



Enquiries
Olwethu Yonke

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Our ref: 18/468/PB

20 June 2024

Sir/Madam

**PROPOSED SUBDIVISION AND REMOVAL OF RESTRICTIVE CONDITION FOR ERF 468,
PLETTENBERG BAY, BITOU MUNICIPALITY**

Applicant: Beacon Survey

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

- 1.1. The subdivision of 'Erf 468' in terms of Section 15(2)(d) of the 'Planning By-Law' into two portions in accordance with the proposed subdivision plan no. P468/SUB, dated February 2024. The proposed portions are as follows:
 - 1.1.1. Portion A (+/- 1339 sqm); and
 - 1.1.2. The Remainder (+/- 1339 sqm).
- 1.2. The removal of the following restrictive conditions of title in terms of Section 15(2)(f) of the 'Planning By-Law':
 - 1.2.1 Restrictive condition V(5)(a), that states that the property may not be subdivided; and
 - 1.2.2 Restrictive condition V(5)(b), that limits the use of the property for the purposes of erecting thereupon one dwelling together with such outbuildings as would ordinarily have been required therewith.

A copy of the application and full supporting documentation is available for viewing on the Municipal website. Enquiries regarding the application may also be directed to the Municipal Land Use Management official Olwethu Yonke at 044 501 3317/ townplanning@plett.gov.za.

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

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

Regards
Chris Schliemann
Manager: Land Use and Environmental Management

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O. Box 350 Plettenberg Bay
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

28 February 2024

Ref: P468BM-1

The Municipal Manager
Bitou Municipality

Att: Mr M. Buskes

By AFLA Portal

**PROPOSED SUBDIVISION & REMOVAL OF RESTRICTIVE CONDITIONS OF
TITLE - ERF 468 PLETTENBERG BAY**

Herewith please find the following documents relating to the above:

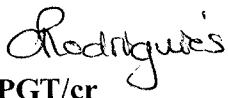
- 1) Motivation Report, appendix and annexures A - D.
- 2) Application Form.
- 3) Copy of Company Resolution.
- 4) Copy of Special Power of Attorney.

We hereby make application in terms of the Planning By-Law for the proposed subdivision and removal of restrictive conditions of title.

Yours faithfully

Beacon Survey

Per:



PGT/cr

.....

RESOLUTION

Resolution passed at the meeting of the Shareholders / Partners / Trustees / Members held
in Plettenberg Bay on the 13th day of February 2023.

Resolved that Mathew Bester in his / her capacity as Director,
be and is hereby authorised to do whatever may be necessary to give effect to this
resolution and to enter into and sign such documents necessary to proceed with the
applications as specified hereunder on behalf of the Company / Partnership / Trust / Close
Corporation with such modification as he/she sole discretion as he / she in his sole
discretion shall deem fit, his / her signature to be conclusive proof that the documents
which bear it are authorised in terms hereof.



DESCRIPTION OF PROPERTY:

ERF 468 PLETTENBERG BAY

NATURE OF APPLICATION:

1. PROPOSED REMOVAL OF TITLE DEED RESTRICTION.
2. SUBDIVISION

SIGNATURE OF SHAREHOLDERS / PARTNERS / TRUSTEES / MEMBERS (NAME)

..... Mathew Bester	()
..... Jurgen Rodig	()
.....	()
.....	()
.....	()
.....	()

SPECIAL POWER OF ATTORNEY

I, the undersigned,

..... Mathew Bester

duly authorised, do hereby nominate, constitute and appoint **PHILIP GEORGE TEGGIN** of the firm **BEACON SURVEY**, Land surveyors, with power of substitution to be my lawful agent, in my name, place and stead to make application, as described below, to the relevant authorities and to sign all application forms, documents and other papers as may be required in such application.

DESCRIPTION OF PROPERTY:

ERF 468 PLETTENBERG BAY

NATURE OF APPLICATION:

1. PROPOSED REMOVAL OF TITLE DEED RESTRICTION.
2. SUBDIVISION

SIGNED AT Plettenberg Bay

THIS 13th DAY OF February 2023.


.....

OWNER/AUTHORISED AGENT

WITNESSES

1.
2.

MOTIVATION REPORT

**ERF 468, PLETTENBERG BAY: PROPOSED SUBDIVISION & REMOVAL OF RESTRICTIVE
CONDITIONS OF TITLE**

**Prepared on behalf of
BEACON SURVEY
FEBRUARY 2024**

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APPENDIX: THE DECISION-MAKING CRITERIA

ANNEXURE A:	LOCALITY PLAN
ANNEXURE B:	GENERAL PLAN
ANNEXURE C:	PROPOSED SUBDIVISION PLAN NO. P468/SUB, DATED FEBRUARY 2024
ANNEXURE D:	TITLE DEED

1. INTRODUCTION

PROPERTY NAME	Erf 468, Plettenberg Bay, in the Bitou Municipality, Division Knysna, Province of the Western Cape.
SIZE	2680 square meters
ZONING	Single Residential Zone I

- 1.1. Erf 468, Plettenberg Bay ('Erf 468') is situated in Plettenberg Bay on Julia Avenue, as can be seen in Figures 1 and 2 below. The locality plan is attached as Annexure 'A'.



FIGURE 1: LOCALITY PLAN - 1

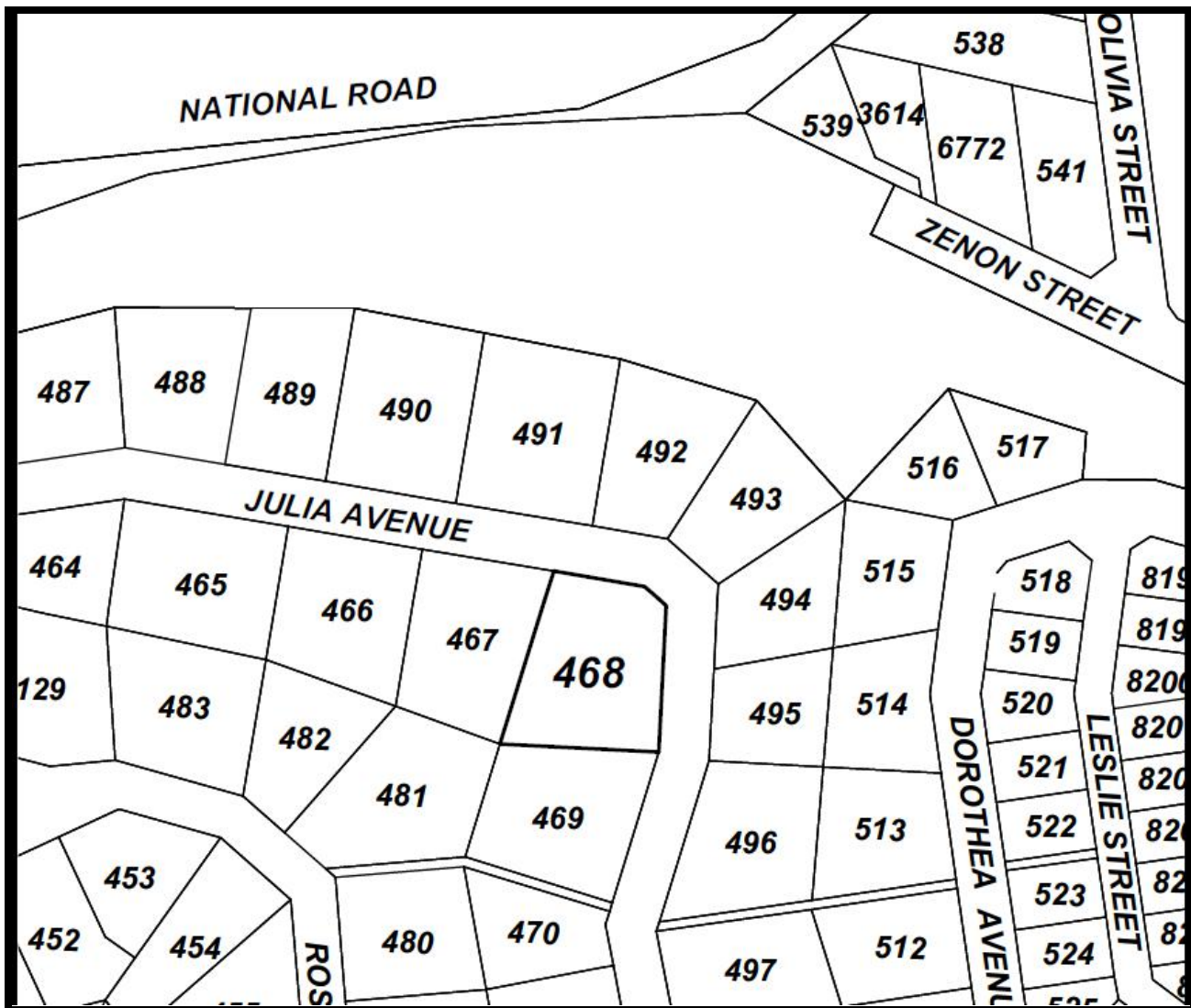


FIGURE 2: LOCALITY PLAN - 2

- 1.2. 'Erf 468' is 2680 sqm in extent and zoned 'Single Residential Zone I' in accordance with the Bitou Municipality: Zoning Scheme By-law, 2023.
- 1.3. An extract of the General Plan for the Plettenberg Bay Township Extension No. 2 is shown in Figure 3 below, and a copy is attached as Annexure 'B'.

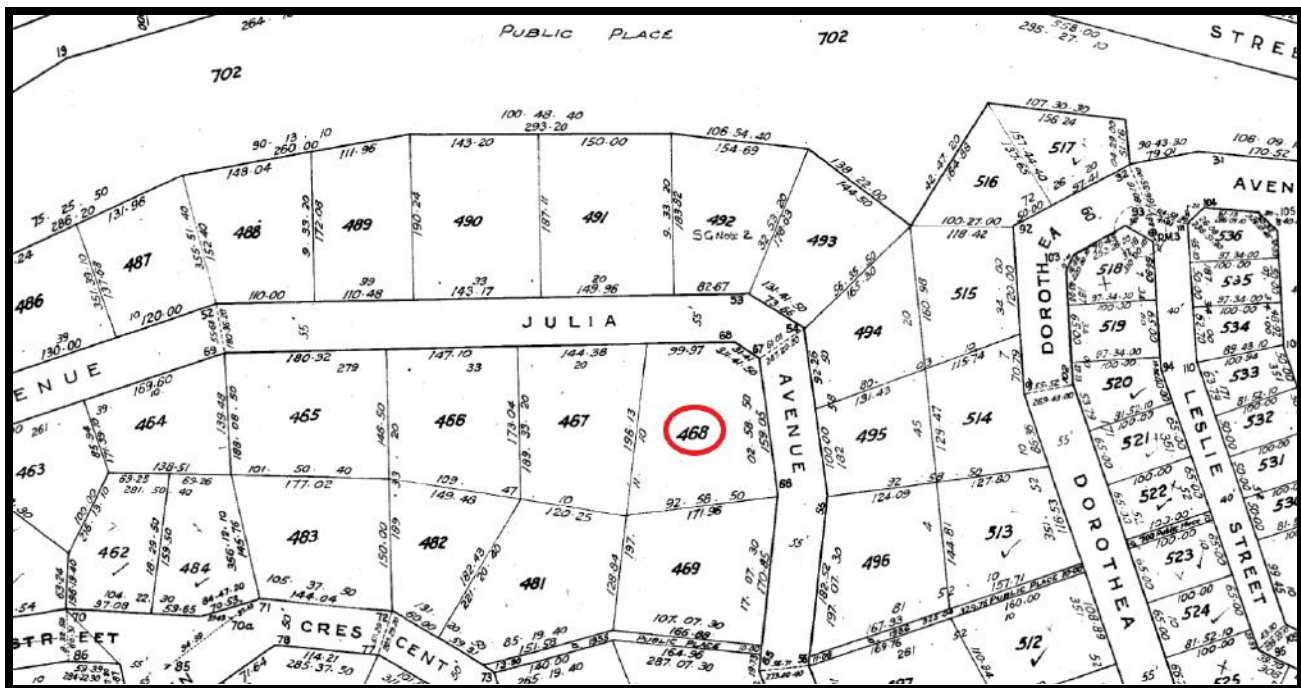


FIGURE 3: EXTRACT OF GENERAL PLAN

- 1.4. The owners intend to subdivide the property into two portions comprising Portion A (+/- 1339 sqm) and the Remainder (+/- 1339 sqm). The proposed subdivision plan no. P468/SUB, dated February 2024 is attached as Annexure 'C'.
- 1.5. Additionally, to subdivide the property, an application has to be made for the removal of restrictive conditions V(5)(a-b).
- 1.6. Where condition V(5)(a) stipulates that the property may not be subdivided; and
- 1.7. Condition V(5)(b) states that the property may only be used for the purposes of erecting thereupon one dwelling together with such outbuildings as would ordinarily have been required therewith.

2. THE APPLICATION

- 2.1. Application is made in terms of the Bitou Municipality: Land Use Planning By-Law (the 'Planning By-Law') for the following:
- 2.2. The subdivision of 'Erf 468' in terms of Section 15(2)(d) of the 'Planning By-Law' into two portions in accordance with the proposed subdivision plan no. P468/SUB, dated February 2024. The proposed portions are as follows:
 - 2.2.1. Portion A (+/- 1339 sqm); and
 - 2.2.2. The Remainder (+/- 1339 sqm).
- 2.3. The removal of the following restrictive conditions of title in terms of Section 15(2)(f) of the 'Planning By-Law':
 - 2.3.1. Restrictive condition V(5)(a), that states that the property may not be subdivided; and
 - 2.3.2. Restrictive condition V(5)(b), that limits the use of the property for the purposes of erecting thereupon one dwelling together with such outbuildings as would ordinarily have been required therewith.

3. THE DECISION-MAKING CRITERIA

- 3.1. Certain decision-making criteria prescribed in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) ('LUPA') have to be applied by the Municipality during consideration of any application for land development. For the sake of completeness, these criteria are briefly explained in the Appendix to this Report.
- 3.2. In addition to the above, the 'Planning By-Law' stipulates that when the Municipality considers the removal of a restrictive condition the following aspects must also be considered¹:

¹ 'Planning By-Law' s. 33(5)

- 3.2.1. the financial or other value of the rights in terms of the restrictive condition enjoyed by a person as the owner of a dominant tenement;
- 3.2.2. the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
- 3.2.3. the personal benefits that will accrue to the person seeking the removal of the restrictive condition if it is removed;
- 3.2.4. the social benefit of the restrictive condition remaining in place in its existing form;
- 3.2.5. the social benefit of the removal of the restrictive condition; and
- 3.2.6. whether the removal of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

4. TITLE DEED

- 4.1. The title deed is attached as Anneuxre 'D'.
- 4.2. The 'restrictive conditions' that were imposed by the (then) Administrator at the township establishment stage that are relevant to the application are restrictive conditions V(5)(a-b).
- 4.3. Restrictive condition V(5)(a) stipulates that the property may not be subdivided:
 - 4.3.1. The proposed subdivision requires the removal of the said restrictive condition of title.
- 4.4. Restrictive condition V(5)(b) limits the use of the property for the purposes of erecting thereupon one dwelling together with such outbuildings as would ordinarily be required therewith:
 - 4.4.1. The proposed subdivision of 'Erf 468' will result in two erven. Subsequently, each portion will accommodate a single dwelling, effectively resulting in two dwellings being accommodated on the footprint of Erf 468.
 - 4.4.2. Consequently, for the property to be subdivided, it will be necessary to remove this restrictive condition of title.

5. THE PROPOSAL

- 5.1. As mentioned above, the owners intend to subdivide 'Erf 468' into two portions consisting of Portion A (+/- 1339 sqm) and the Remainder (+/- 1339 sqm). The proposed subdivision plan no. P468/SUB, dated February 2024 is shown in Figure 4 below and attached as Annexure 'D'.

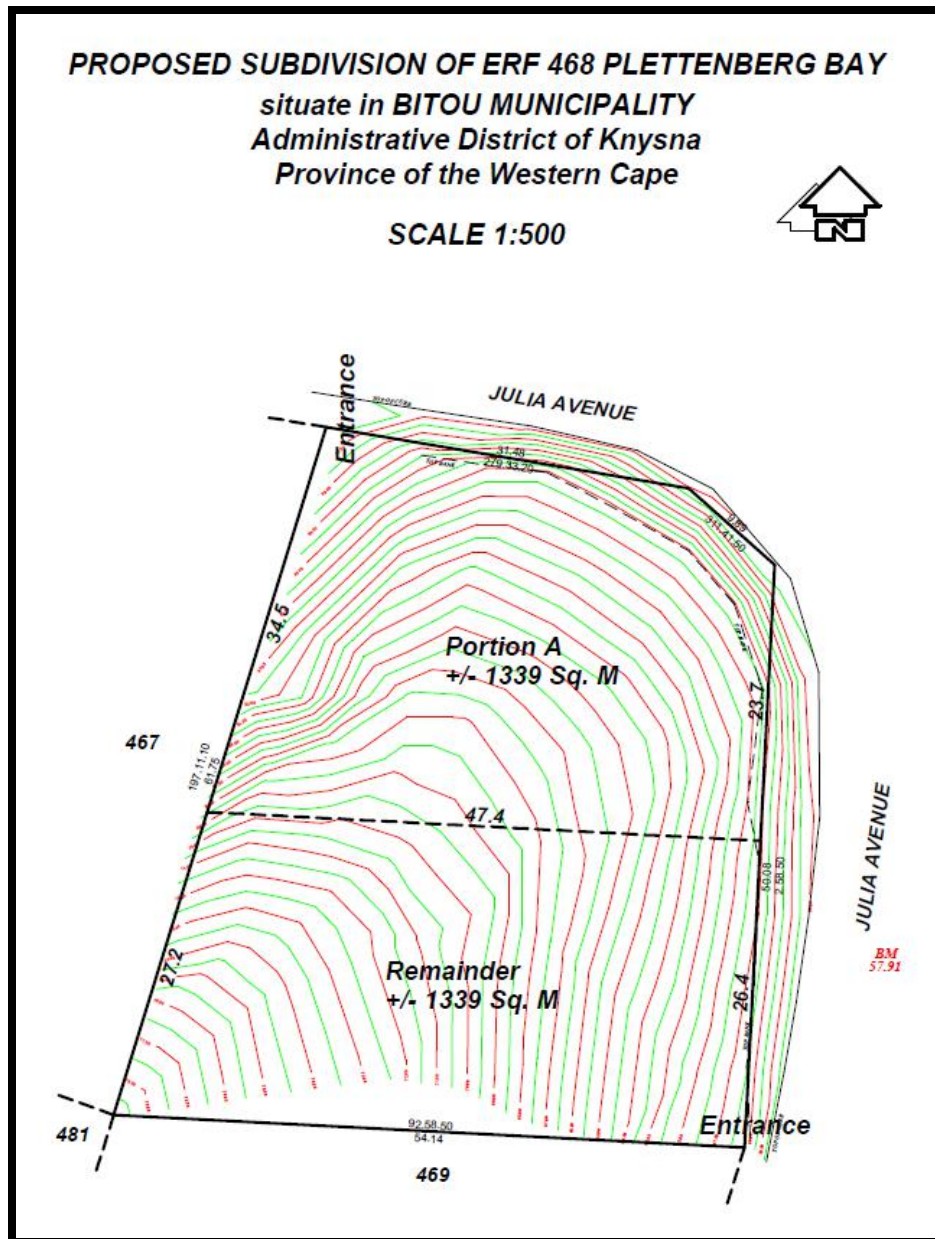


FIGURE 4: EXTRACT OF PROPOSED SUBDIVISION PLAN No. P468/SUB, DATED FEBRUARY 2024

6. CONTEXT OF THE SURROUNDING URBAN ENVIRONMENT

- 6.1. An extract of the Development Proposals for Plettenberg Bay as illustrated in the Municipal Spatial Development Framework ('MSDF') is shown in Figure 5 below. It is evident that 'Erf 468' is situated within the urban edge and demarcated as 'urban'.



FIGURE 5: MSDF DEVELOPMENT PROPOSALS FOR PLETTENBERG BAY

7. BIOPHYSICAL CONSTRAINTS

7.1. BIODIVERSITY

- 7.1.1. Figure 6 below illustrates the Western Cape Spatial Biodiversity layer (2017), which demarcates ESA terrestrial areas in blue, and CBA areas in dark green.
- 7.1.2. It is evident that even if 'Erf 468' was not classified as urban in terms of the Spatial Planning Categories, it would in any event not have had any biodiversity importance insofar as being classified as ESA or CBA.

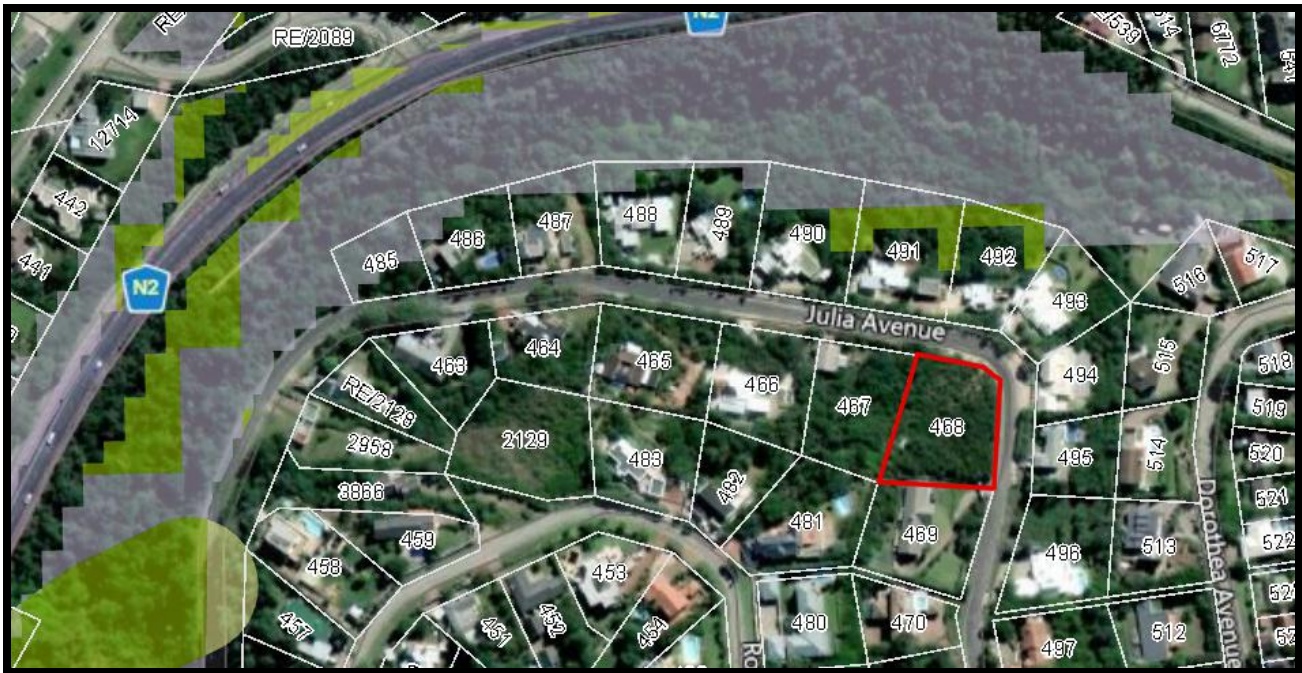


FIGURE 6 WESTERN CAPE SPATIAL BIODIVERSITY LAYER 2017

8. TOPOGRAPHY AND SLOPE CONSIDERATIONS

- 8.1. It is evident from the proposed subdivision plan, which indicates the contours, that portions of Erf '468' are characterized by a relatively steep slope.
- 8.2. However, it must be noted that 'Erf 468' is located within the urban edge and an already developed urban area. Moreover, the property is already zoned for residential purposes, and no rezoning is required to create an additional erf.
- 8.3. A dwelling house can be constructed anywhere on the property if it adheres to the restrictive and zoning scheme building lines. Consequently, the proposed subdivision will not lead to development in an area that would not, in any event, have been developable.
- 8.4. Furthermore, neighboring properties exhibit similar steep slopes. The topography is, therefore, not unique to 'Erf 468' but is dominant in the immediate surrounding built-up area. The proposed subdivision, resulting in

one additional erf, will conform with the topographical characteristics of other erven in the immediate area.

9. DESIRABILITY CRITERIA

9.1. The only relevant 'desirability considerations'² when a subdivision without rezoning is proposed are³:

- 9.1.1. The size of the proposed subdivided portions in the context of the surrounding urban environment;
- 9.1.2. The impact of the 'additional use rights' due to the proposed subdivision⁴; and
- 9.1.3. The impact on and availability of municipal services.

10. CONTEXT OF THE SURROUNDING URBAN ENVIRONMENT

- 10.1. The immediate surrounding area comprises predominantly 'single residential' dwelling houses. The sizes of the properties along upper Julia Avenue vary from 544 sqm to 2930 sqm. The proposed erven, measuring 1139 sqm, therefore aligns with the property sizes in the area.
- 10.2. In light of the above, and considering that the 'Single Residential Zone I' zoning will be retained, the proposed subdivision will not have any significant impact on the character of the area.

11. THE IMPACT OF 'ADDITIONAL USE RIGHTS'

- 11.1. The proposed subdivision will only create one additional erf. The 'additional use rights' primarily pertain to the addition of one dwelling house on the current Erf 468.
- 11.2. As the property is located within the urban edge and developed urban area, the addition of one 'dwelling house' is not expected to significantly impact any specific neighbor in particular, or the area in general.

² Desirability - 'LUPA' s.49 (b); 'Planning By-Law' s.65(1)(c)

³ (Unique) facts and circumstances relevant to the application - 'SPLUMA' s.42(1)(c)(iii); 'Planning By-Law' s.65(1)(q)

⁴ Recognize existing rights - LUPA s.59(1)g

12. IMPACT ON THE AVAILABILITY OF MUNICIPAL SERVICES

- 12.1. One of the key 'efficiency' requirements of 'SPLUMA' is the optimal use of existing resources and infrastructure⁵.
- 12.2. It is imperative to note that the property is situated within an urban area and urban edge. Strategic objectives at all spheres of government promote reasonable densification within the urban edge to minimize urban sprawl and to promote more compact settlements.
- 12.3. The proposed subdivision will only result in one additional 'Single Residential Zone I' erf. The creation of one additional erf is not anticipated to have any significant impact on the provision of services.

13. IMPACT ON TRAFFIC AND ROADS

- 13.1. Access to the proposed portions will be acquired via Julia Avenue, as shown in the proposed subdivision plan.
- 13.2. 'Erf 468' currently has two street boundaries, and the zoning scheme permits one access point per road frontage. Therefore, the proposed subdivision, which will result in two access points, will have no additional impact compared to what is currently permissible within its current zoning.
- 13.3. The increase in trip generation due to the addition of a single residential erf is not expected to have any significant impact on traffic.

14. THE IMPERATIVE FOR DENSIFICATION

- 14.1. As a direct result of the archaic 'one house per erf' planning dispensation, *"the average densities of cities and towns in the Western Cape is low by international standards"*⁶.
- 14.2. The 'MSDF' states that *"low-density typologies dominate the urban landscape in Bitou LM as is the case in all urban areas in South Africa"*.

⁵ 'SPLUMA' section 7(c)(i).

⁶ Paragraph 3.3.4.1 of the Provincial SDF.

- 14.3. Most of the residential areas, including Township Extension No. 2 can be described as 'low-density urban sprawl'. This is neither efficient (*"there is clear evidence that urban sprawl and low densities contribute to unproductive and inefficient settlements as well as increase the costs of service delivery"*⁷) nor can it be sustainable in the medium to long term.
- 14.4. It is in order to 'undo' the historical development pattern the 'land use planning principles' require that the land development should be 'spatially compact'⁸, 'limit urban sprawl'⁹ and should 'optimise the use of existing resources'¹⁰.
- 14.5. For this very reason, the 'MSDF' recommends that the urban fabric around these settlements be consolidated and densified, which will *"optimize the operational and financial efficiency of engineering and social infrastructure and services provided"*.
- 14.6. While all forms of densification should not occur indiscriminately, the proposed subdivision, which will generate one additional erf, is deemed desirable. On the one hand, it aligns with the principle of densification, while on the other, it will retain the single residential character of the area having a minimal impact on its sense of place.

15. RESTRICTIVE CONDITIONS OF TITLE

15.1. INTRODUCTION

- 15.2. As mentioned above, restrictive conditions V(5)(a-b) apply to the current application for the proposed subdivision of 'Erf 468' into two portions.

⁷ Paragraph 3.3.4.1 of the Provincial SDF

⁸ Promote denser habitation and compact towns 'LUPA' s.59(3)(b)(v)

⁹ Limit urban sprawl 'LUPA' s.59(2)(a)(vi)

¹⁰ Promote denser habitation and compact towns 'LUPA' s.59(3)(b)(v)

- 15.3. It is imperative to state that the actual removal of these abovementioned restrictive conditions was not strictly required, as it is evident from the title deed that the Administrator could have suspended or relaxed these conditions.
- 15.4. Notwithstanding the above, it is considered prudent and desirable that these conditions be completely excluded from the title deed, as demonstrated below.
- 15.5. Restrictive Condition V(5)(a) stipulates that the property may not be subdivided.
- 15.6. Restrictive condition V(5)(b) states that the Erf may only be used for the purposes of erecting one dwelling together with such outbuildings as would ordinarily be required therewith.
- 15.7. The proposed subdivision will result in the construction of more than one dwelling on the 'original' Erf 468 through the erection of a dwelling house on each of the two subdivided portions. Consequently, this necessitates the removal of the restrictive condition.

15.8. MOTIVATION:

- 15.9. The 'Planning By-Law' stipulates that when the Municipality considers the removal of a restrictive condition, the following aspects must also be considered:
- 15.10. **The financial, personal benefit or other value of the rights in terms of the restrictive condition enjoyed by a person as the owner of a dominant tenement;**
 - 15.10.1. The relevant conditions do not grant any direct financial benefit to any person.
 - 15.10.2. The rights holder are considered to be the owners of the erven within the Township. The value that could accrue to the holder of the rights is that the condition would likely maintain the single residential character of the area.
- 15.11. **The personal benefits which accrue to the holder of rights in terms of the restrictive condition;**

- 15.11.1. The benefit that will accrue to the owner of 'Erf 468' is that the current application for subdivision (and the construction of a dwelling house on each of the subdivided portions) would be allowed.

15.12. The social benefit of the restrictive conditions remaining in place in their existing form;

- 15.12.1. Retaining the 'no subdivision' (and 'only one dwelling') restrictive condition is not socially beneficial as it is in contradiction with the national, provincial, and local policy, which encourages the principle of densification in strategically located areas. 'Erf 468' is ideally located for the proposed densification.

15.13. The social benefit of the removal of the restrictive conditions;

- 15.13.1. The removal of the restrictive condition will allow the proposed subdivision (and densification), which can be regarded as being in the public interest as it aligns with public policy. Furthermore, the proposed densification will retain the single residential character of the area, maintaining the sense of place.

15.14. Whether the removal of the restrictive conditions will completely remove all rights enjoyed by the beneficiary or only some of those rights.

- 15.14.1.1. This application only requires the removal of restrictive condition V(5)(a-b). All other conditions of title will be retained.

16. SMART GROWTH PRINCIPLES

- 16.1. Objective 4 of the 'MSDF' which focuses on sustainable human settlements places a strong emphasis on "*actively promoting development aligned to Smart Growth Principles in all Settlements*". In accordance with the 'MSDF' the "*Smart Growth Principles (that) should be applied in all settlements within the Bitou LM*" include, inter alia:

- 16.1.1. Creating well-designed, compact neighborhoods where the different activities are located in close proximity to each other and

- 16.1.2. Encouraging growth in existing communities through infrastructure upgrades, urban renewal, new amenities, and densification.
- 16.2. The proposed subdivision will align with the current single residential character of the area while upholding the 'land use planning principles' as it results in land development that is 'spatially compact'¹¹, will 'limit urban sprawl',¹² and will 'optimize the use of existing resources'¹³.
- 16.3. It is therefore, evident that the proposed subdivision complies with the overarching objectives of the 'MSDF.'

17. COMPLIANCE WITH THE REGIONAL GARDEN ROUTE SDF

- 17.1. The spatial drivers for change in the Garden Route are
 - 17.1.1. The environment is the economy;
 - 17.1.1.1. This refers to areas of high biodiversity importance, wetlands and rivers, coastlines and estuaries, and prime agricultural land. 'Erf 468' does not have any environmental or agricultural significance.
 - 17.1.2. Regional accessibility;
 - 17.1.2.1. Regional accessibility is not relevant to this application.
 - 17.1.3. Sustainable growth management
 - 17.1.3.1. The proposed subdivision accords with all sustainable growth management tools and principles as it promotes compaction of the settlement, and densification in strategic locations, and the proposed erven will be within walking distance from amenities.

17.2. COMPLIANCE WITH PROVINCIAL SDF

- 17.3. The guiding spatial principles of the provincial SDF are as follows:
 - 17.3.1. Sustainability and resilience;

¹¹ Promote denser habitation and compact towns: 'LUPA' Section 59(3)(b)(v)

¹² Limit urban sprawl: 'SPLUMA' Section 7(b)(vi)

¹³ Optimize the use of existing resources and infrastructure: Section 7(c)(i) of 'SPLUMA'; Section 59(3)(a) of 'LUPA'

17.3.1.1. The proposed subdivision results in land development that is spatially compact, easily accessible, resource-frugal, compatible with cultural and scenic landscapes, and does not involve the conversion of high-potential agricultural land or compromise ecosystems. The property is not at risk of coastal erosion, flooding, or similar risks.

17.3.2. Spatial efficiency;

17.3.2.1. The proposed development encourages compaction as opposed to sprawl. Compacting a settlement with higher densities reduces overall energy use and lowers user costs as travel distances are shorter and cheaper.

17.3.3. Accessibility;

17.3.3.1. The proposed erven will be in close proximity to urban services, facilities, and recreation.

18. COMPLIANCE WITH LUPA & SPLUMA DEVELOPMENT PRINCIPLES

18.1. As stated in the Appendix to this report these land use principles apply to all aspects of spatial planning, land development, and land use management. Decisions concerning land use and development have to explicitly be related to the extent to which the proposals meet the objectives set out in the principles. It is, however, of particular importance to ensure that the land use principles are not applied on a one-by-one basis without regard for their overall intention and spirit.

18.2. The principles do not prescribe 'yes-or-no' outcomes and the interpretation and application thereof is context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area. Notwithstanding the above, the following principles apply to the current application:

18.3. Spatial sustainability:

18.3.1. The proposed subdivision will result in erven which accords with the principle of land development that is spatially compact,

resource-frugal, and within the fiscal, institutional, and administrative means of the relevant competent Authority.

- 18.3.2. The subject property does not constitute prime agricultural or environmentally sensitive areas.
- 18.3.3. The proposal will promote land development in locations that are sustainable and limit urban sprawl.
- 18.3.4. Due to the Erf's proximity to urban amenities, the proposal will result in communities that are viable.

18.4. Spatial efficiency;

- 18.4.1. The proposal will result in land development that optimizes the use of existing resources and infrastructure as the property is located within the urban edge and within the developed urban footprint.

18.5. Spatial Resilience:

- 18.5.1. The property is not subject to flooding risk, nor coastal erosion, and therefore complies with these aspects of spatial resilience. Topographical (slope) factors have adequately been addressed in this report.

19. CONCLUSION

19.1. The proposed subdivision is desirable for the following reasons:

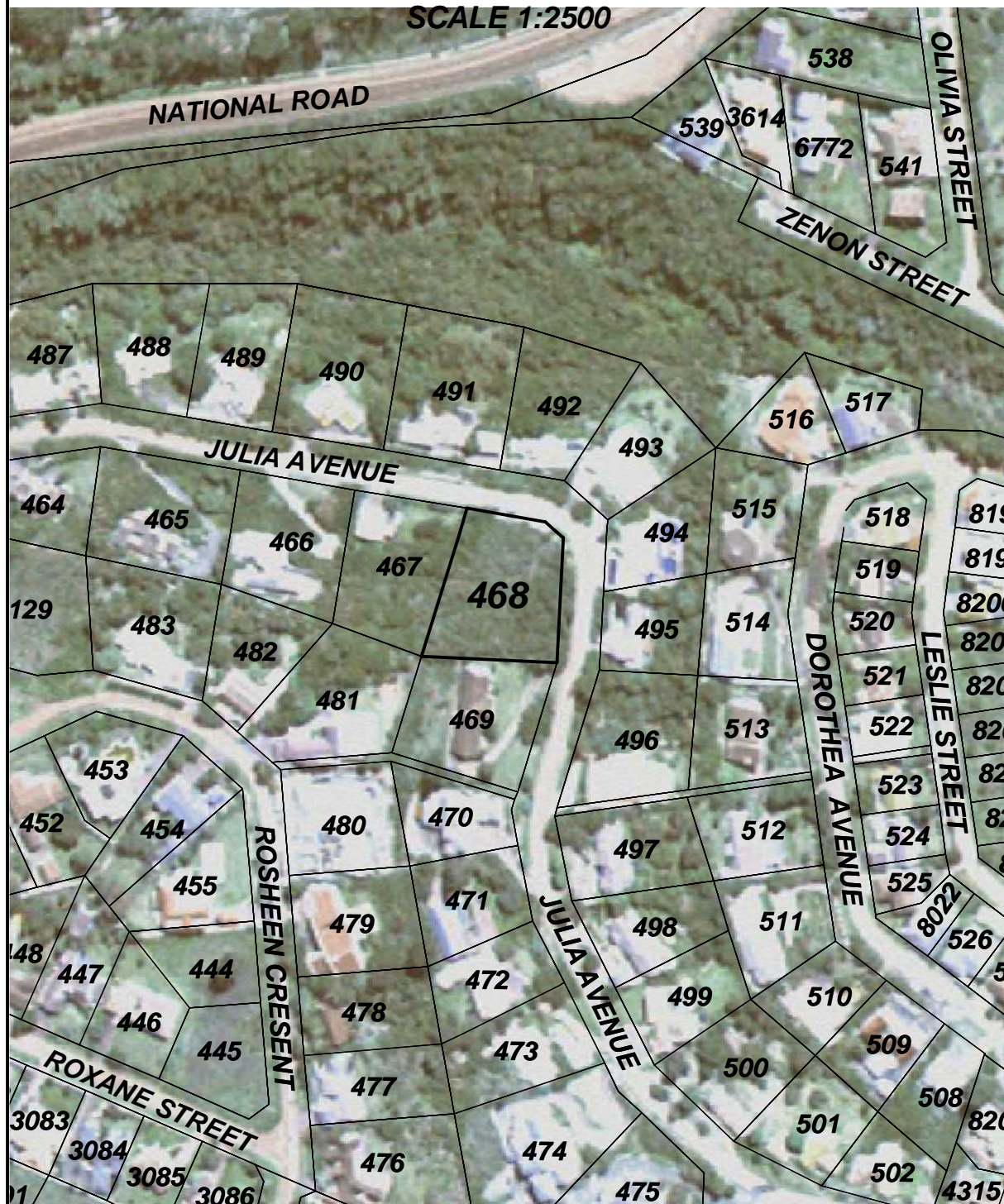
- 19.1.1. Erf 469 is located within the urban edge and demarcated as urban.
- 19.1.2. The erf is not situated in an environmentally sensitive area;
- 19.1.3. The proposal will not result in a change of use (as there will be no rezoning);
- 19.1.4. The proposed sizes of the subdivided erven align with the sizes of erven in the area;
- 19.1.5. The proposal will promote densification on the one hand, whilst still retaining the single residential character of the area on the other; and
- 19.1.6. The proposal will not have any significant impact on the provision of services or impact on traffic.

FEBRUARY 2024

AERIAL PHOTOGRAPHY PLAN
ERF 468 PLETTENBERG BAY
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:2500



Notes:

1. Cadastral information from Surveyor-General's GIS.

Beacon Survey

Professional Land Surveyors
 and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@nw eb.co.za

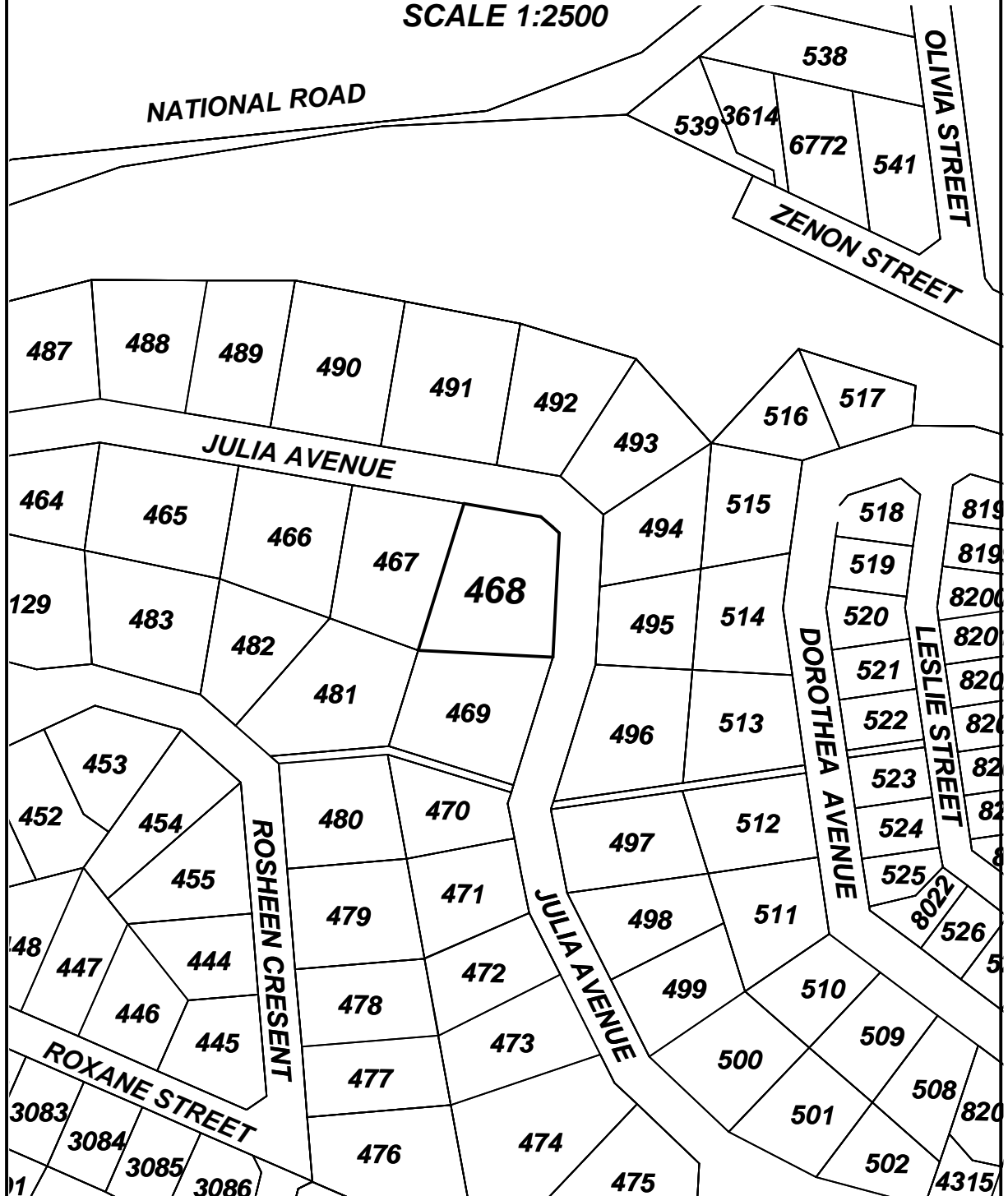
Date: January 2024

PLAN NO. P468/LOCIM

LOCALITY PLAN
ERF 468 PLETTENBERG BAY
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:2500



Notes:

1. Cadastral information from Surveyor-General's GIS.

Beacon Survey

Professional Land Surveyors
 and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

Date: January 2024

PLAN NO. P468/LOC

