 31693.98	+ 69791.82	
E F	246,54	68.09.40	E	- 31756.36	+ 69840.32	
F G	39,45	176.42.00	F	- 31527.51	+ 69932.01	
G H	64,22	124.22.40	G	- 31525.24	+ 69892.63	
H A	104,90	205.48.30	H	- 31472.24	+ 69856.37	
Indicatory Data						
x D	0,13	270.26.10	x	- 31693.85	+ 69791.82	SHEET 1 OF 2 SHEETS
y E	0,75	307.51.50	y	- 31755.76	+ 69839.85	
	(36)	JACKALS	A	- 29707.89	+ 69860.52	
	(113)	KNYS 57	A	- 36858.07	+ 75311.70	

Beacon Descriptions


A G H y 12mm Iron peg
B C Fence post stump
D E Not beacons
F Drill hole in planted stone
x 20mm Iron peg

The figure A B C D E F G H
represents 2,5839 hectares of land, being

ERF 12624 PLETTENBERG BAY

Situate in the Bitou Municipality
Administrative District of Knysna
Province of Western Cape

Surveyed in November - December 2009
by me


D.J. FRIEDMAN (PLS 0803)
Professional Land Surveyor

This diagram is annexed to
Deed of
Number 710871/2010
dated
l.f.o.

Registrar of Deeds

The original diagram is
S.G. No. 8578/1949
annexed to
Deed of Transfer
No. 1952 - - 11242
(Portion 5 of the farm
Ladywood Estate No. 438)

S.G. File: Knys. 438
SRE No. 682/2010
Comp: AM-1BA/Z42 (6008)

LPI C0390008

**FOR ENDORSEMENTS
SEE BACK OF DGM.**

ERF 12624 PLETTENBERG BAY

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION 2(a)

Approved in terms of
Act 7/1993

EXEMPT FROM PROVISIONS
OF ACT 70 OF 1970

Municipal
Transaction

ERF 12624 PLETTENBERG BAY

Situate in the Bitou Municipality
Administrative District of Knysna
Province of Western Cape

Surveyed in November - December 2009
by me

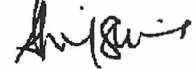


D.J. FRIEDMAN (PLS 0803)
Professional Land Surveyor

S.G. No.

1560/2010

APPROVED



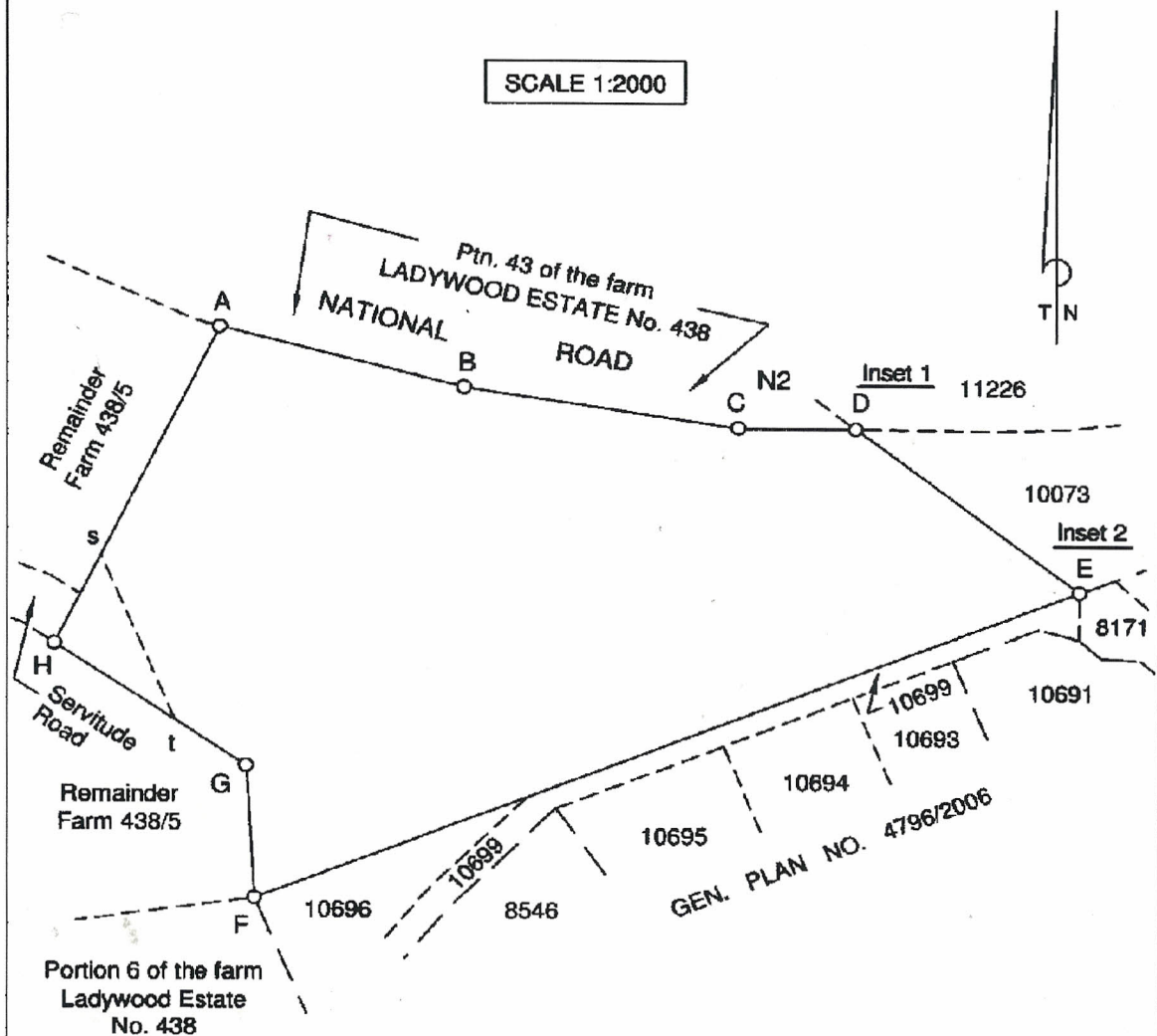
for

Surveyor-General

Date 2010.05.14

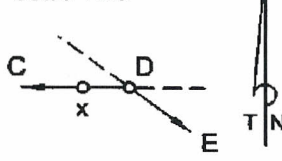
SHEET 2 OF 2 SHEETS

SCALE 1:2000



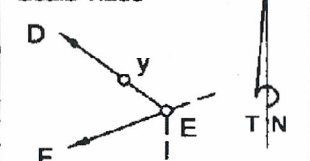
INSET 1

Scale 1:25



INSET 2

Scale 1:200

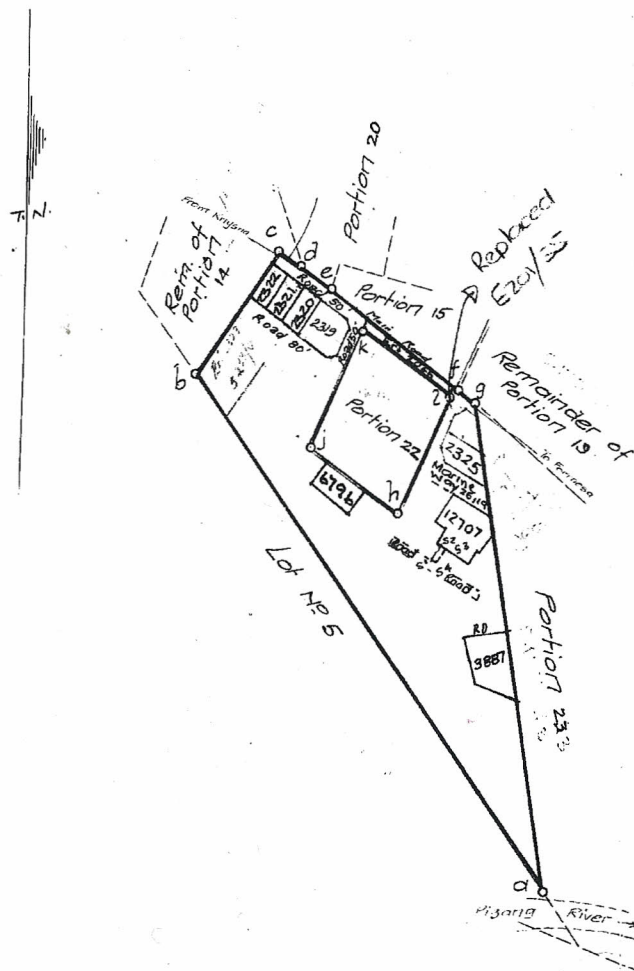


ERF 12624 PLETTENBERG BAY

S

Annexure 1b:
SG Diagram:

R/E 2096 & Erf 2323 Plettenberg Bay



SIDES	Cape	Feet	ANGLES OF DIRECTION	SYSTEM L ⁹ CO-ORDINATES	
				Y	X
ab	2230.3	144. 19. 50	q	0.0	+1,500,000.0
bc	529.9	213. 13. 40	b	-108177.6	+73695.1
cd	93.8	303. 52. 30	c	-106877.1	+71883.2
de	136.1	305. 13. 10	d	-107167.5	+71439.9
ef	581.8	306. 22. 0	e	-107245.4	+71492.2
fg	70.9	307. 8. 40	f	-107356.6	+71570.7
ga	1761.6	350. 19. 40	g	-107825.1	+71915.7
				-107881.6	+71958.5
Data of Excluded Figure					
hj	389.7	126. 25. 20	h	-107613.0	+72363.2
jk	456.2	202. 49. 0	j	-107299.4	+72131.8
k2	389.4	306. 22. 20	k	-107476.3	+71711.3
2h	456.6	22. 46. 50	l	-107789.8	+71942.2

Beacon e replaced Vide E 2332/1957.

Description of Beacons:

- a.c = Iron standards
- b = Planted stone 3' x 9" x 4"
- d.e = Planted stones 6" x 6"
- f = Planted stone 3' x 10" x 4"
- g = Planted stone 10" x 7"
- h = Planted stone 3' x 11" x 5"
- j = Planted stone 3' x 8" x 7"
- k = Planted stone 3' x 12" x 7"
- l = Planted stone 3' x 6" x 6"

* NOW ERF 2096 PLETTENBERG BAY



The figure a.b.c.d.e.f.g exclusive of the figure h.j.k.l represents 10.7013 Morgen of land being

PORTION 21 (a portion of Portion 14 of Lot No 6) of the farm WELKOM

situate in the Division of KNYSTEN,

Province of Cape of Good Hope.

Surveyed in September 1942 by me

P. H. Nel
Land Surveyor.

This diagram is annexed to
D/T 1992/57
(Vol. 160)

The original diagram is
No. 5468/1943 annexed to

S. G. File No. S.13P/5
S.R. No. E. 2332/1957
Dag. Sht. AM.1 (733)
AM.1 1957.52

Registrar of Deeds.

Geo. 9.9.20

FOR LIST OF DEDUCTIONS SEE BACK OF DIAGRAM.

2096

S. G. No. 5475/43

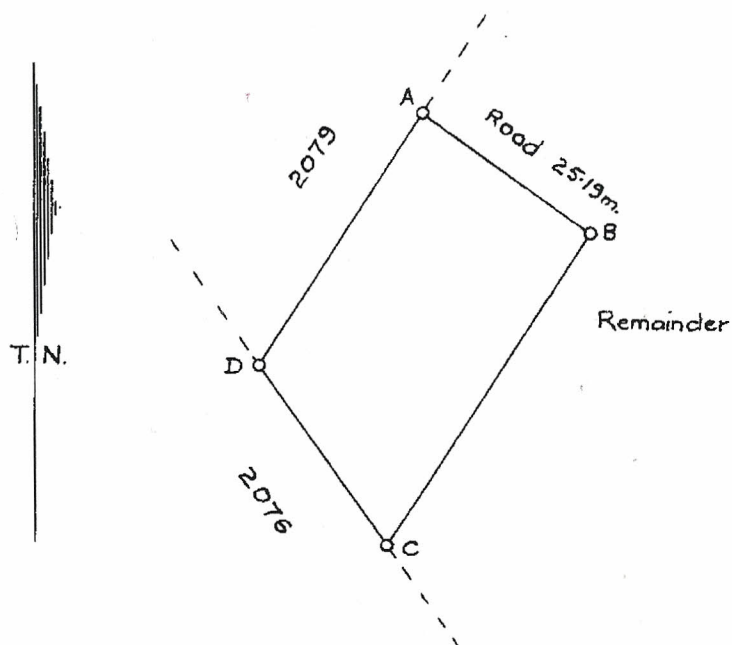
Approved

Surveyor-General.

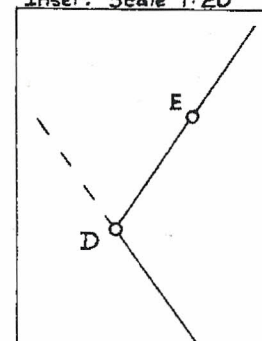
SIDES <small>metres</small> Cape-Feet		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo = 23° X			S.G. No.
						4820/70 5233/69
AB	55.72	305.38.20	A	- 33000.00	+3769000.00	Approved <i>U.W. Dehning</i> f Surveyor-General 13-8-1970.
BC	101.66	32.42.10	B	- 696.32	+ 346.00	
CD	60.29	144.19.00	C	- 741.61	+ 378.47	
DA	82.31	212.58.40	D	- 686.69	+ 464.02	
DE	.37	212.58.40	E	- 651.52	+ 415.05	
				- 651.73	+ 414.74	

Description of Beacons.

- A..... Wooden creosoted fence post embedded in concrete.
 B.C... ~~20mm~~ 1" iron peg.
 D..... No Beacon.
 E..... Planted stone projecting 300 mm.



Inset: Scale 1:20



Scale: 1:2000

The figure A B C D

represents

5140 square metres

of land, being

ERF 2323 a portion of ERF 2096 PLETTENBERG BAY

situate in the Municipality of Plettenberg Bay and

Administrative District

of Knysna

Province of Cape of Good Hope.

Surveyed in June 1969 and May 1970

by me,

J.P. Rawson

Land Surveyor

This diagram is annexed to

The original diagram is

File No. S/13178

No.
dated
i.f.o.

No. 5475/1943 annexed to
Transfer/Grant
No. 1957 - 160 - 7992.

S.R. No. E 1420/69
Comp. AM-1BA/ Z52.

Registrar of Deeds

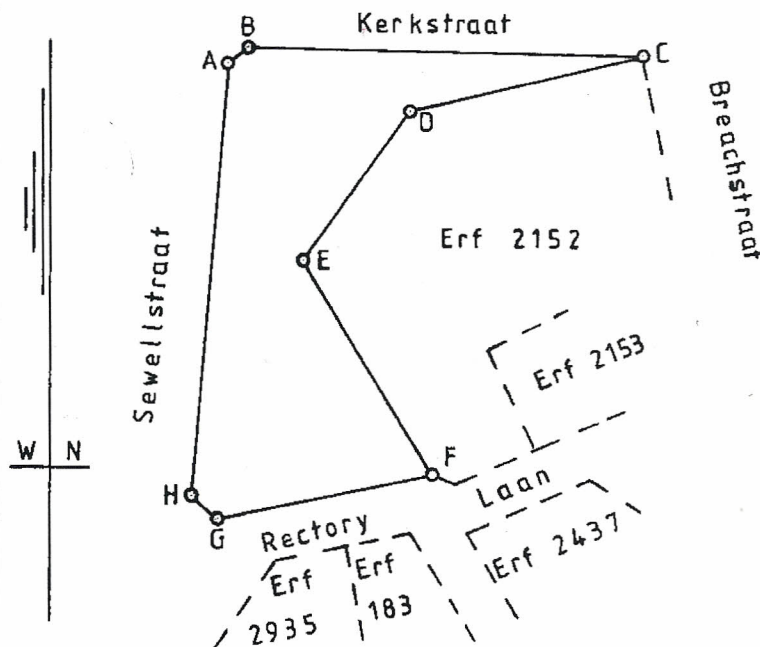
**Annexure 1c:
SG Diagram:**

Erven 2138 & 4131 Plettenberg Bay

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
			Y	Stelsel	Lo 23° X	
		Konstante	- 30 000,00		+3760 000,00	8966-90
A B	7,30	228 00 30	A - 4 546,78	+	9 430,42	
B C	105,50	271 06 30	B - 4 542,21	+	9 425,53	Goedgekeur <i>L.A.F.</i> Landmeter-generaal 1991. 01. 30
C D	64,46	76 36 20	C - 4 657,69	+	9 427,57	
D E	50,17	35 19 20	D - 4 594,98	+	9 442,51	Hva Kat
E F	66,99	328 49 20	E - 4 565,97	+	9 483,45	
F G	58,88	78 15 20	F - 4 600,65	+	9 540,76	
G H	8,36	131 35 00	G - 4 543,00	+	9 552,75	
H A	117,21	184 54 40	H - 4 586,75	+	9 547,20	
		31 A B 8	⊕ - 4 525,16	+	9 510,95	
		32 A B 8	⊕ - 4 547,04	+	9 314,07	

BAKENS

- A, B, F, G, H = 12mm ysterpen in klipstapel.
C = Hoek van klipmuur.
D E = 20mm Gat in vierkantige betonbaken.



Skaal = 1 : 2000

Die figuur A B C D E F G H

stel voor 5 6 9 1 vierkante meter

grond, synde

Erf 4131 gedeelte van Erf 237 Plettenbergbaai

geleë in die Munisipaliteit Plettenbergbaai

Administratiewe Distrik

Knysna

Provinsie Kaap die Goeie Hoop.

Opgemeet in September 1990

deur my,

N. van Naaff
Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. 3/1517/10
No. gedateer 28160/97	No. geheg aan	M.S. No. 2997/90
t.g.v.	Transport/Grondbrief	Komp.
Registrateur van Aktes	No.	AM-1BA/Z52 (733)
		AM-1BB/Z11 (738)

**Annexure 2a:
Ownership Printout:**

Erf 12624 Plettenberg Bay

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 12624
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T70871/2010
EXTENT 2.5839 H
CLEARANCE MUN PLETTENBERG BAY

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

ORIGIN REASON SUBDIVISION FROM
ORIGIN PROPERTY
REG DIV KNYSNA RD , FARM NAME , FARM NO 438 ,PRTN 5

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	DATE OF BIRTH	TITLE DEED	M/DD	SCAN/MICRO REF
MUN BITOU	20090223	R5000000.00			T70871/2010	1223	20110303090435

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

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

*** END OF REPORT ***

Annexure 2b:
Ownership Printout:

R/E 2096 & Erf 2323 Plettenberg Bay

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 2096
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T7992/1957
EXTENT 8.4110 H
CLEARANCE PLETTENBERG BAY TC

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

SUBDIVISION TO TOWN PLETTENBERG BAY , ERF 2320 , PRTN 0
SUBDIVISION TO TOWN PLETTENBERG BAY , ERF 2321 , PRTN 0
SUBDIVISION TO TOWN PLETTENBERG BAY , ERF 2322 , PRTN 0
SUBDIVISION TO TOWN PLETTENBERG BAY , ERF 6796 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
VA1409/2007	T7992/1957			20070613104909	0223
VA3743/2001	T7992/1957			2001 0503 4657	0813

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
MUN BITOU		SECT 16				T7992/1957	0614	20070613104941
						T14029/2007	0223	20070613105011

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

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*** END OF REPORT ***

Your Search Criteria - Erf / Township

Status	COMPLETE	Request Date	23/11/2015 @ 09:57
Reference	BITOU	Response Date	23/11/2015 @ 09:57
Portion	0	Township Name	PLETTENBERG BAY
Erf Number	2323	Registrar	CAPE TOWN

Base Information

Property Type	Erf		
Township	PLETTENBERG BAY	Erf	2323
Registration Division	KNYSNA RD		
Portion No	0	Previous Description	
AKTEX Division		LPI Code	C03900080000232300000
Property Size	DUM DUM	Province	WESTERN CAPE
Diagram Deed No	DUM	Document No	DUM
Clearance Institution	PLETTENBERG BAY TC		

Current Owners

MicroFilm Ref. Num.:		Person type:	0:UNKNOWN
Name:	** FOR INFO REFER TO REGISTRAR OF DEEDS **	Recorded share:	
Registration Date:		ID No:	
Purchase Date:	UNKNOWN	Title Deed Number:	
Price:			

Other Documents

History

**Annexure 2c:
Ownership Printout:**

Erven 2138 & 4131 Plettenberg Bay

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 2138
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO G66/964
EXTENT 3588 SQM
CLEARANCE PLETTENBERG BAY TC

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	DATE OF BIRTH	TITLE DEED	MDD SCAN/MICRO REF
MUN PLETTENBERG BAY					G66/1964	0612

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

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*** END OF REPORT ***

THE E: /XARBA /IKE

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 4131
TOWNSHIP PLETTENBERG BAY
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T28160/1997
EXTENT 5691 SQM
CLEARANCE PLETTENBERG BAY TC

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
REPUBLIEK VAN SUID-AFRIKA		NIL				T28160/1997	0403	1997 0277 4184

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

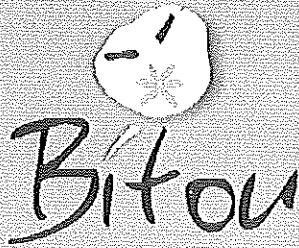
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*** END OF REPORT ***

IK E: /XARBA /KE

Annexure 3: Zoning Certificate

All Properties



municipality - amasipala - municipality

to be the best together

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

Enquiries
Adel Stander

Contact details
044 501 3321

Fax Number
0864573270

E-mail
astander@plett.gov.za

Our Ref: 18/2138, 4131, 2096, 2323, 12624/PB

21 July 2015

To Whom it May Concern

ERF 2138, 4131, 2096, 2323 AND ERF 12624, BITOU MUNICIPALITY: ZONING CERTIFICATE

The following properties are zoned as below in terms of the Plettenberg Bay Zoning Scheme:

Erf 2138 – Local Authority
Erf 4131 – Public Open Space and Road
Erf 2096 – Local Authority
Erf 2323 – Local Authority

Erf 12624 is zoned "Agricultural Zone P" in terms of the Section 8 Zoning Scheme.

Yours faithfully

David Friedman
Head: Strategic Services