



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 431/2024

**NOTICE OF LAND USE APPLICATIONS/
GRONDGEBRUIKAANSOEK KENNISGEWING/
ISAZISO NGESICELO SOKUSETYENZISWA KOMHLABA**

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 431/2024**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 37, Plettenberg Bay	1. It is proposed to rezone the property from “General Residential II” which permits flats, to “Business 1” which allows for a “Business Premise” as a primary use in terms of Section 15(2)(a) of the Bitou By-law on Municipal Land Use Planning 2015.
Erf 37, Plettenbergbaai	1. Daar word voorgestel om die eiendom te hersoneer van "Algemene Residensiële II" wat woonstelle toelaat, na "Besigheid 1" wat voorsiening maak vir 'n "Besigheidsperseel" as 'n primêre gebruik ingevolge Artikel 15(2)(a) van die Bitou-verordening oor munisipale grondgebruikbeplanning 2015.
Isiza 37, Plettenberg Bay	1. Kucetywa ukulungelelanisa ipropathi ukusuka kwi "General Residential II" evumela iiflethi, ukuya kwi "Business 1" evumela "i-Business Premise" njengokusetyenziswa okuphambili ngokweCandelo 15 (2) (a) lomthetho weBitou on Municipal Land Use Planning 2015.

Application is available for viewing at Municipal office, 50 Melville’s Corner, during office hours/ Aansoek kan bestudeer word by Kantoor 50, Melville’s Corner gedurende kantooreure/ Ikopi yesicelo iyafumaneka ukuze ijongwe kwi-ofisi kaMasipala kwiyunithi engu-50 Melville’s Corner, ngamaxesha omsebenzi aqhelekileyo.

Enquiries may be directed to/ Navrae kan gerig word na/ Imibuzo inokubhekiswa kuyo Town planning at 044 501 3303/ townplanning@plett.gov.za

Comments/objections with reasons must be delivered or e-mailed to townplanning@plett.gov.za within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na townplanning@plett.gov.za gerig word binne 30 van publikasie van hierdie kennisgewing en moet ‘n naam en kontakbesonderhede insluit./ Naziphi na izimvo/izichaso ezinezizathu mazisiwe okanye zithunyelwe nge-imeyile apha townplanning@plett.gov.za zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi sazi, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality



munisipaliteit umasipala municipality

to be the best together

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

Enquiries
Olwethu Yonke

Contact details
044 501 3317

E-mail
townplanning@plett.gov.za

Our ref: 18/37/PB

06 November 2024

Sir/Madam

PROPOSED REZONING OF LAND FOR ERF 37, PLETTENBERG BAY, BITOU MUNICIPALITY

Applicant: Planning Space Town and Regional Planners

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. It is proposed to rezone the property from “General Residential II” which permits flats, to “Business 1” which allows for a “Business Premise” as a primary use in terms of Section 15(2)(a) of the Bitou By-law on Municipal Land Use Planning 2015.

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



Bitou Municipality

30 October 2024

Private Bag X 1002

Plettenberg Bay

6600

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 37 PLETTENBERG BAY: REZONING APPLICATION

Planning Space has been appointed by Morshead Investments (Pty) Ltd (See Power of Attorney and Company Resolution attached as **Annexure A**), the owner of Erf 37 Plettenberg Bay, to submit an application for the Rezoning of the land from “**General Residential II**” to “**Business Zone I**”, in terms of the provisions of the Bitou Municipality: Land Use Planning By-Law.

For further information, please find the following attached herewith supporting documents:

1. Land Use Application form duly completed.

2. List of Diagrams:

DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Zoning Map

DIAGRAM 4: Site Development Plan

3. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title deed

ANNEXURE C: SG Diagram and General Plan

ANNEXURE D: Bond Holder's Consent

ANNEXURE E: Approved Building Plans

ANNEXURE F: Non-Compliance Letter

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

ANNEXURE G: Municipal Account

I trust that the above will be self-explanatory. Do not hesitate to contact the writer should you wish to discuss the matter or require any additional information /clarification.

Please be so kind as to acknowledge receipt of this application.

Yours faithfully,



Lundikazi Khuphiso.

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

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Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

ERF 37

PLETTENBERG BAY

REZONING MOTIVATION REPORT



Planning  Space
Town and Regional Planners

www.planningspace.co.za

10/30/2024

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LIST OF PLANS

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Diagram 2: Aerial Photo

Diagram 3 Zoning Map

Diagram 4: Site Development Plan

LIST OF ANNEXURES:

Annexure A: Power of Attorney and Company Resolution

Annexure B: Title deed

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Annexure D: Bond Holder's Consent

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Annexure F: Non-Compliance Letter

Annexure G: Municipal Account

1. Introduction

Planning Space has been appointed by Morshead Investments (Pty) Ltd (See Power of Attorney and Company Resolution attached as **Annexure A**), the owner of Erf 37 Plettenberg Bay, to submit an application for the Rezoning of the land from “**General Residential II**” to “**Business Zone I**”, in terms of the provisions of the Bitou Municipality: Land Use Planning By-Law.

2. Property Information

2.1 LOCALITY

The property is situated in the Bitou Municipal area, in the Plettenberg Bay Central Business District (See Diagram 1: Locality Plan). The property can be accessed from Anchor Crescent which connects with Sewell Street. The site is currently identified as the SeaKrit coffee shop.

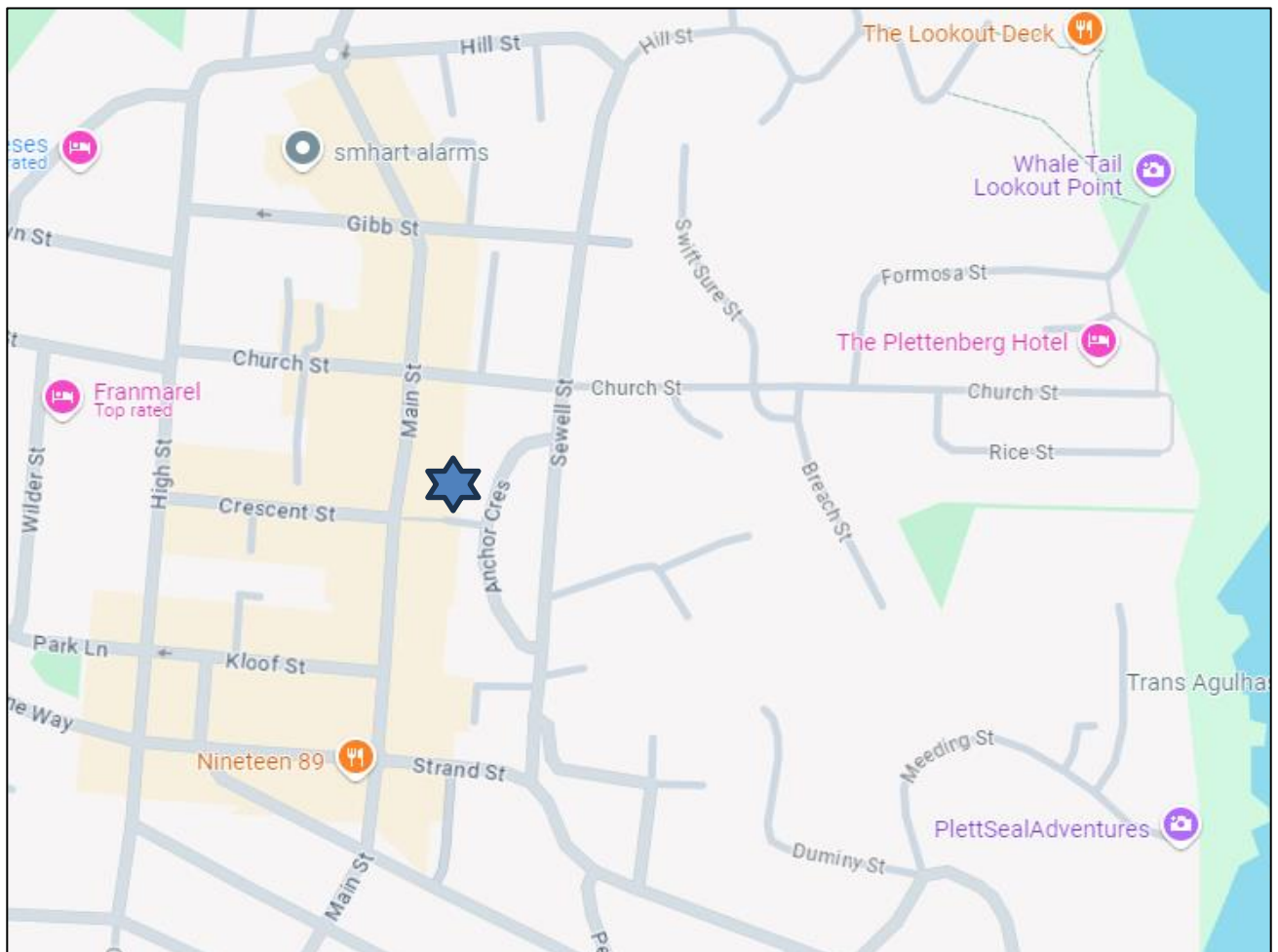


Figure 1: Extract from Google Maps indicating the locality of the subject property.

2.2 PROPERTY DESCRIPTION

Title Deed Description	Erf 37 Plettenberg Bay
21 Digit code	C03900080000003700000
Title Deed Number	T28/1976 (attached Annexure B)
S.G. Diagram Nr	S.G 1612/1884 (attached as Annexure C)
Title Deed Restrictions	None
Servitudes	None
Property Size	1010m ²
Property Owner	Morshead Investments (Pty) Ltd
Bonds	Yes – Bond Holder's consent is attached as Annexure D
Zoning	General Residential II
Land Use	Business (coffee shop, offices, and flats)

2.3. BACKGROUND

Erf 37 was created in 1884 when the General plan for the Village of Formosa (now known as Plettenberg Bay) was registered. The owners of the property bought the stand in 1976 and submitted Building Plans for a residential building consisting of two flats, garages, carports, workshops, and servants' accommodation (refer to Annexure E: Approved Building Plans). It appears that only the flat planned above the garage and workshop were constructed.

Since 2022, a portion of the ground floor (measuring ±148) has been occupied by the Seakrit Spot and Dr Moose Coffee shop as well as small offices. Presently, the second level is rented out as a flat, but the owners intend to turn this floor into an office space in the near future if the Business zoning is granted.

In 2024, the owners received a non-compliance notice informing them that they were not permitted to run a business from the premises and that the property has a "General Residential II" zoning that only permits flats (See letter attached as Annexure F).

Before the coffee shop, the building was rented to various businesses and also to the Municipality's Police Department for 15 years without any indication that this was in contravention of the Zoning Scheme. It was therefore an unpleasant surprise for the owners to learn in 2024 that the building does not have business rights.

The purpose of this application is to apply for a rezoning to rectify the current land use.

3. Proposal

3.1 DEVELOPMENT CONCEPT

The purpose of this application is to authorise the existing land use. At this stage, it is not the intention to add any additional floor area to the structure. The existing floor area of the building comprises 2 levels ($\pm 148\text{m}^2$ on the ground floor and $\pm 106\text{m}^2$ on the first floor).

There is an existing parking area to the east of the site that can provide a total of 15 parking bays, which is more than what is required in terms of the Bitou Zoning Scheme's ratio of 1 bay per 25m^2 .

The municipality's main building is situated to the east of the subject site, and it is understood that some concerns were raised about the newly constructed deck that overlooks the offices. In this regard, a vegetation hedge has been planted along the boundary and is already well established and will soon be at a level where people sitting down will not be able to see the municipal building. Additional trees can also be planted along the road verge along the eastern boundary to further enhance the privacy of municipal officials.

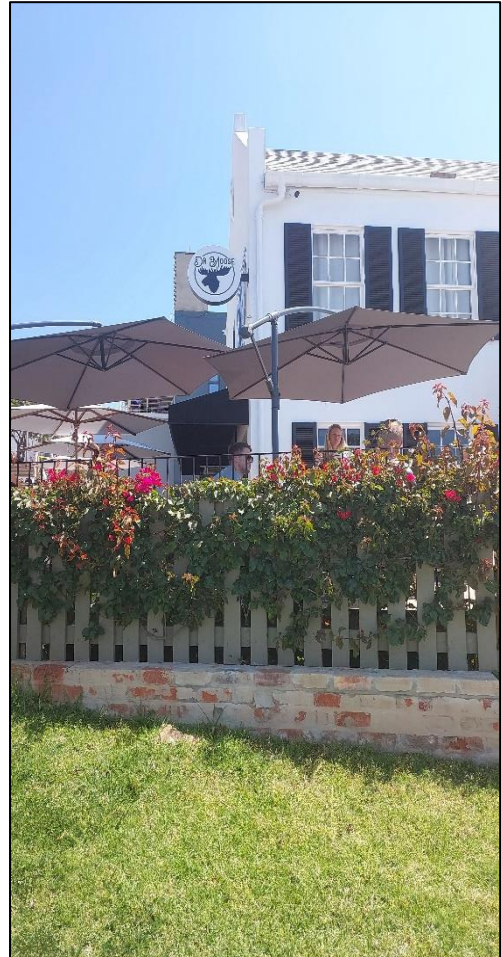


Figure 2: Bougainvillea hedge that has been planted to provide screening.

3.2 PROPOSED REZONING

It is proposed to rezone the property from “**General Residential II**” which permits flats, to “**Business 1**” which allows for a “**Business Premise**” as a primary use.

“**Business premise**” is described as a property from which business is conducted and includes a shop, **restaurant**, liquor store, plant nursery, **office**, funeral parlour, financial institution, and building for similar uses, place of assembly, place of leisure, institution, hotel, hospital, conference facility, rooftop base telecommunication station, and multiple parking garages.

Development parameters include:

- a) Coverage: The maximum coverage for all buildings on a land unit is 80%.
- b) Floor factor: The maximum floor factor on the land unit is 1,5.
- c) Height: The highest point of a building may not exceed 10,67m.
- d) Building line: The street, side, and rear building line is 0m.
- e) Parking and access: 4 bays per 100m².

The Site Development Plan submitted indicates that the proposal complies in all aspects with the development parameters applicable to the “Business Premise”.

3.3 ENGINEERING SERVICES

The property has been used for business purposes for at least 17 years. The property is also rated as a business building. See the rates bill attached as Annexure G.

The property is currently connected to the municipal water, sewer, electricity network, and metered usage as per the utility bills received from the municipality and is charged on business consumption rates.

Looking at the existing consumption rates, it is safe to say that the approval of the Business zoning will not place any additional strain on municipal infrastructure.

4. Motivation

4.1 RECTIFICATION OF AN EXISTING LAND USE

The main purpose of the application is to authorise the existing land use. It is understood that a contravention levy will be payable for the section of the building that is not used in accordance with the approved Building Plans. Only the ground floor, measuring about 148m² is being used for commercial purposes (coffee shop and offices) while the first storey is currently used as a residential apartment, as per the originally approved Building Plans. Although the land use conflicts with the General Residential Zoning, it is compatible with the land uses of the surrounding area and also with the vision of the Spatial Development Framework which includes the site in one of the few business nodes in the town. The transgression could therefore not be regarded as severe.

Furthermore, the Coffee shop on the street side is well supported by locals and provides a place for socialisation, and contributes to a vibrant street life. The owners have given the old building a facelift which had a positive effect on the look and feel of the area.

A further important consideration is that the business premises provide an opportunity for economic activity and job creation, which will be lost if all the business contained in the building is closed down.

4.2 NEED FOR OFFICE AND COMMERCIAL SPACE

Since the COVID-19 pandemic, Plettenberg Bay has seen a significant increase in population due to its appeal as a small coastal town. Similar to trends in other rural and small metro areas, the town has attracted many young professionals and families, particularly those aged 25 to 44, who have moved away from larger cities, driven by remote work opportunities and lifestyle changes.

While exact post-COVID population growth figures for Plettenberg Bay are not available, the influx of economically active people has contributed to a growing demand for business space in Plettenberg Bay. Plettenberg Bay, while traditionally a retirement and tourist destination, has seen growth in permanent residence, and with it, a rise in businesses and services that cater to the growing community.

4.3 BIOPHYSICAL SITE CONDITIONS

The site is developed as a residential and business building as well as a parking area. The site has an even gradient, and no sensitive environmental features have been observed on the premises. The biophysical site conditions hold no limitations for the rezoning.

4.4 COMPATIBILITY WITH THE SURROUNDING AREA

The lower central area of Plettenberg Bay's business district is primarily characterised by mixed-use land development, with various commercial, retail, and residential functions as well as public services and amenities. The site is situated within walking distance of most of the business premises on the main road and well connected to the main road via a wide flight of stairs. Most of the surrounding properties already benefit from Business I zoning, as indicated in the Zoning Map attached as Diagram 3. The proposal is compatible with the surrounding area. The owners improved the physical appearance of the building, which is now an attractive hub for tourists and locals alike.

4.5 COMPATIBILITY WITH BITOU SPATIAL DEVELOPMENT FRAMEWORK 2021

The Bitou Spatial Development Framework 2021 was approved by the Council in March 2022. The main objective of this development framework is to achieve a balance between development and the environment to ensure that growth is spatially just, financially viable, and environmentally sustainable by working towards compact, vibrant, livable, and efficient settlements serving all communities.

As can be seen from the extract of the SDF map below, the property is situated within the urban edge of the Plettenberg town settlement which is regarded as the first-order settlement where most investment should be focused towards.

The property is also situated in an area that has been identified as a priority business node where business activity should be concentrated. The municipal policy does not support the decentralisation of business activity outside of these nodes and specifically states that the office function in the CBD should be retained as far as possible. While the increased demand for housing can be accommodated by densifying existing residential areas, increased demand for business and commercial activity can only be accommodated within the existing business nodes. It is, therefore, necessary to realise the business potential of this well-located site.

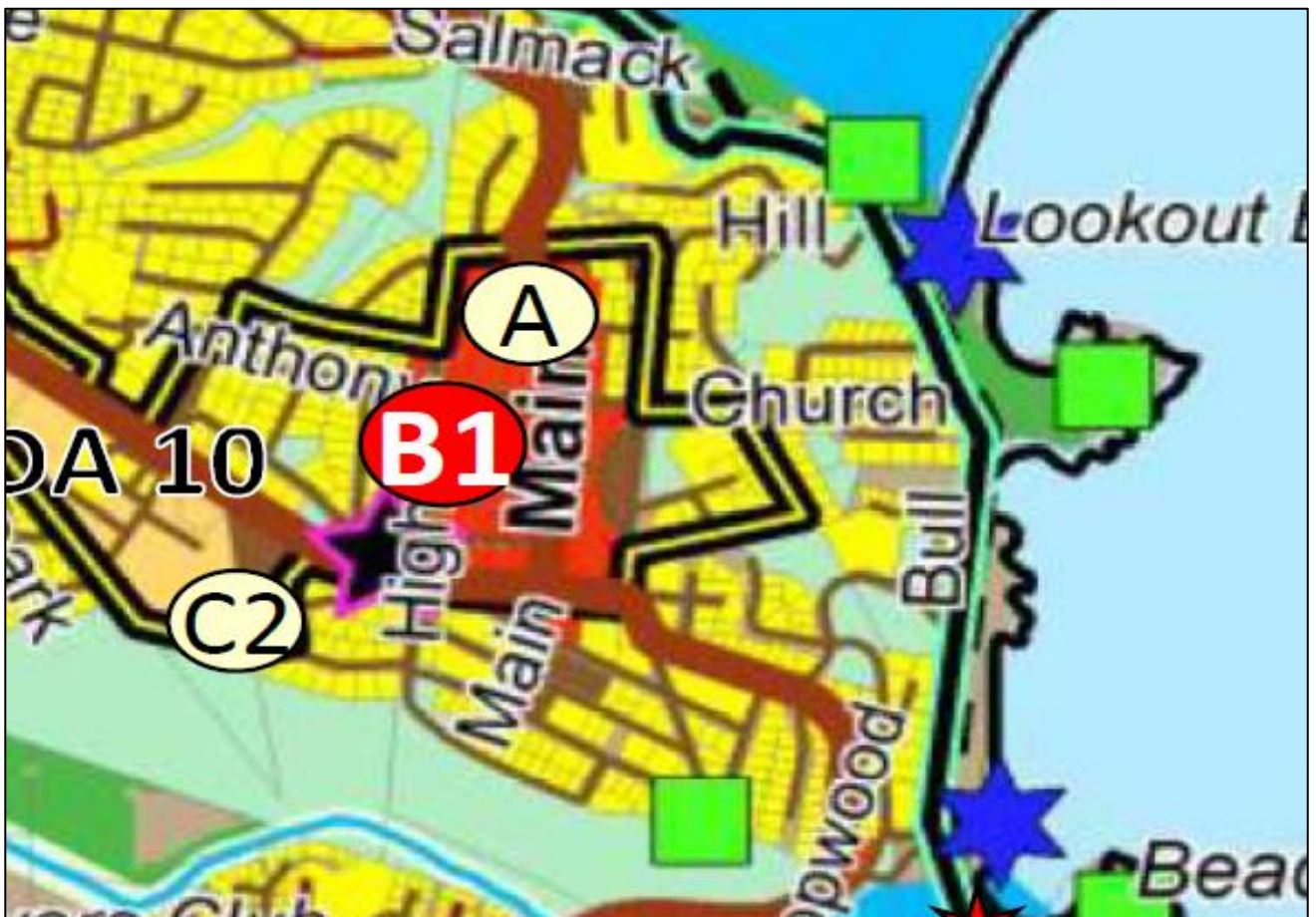


Figure 3: Extract from SDF indicating that the property is situated in SDA9.

The proposal completely aligns with the Spatial Planning proposals of the Bitou municipal area.

4.6 COMPLIANCE WITH SPLUMA DEVELOPMENT PRINCIPLES

In considering the application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

Section 7 of the Act describes a set of development principles that need to be considered when evaluating any development application. These principles include the following:

4.6.1 Spatial Justice

Spatial justice targets the marginalised and disadvantaged groups in society. The principle seeks to eliminate spatial injustices that resulted from previous discrimination and marginalisation. Inequitable access to housing, educational and economic opportunities, and health facilities are consequences of spatial injustice. The instruments used to promote spatial justice are varied and include Spatial Development Frameworks, Precinct Plans, and Urban Regeneration Plans and Policies that require government intervention. Although the zoning change of this property will not directly contribute to spatial justice, it can be argued that being compliant with the Spatial Development Framework promotes spatial justice.

4.6.2 Spatial Sustainability

Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high-potential agricultural land or compromising ecosystems. The proposal supports this principle of spatial sustainability in the sense that it proposes more business use within the primary business node of the municipal area, thereby reducing the pressure of sprawling businesses within residential areas.

4.6.3 Spatial Efficiency

Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use, as opposed to mono-functional land uses. The proposal supports the efficient use of existing resources and infrastructure with minimum negative financial, social, economic, or environmental impacts. The land use is compact and makes the best use of available land.

4.6.4 Spatial Resilience and Good Administration

The provision of more business space strengthens the local economy by diversifying land uses, making the CBD more resilient to economic fluctuations. Commercial development in the CBD can help mitigate economic risks that arise from over-reliance on residential land uses and tourism.

5. Summary

This rezoning application seeks to rezone Erf 37 Plettenberg Bay from “**General Residential II**” to “**Business Zone I**” to legitimise the current commercial use of the property, which houses a coffee shop, offices, and a flat above. It is requested that the application be considered for approval based on the following merits:

Strategic Location:

The property is situated in the Central Business District (CBD), identified by the Bitou Spatial Development Framework (SDF) 2021 as a priority business node where commercial activities are encouraged. Rezoning aligns with the SDF’s focus on consolidating business activities in the CBD and discouraging decentralisation, which helps maintain a vibrant, centralised business environment.

Community and Economic Benefits:

The property currently supports local businesses, contributes to street life, and creates jobs. As Plettenberg Bay’s population has grown post-COVID, demand for office and commercial space has increased. Approving this rezoning would help meet these community needs.

Alignment with SPLUMA Principles:

- **Spatial Justice:** Supports equitable access to business and services in a designated area.
- **Spatial Efficiency:** Makes efficient use of existing resources and minimises sprawl.
- **Spatial Sustainability:** Utilises available land within the urban edge, preserving open spaces and preventing commercial creep into residential areas.
- **Spatial Resilience:** Strengthens the local economy, diversifying land use in the CBD and reducing economic risks from over-reliance on residential and tourism sectors.

Minimal Impact on Infrastructure:

The property has functioned as a business for years with no undue strain on municipal services, as evidenced by existing utility usage.

Conclusion:

Approving this rezoning aligns with the SDF, municipal policies, and SPLUMA principles, enhancing the CBD’s economic activity, meeting community needs, and supporting sustainable urban development.

SPECIAL POWER OF ATTORNEY

I, the undersigned John Wilfred Andersen-Mørsholt
duly authorized, do hereby nominate, constitute and appoint Lizemarie Botha/
Lundikazi Khuphiso of the firm **PLANNING SPACE**, 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 37, Plettenberg Bay

NATURE OF APPLICATION

Rezoning and Related Applications

SIGNED AT MORRIS THIS 7TH DAY OF OCTOBER 2024


OWNER/ AUTHORISED AGENT

WITNESSES

1. 

2. _____

MORSHEAD INVESTMENTS (PTY) LTD

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members

held in MIDEAMS on the 7 day of OCTOBER 2024.

Resolved that SW Anderson - Morshead 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 to 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 in his/ her 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 37, Plettenberg Bay

NATURE OF APPLICATION

Rezoning and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME

JOHN WILFRID ANDERSON - MORSHEAD

SIGNATURE

[Signature]

1. DEC. 2005 14:45
 CLIFFECKER
 FAIRBANKS, MOUNTAIN AND LAWTON,
 Attorneys.

ALLIED BUILDING,
 46 St. George's Street,
 CAPE TOWN 8001.

(This space is reserved for Deeds Registry Endorsements only.)

NO. 3912 of 8

987

T 28

1976

Deed of Transfer

BY VIRTUE OF A POWER OF ATTORNEY.

Know all men whom it may concern

MICHAEL JOHN ROYSTER

THAT

Registrar of Deeds, at Cape Town, he, the said Appraiser, being duly authorized thereto by a power of attorney

~~SAVED~~ ~~SHAFER~~ ~~CLINE~~

appeared before me,

on the

2nd

executed at

JOHANNESBURG

day of

December 1976

, by

FRANZ KARL THERESIA KELLNER

(born on 12th December 1901.)

which power duly witnessed in accordance with Law has been exhibited to and lodged with me AND/.....

- 2 -

AND the Appraiser declared that his Principal on the 28th day of October 1975 had truly and legally sold, and that he, the said Appraiser, in his capacity as Attorney aforesaid, did by these presents cede and transfer in full and free property to and on behalf of -

MORRHEAD INVESTMENTS (PROPRIETARY) LIMITED

(Company No. 63/8268)

- White Group -

or its assignee;

CERTAIN piece of abolished quitrent land situate in the Municipality of Plettenberg Bay, Division of Knyena, being the remaining extent of Erf No. 37 Plettenberg Bay;

MEASURING as such, One thousand and Ten (1 010) square metres;

EXTENDING as the Deed of Grant with'd Diagram No. 1612/1984 annexed, issued in favour of Frederick Harker on 2nd January 1989 (Knyena Quitrents Vol. 6 No. 5) and subsequent Deeds of Transfer the last of which made in favour of the Appraiser's Principal on the 3rd of May 1955 No. 11029, will more fully paint out;

SUBJECT to the following conditions contained in the said Deed of Grant namely :-

III. That the Proprietor shall be bound to erect and maintain conspicuous landmarks, so that the Lot may be properly defined,

IV. That the land hereby granted shall be further subject to all such duties and regulations as either are already or shall in future be established respecting lands held under similar tenure.

WHEREFORE /.....

WHITE GROUP
BLANKE GROEP

1. DEC. 2005 14:46 CLIFFEDEKKER

NO. 391 F. 10

- 3 -

Wherefore the said Apppearer, renouncing all right and title FRANZ KARL THERESIA KELLNER

heretofore had to the premises, did, in
consequently also acknowledges the said FRANZ KARL THERESIA KELLNER

to be entirely dispossessed of, and divested to, the same; and that by virtue of these presents the Transferee now is and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights; and finally acknowledging the purchase price of the said property to be TWENTY-ONE THOUSAND RAND (R21 000,00)

In Witness whereof I, the said Registrar, together with the Apppearer, q.q., 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 in Cape Town, Province of the Cape of Good Hope, on the 8th day of the month of January ^{in the Year} of Our Lord One Thousand Nine Hundred and Seventy-six (1976)

In my presence,

Registered in the even
Register of Stellenbosch Bay
Book Page 271
Clerk-in-Charge. 16

Registrar of Deeds

2

BLADSY/PAGE 4
 ENDOSSEMENT OP T 28 / 1976
 ENDORSEMENT ON
 EIENDOM/PROPERTY Remainder
Erf 37 Plettenberg Bay

B	360	1977	71891194
VERBIND MORTGAGED		14-1-1977	BC
vir R...15000.00		and/or	GEKANSLEER CANCELLER
vir 'n verdere bedrag nie te bovenside		(not to exceed)	REGISTRATEUR/REGISTRAR
vir 'n verdere bedrag nie te bovenside		for an additional amount not exceeding	
R...2500.00			28 11 94
Abt. 17(1) Kantoor 14			

3

VERBIND	MORTGAGED	BC 0035131/2000
vir R 350 000.00	and/or	GEKANSLEER CANCELLER
		REGISTRATEUR/REGISTRAR
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28 11 94		

FOR FURTHER ENDOSSEMENTS SEE
 VIR VERDERE ENDOSSEMENTE SIEK

P. 5

②

VERBIND		MORTGAGED	
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REGISTRATEUR/R.GISTRAR
12-08-196

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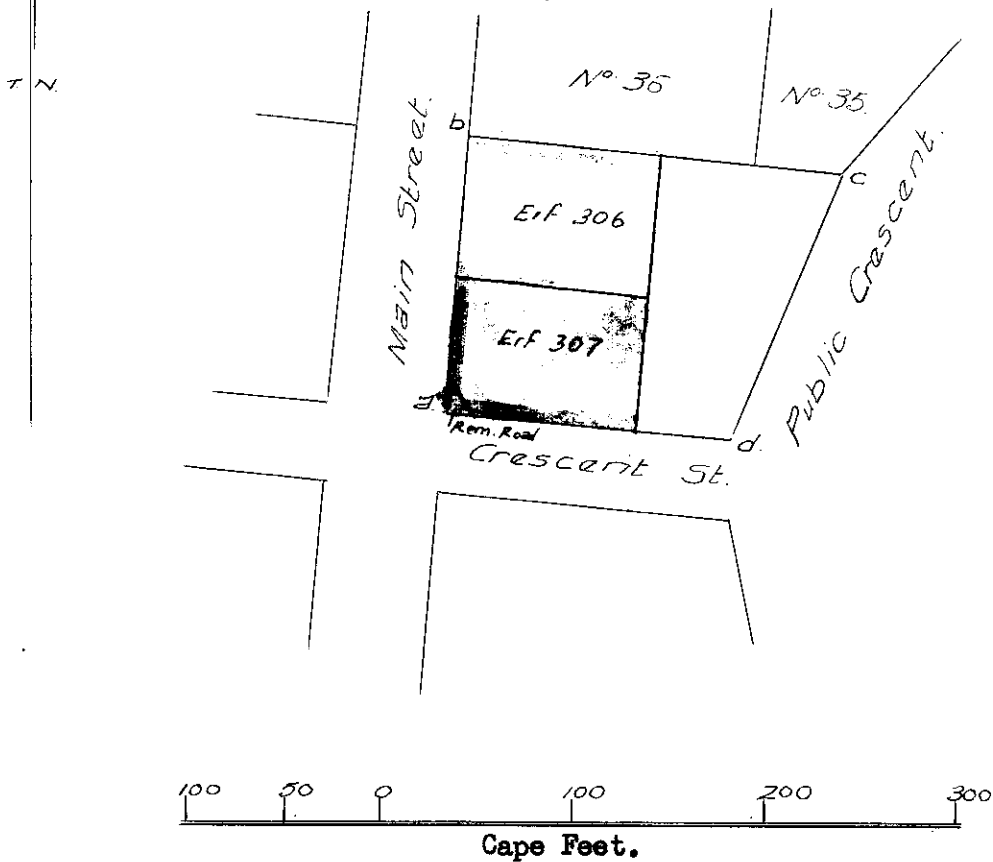
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DIE IDENTITEITSNUMMER VAN DIE IS VERANDER NA		THE IDENTITY NUMBER OF THE HAS BEEN CHANGED TO	
1903 1005268107			
002906 / 2000		REGISTRATEUR/R.GISTRAR	

The numerical data of this diagram are sufficiently consistent.
No. 1612/1884.

(Sgd.) Max. Jurisch,
Examiner.

Sides. Cape Feet.		Angles. o ' "		
ab	144.00	a	90.	0. 0
bc	190.00	b	90.	0. 0
cd	149.45	c	74.28	30
da	150.00	d	105.31	30
Co-ordinates not used.				



* NOW ERF NO. 37 PLETTENBERG BAY.-

The above figure lettered "a. b. c. d." represents 170 Square Roods of Government Land, being Erf No. 37 situated in the Township of FORMOSA at Plettenberg's Bay, Division of KNYSNA.

The above LOT is bounded:-

Northward by Erven Nos. 35 & 36.
Southward " Crescent Street.
Eastward " the Public Crescent.
Westward " Main Street.

Framed from actual survey by me,
(Sgd.) D.W. Ballot,
Govt. Landsurveyor.
Feb. 1884.

Copied from the original survey to
Oultrent. Kn.Q. 6-5.
2nd January 1888.
Frederick Harker.
R. Harker.
25/1/1955.

404 LD Sht. 1. ✓

CHECKED
DATA CHECKED M. J. L.

1/1955.

C.F.L.

1612/1884

E 2623/84	135 75/1984	Erf 307	7088	7770/1955	} 10144 27.5.55
11	135 74/1954	Erf 306	7200	7771/1955	

REFERENCES

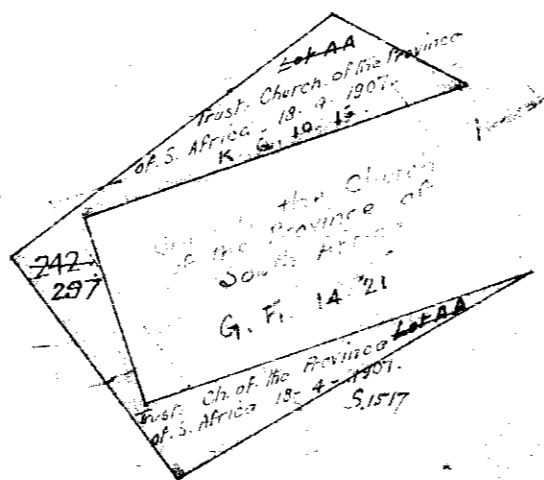
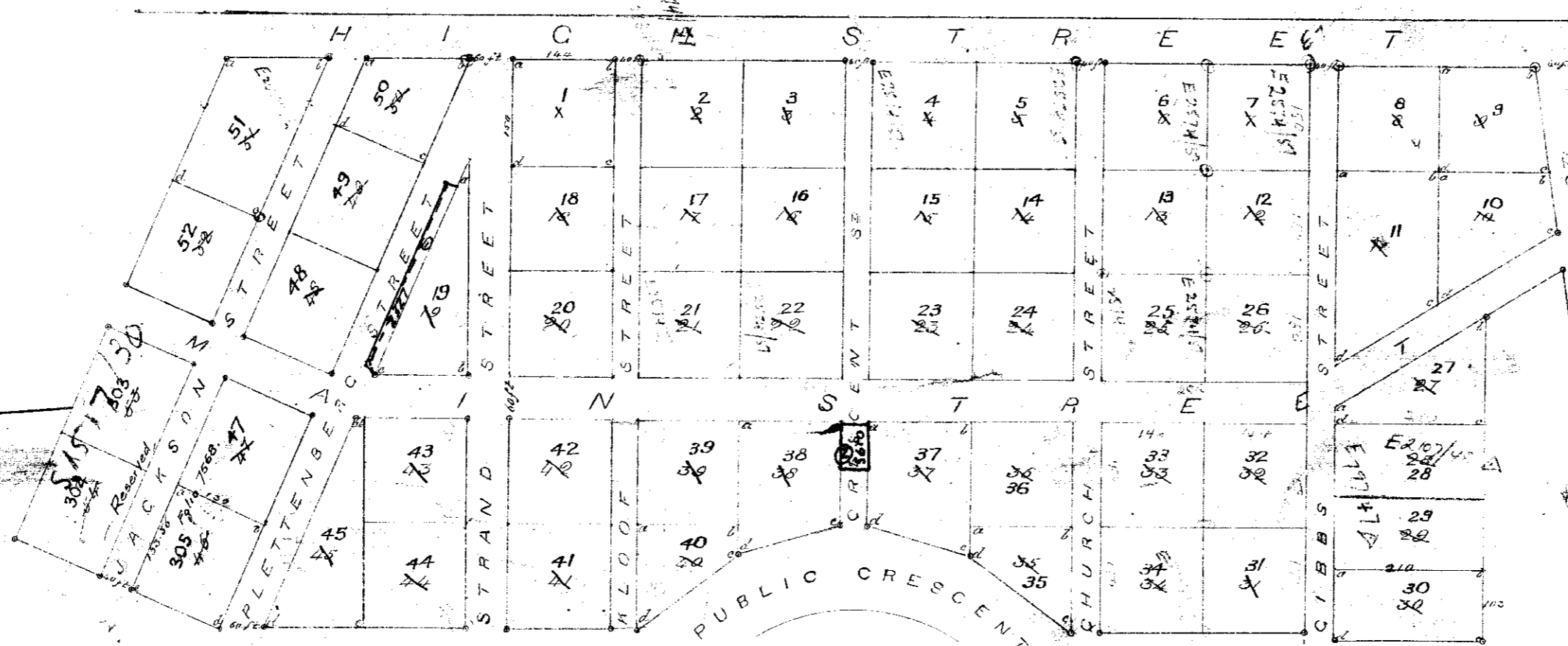
DGM. NO.	ERF. NO.	AREA (a)	TRANSPORT NO.
4288/70	2327	585	1975. 28163
1687/94	5610	249	

ERF	SIDES	ANGLES	AREA
9	144.00 150.00 150.00 150.00	90 90 90 90	151.100
10	150.00 150.00 150.00 150.00	90 90 90 90	156.60
11	150.00 150.00 150.00 150.00	90 90 90 90	232.80
19	150.00 150.00 150.00 150.00	90 90 90 90	146.142
27	150.00 150.00 150.00 150.00	90 90 90 90	127.45
35	150.00 150.00 150.00 150.00	90 90 90 90	95.0

ERF	SIDES	ANGLES	AREA
37	144.00 150.00 150.00 150.00	90 90 90 90	170.0
38	150.00 150.00 150.00 150.00	90 90 90 90	170.0
40	144.00 150.00 150.00 150.00	90 90 90 90	95.0
45	150.00 150.00 150.00 150.00	90 90 90 90	172.1245
50	150.00 150.00 150.00 150.00	90 90 90 90	123.928
51	150.00 150.00 150.00 150.00	90 90 90 90	201.6

Lots 1-8, 12-18, 20-26, 31-34, 35, 39, 41-43 are equal & rectangular each measuring 144 X 150 Cape feet (see Lot 1) & containing 150 Sq. Rds.
 Lots 26, 29, 30 are equal & rectangular each measuring 210 X 103 Cape feet (see Lot 30) & containing 150 Sq. Rds. 30 Sq. Rds.
 Lots 46-49 & 52-54 are equal & rectangular, each measuring 132 X 163.56 Cape feet & containing 149 Sq. Rds. 1339 Sq. Rds.
 Lot A measures 180 X 144 Cape feet & contains 180 Sq. Rds.
 N.B. Lots 46, 47, 53 & 54 are reserved for public purposes

W E L K O M (Farm)



Grantee	Date
John Fisher Sewell	Oct 1895
Henry Percy Morgan	9 Dec 1896
Henry Percy Morgan	12 "
A.E. Prall	27. 8. 1904
Episcopus William Oliver Readist	9 Dec 1896
Jacobus Johannes Gericke	12 Oct 1897
Jacobus Johannes Gericke	"
George Arthur Palmer	9 Dec 1896
George Arthur Palmer	"
Robert Smith Meadling	2 Jun 1898
Robert Smith Meadling	"
Jacobus Johannes Gericke	12 Oct 1897
Jacobus Johannes Gericke	"
J. H. van Rooyen	15 Dec 1903
C. Harker	27. 8. 1904
F. Kuys	27. 10. 1904
H.P.C. van Rooyen	5. 9. 1903
John Fisher Sewell	15. 6. 94
William Longdown	5. 9. 1903
John Fisher Sewell	15. 6. 94
Augustus McCallum	4 April 1894
Percy Topliss	21. Oct. 1899
M. Lloyd	21. Oct. 1899
Robert L. Horenden	5. 9. 1903
O. M. Reiders	"
P. H. Gillespie	"
Robert Smith Meadling	2. Jan 1898
William Jones	9. 1. 07
Antonie Dams	2. Jan 1898
J. Derbyshire	5. 9. 1903
William Jones	10 Oct 1895
William Jones	"
William Jones	"
William Jones	"
Thomas George Anderson	15. 11. 1900
H. Jones, born Conley	18. 9. 99
Frederick Harrier	8. Jan 1898
Thomas George Anderson	"
William Jones	"
J. W. S. Brundage	21. 7. 1903
Arthur William Robinson	9. Dec 1896
F. H. Newdigale	17. Nov 98
C. B. McNaughton	27. 8. 1904
William Jones in trust	2. Jan 1898
William Jones in trust	15 June 1904
C. Harker	5. 9. 1903
William Jones in trust	2. Jan 1898
J. F. Sewell	17. Nov 98
C. B. McNaughton	27. 8. 1904
- do -	- do -

NO.	DESCRIPTION	ERF	DATE
1	Pin of road closed	ERF 2327	27-10-69
2	Pin of road closed	ERF 5610	27-11-3

Handwritten notes in the bottom left corner, including '1717 FF.' and '1717 FF.'.

(REGISTRATION)
GENERAL PLAN

of the village of FORMOSA
situated at PLETTENBERG'S BAY
Division of KNYSNA

Numbered under the Provisions of the Deeds Register
Revised May 1957



JW Anderson-Morshhead
Email: morshead@mweb.co.za

29 October 2024

Your ref: 87931562

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Morsead Investments (Pty) Ltd
ACCOUNT NUMBER : 8206881700101
SECURITY DESCRIPTION : Erf 37 Plettenberg Bay

We refer to your request dated 17 October 2024 and advise as follows:

We have no objection to the rezoning of the abovementioned property from "General Residential Zone II" to "Business Zone I" for a Coffee shop and office space, subject to municipal approval.

It is essential that the client contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

The client needs to note that any further lending will be subject to commercial conditions.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

T. Hilder

THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana Dr MA Hermanus
EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 15.07.2024.

www.nedbank.co.za

NEDBANK



Enquiries

Marius Buskes

Contact details

044 501 3434

Email

mbuskes@plett.gov.za

Our Ref: 18/37/PB

12 June 2024

Via Email

kenneth@mcjv@gmail.com

To whom it may concern,

**NON-COMPLIANCE WITH THE BITOU ZONING SCHEME BYLAW 2023 AND
LAND USE PLANNING BYLAW (2015): ERF 37, PLETTENBERG BAY, BITOU
MUNICIPALITY**

1. This Municipality has reasonable grounds to suspect that you are guilty of the following offence in terms of Section 86 (1) of the Bitou By-law on Municipal Land Use Planning (2015):
 - (a) Unlawful land use
 - (b) Erection of structure does not comply with the development parameters.
2. Based on the observed commercial activities the municipality has reasonable grounds to believe that a business is being unlawfully operated on the property.
3. The property is zoned “*General Residential Zone II*” in terms of the Bitou Municipality Zoning Scheme Bylaw, 2023. The primary rights of this zone allow for the use of “Flats”.
4. No shop or business premises may be operated on the Erf, the primary use of the property shall remain for the purpose of Flats.
5. You are hereby instructed in terms of Section 87 (2) (b) of the Bitou Land Use Planning By-Law, to cease the unlawful activities and submit an application for the approval of the utilisation of the land within 30 days of registration of this letter.
6. Should you wish to proceed with submission of a land development application to utilise the land for the intended use the landowner will be liable for Penalty fee imposed under Section 11.2.3.1. of the Approved Municipal Tariffs 2024-2025. The Penalty fee shall be payable upon condition of approval, should the application be deemed desirable in terms of Section 65 of the bitou municipality Land Use Planning Bylaw.

7. You may object to this notice by submitting written representations or proof that the use rights exist to the Municipality within **30 days** of registration of this letter in terms of Section 89 of the said legislation.
8. Kindly note that failure to comply with the above request may result in further action, legal or otherwise, being taken against you in terms of Section 90 (a) & (b) of the said legislation.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Buskes', written over a horizontal line.

Marius Buskes
Town Planner

Cc: Alan Croutz, Manager: Bitou Municipality Legal Services



MUNISIPALITEIT • BITOU • MUNICIPALITY

TAX INVOICE / BELASTINGFAKTUUR

GRP_EMAIL

MORSHEAD INV PTY LTD
P O BOX 201
BEDFORD VIEW
2008

ACCOUNT NUMBER	PLETT	1003700012
DATE OF ACCOUNT		15/10/2024
RECEIPTS POSTED TO		13/10/2024
ERF	01	37
BUILDING		.
SITE		ANCHOR STREET
DEPOSIT		1260.00-
GUARANTEE		

Tax Invoice: 3661813

VAT No. / BTW Nummer : 4270102405

WEBSITE: <http://www.bitou.gov.za/>

✉ PRIVATE BAG X1002

PLETTENBERGBAAI / BAY

6600

☎ (044) 501-3000

☎ (044) 533-6198

CUSTOMER CARE CALL CENTRE

☎ 044 501 3174/75

Deb. VATReg#

DESCRIPTION	VAT	AMOUNT
Receipts: 0000716597		7945.84-
Transfers:		7945.84
** Total unallocated balances:		.00
Balance brought forward:		-----
Receipts: 0000716597		12963.44
Transfers:		5017.60-
		15891.68-
Service type Tariff Consumption Basic		
RAT01:COM		2039.33
Refuse Month. Install COM1	72.60	556.57
Sewerage Month. Install OTHER	131.24	1006.15
Water:BUSS Basic	90.27	692.07
Water:BUSS Days		
Water:BUSS Consumption		
Electricity Basic		
Electricity Days@Current	230.49	1767.09
Electricity Cons@current	656.56	5033.60
** Total monthly:		3148.97
Balance brought forward:		7945.84-
Transfers:		7945.84
** Total annual:		.00

Rates COM 2300000		
Nett Improved value 2300000 @.0640000		2039.33
TOTAL VAT	DUE DATE	ARREARS
1181.16	07/10/2024	CURRENT
		3148.97
		AMOUNT DUE
		3148.97

MONTHLY / MAANDELIKS

ANNUAL / JAARLIKS

ARREARS / CREDIT	07/10/2024	ARREARS / CREDIT	30/09/2024
	3148.97		

METER READINGS / METER LESINGS

TP.	METER NO.	PREVIOUS	NEW	CONSUMPTION	PERIOD	DAILY AVERAGE
W E	188054 0000531011	8536 26685	8536 28277	1592.000	19/07-19/09 23/08-19/09	58.96

Message / Boodskap

Payment details / Betaal inligting

THIS ACCOUNT IS PAYABLE ON OR BEFORE THE DUE DATE, FAILING WHICH SERVICES MAY BE TERMINATED WITHOUT FURTHER NOTICE.

BETALINGS WAT NIE OP DIE VERVALDATUM OP ONS BANKSTATE AANGEDUI IS NIE. WORD BESKOU AS AGTERSTALLIG EN RENTE SAL OP AGTERSTALLIGE BEDRAG GEHEF WORD EN DIENSTE SAL SUMMIER GESTAAK WORD.

PLEASE USE ONLY YOUR MUNICIPAL ACCOUNT NUMBER AS A REFERENCE. FAILURE TO DO SO WILL IMPACT PAYMENT NEGATIVELY. PENALTIES ARE PAYABLE FOR WRONG REFERENCE USED.

YOU CAN PAY YOUR ACCOUNT AT ANY

SHOPRITE/ CHECKERS/ USAVE/ SPAR/ PICK n PAY PEP/ ACKERMANS/ MACRO /GAME/ BUILDERS/ BOXER.
The Municipal Nedbank Account has officially been closed and all customers utilising this account to date must update their profiles by changing to the municipal Standard Bank account that has been setup on all banking platforms under "Public recipient/beneficiary" as "Bitou Municipality", failing which their payments will be unpaid.

Or click on this link to pay your
<http://payat.io/qr/11338001003700012>



11338 0010 0370 0012

Scan the QR Code to pay via
Masterpass
Snapscan
Zapper
Card or EFT



ACKERMANS

BOXER

BUILDERS

CHECKERS

flash

game

Kazang

makro

PEP

SHOPRITE

SPAR

Top it Up

USAVE



BITOU BULLETIN

Volume 15: October 2024

Bitou Executive Mayor speaks on the drive to accelerating Service Delivery to All Communities.



Issued: 16 October 2024

Bitou Executive Mayor, Councillor Jessica Kamkam, says the municipality has upped the ante in the drive to better the lives of its residents.

This statement comes as the contractor appointed to electrify the Qolweni Informal Settlement in Ward 3, goes on site this week. The contractor will be electrifying 104 new houses and performing 180 upgrades to existing meters.

Mayor Kamkam says installing electricity in informal households is just one of the ways that Bitou is trying to mitigate the increase of fires in informal settlements.

In August this year, 200 households were connected to the grid in Bossesgif Informal Settlement which is also in Ward 3.

Last year, just under 200 more households were connected in the same ward. While 60 households were also connected to the grid in the Zawa-Zawa Informal Settlement in Kurlund Village. Bitou Acting Municipal Manager, Mbulelo Memani, said this step is one way that the municipality is trying to improve its revenue collection abilities.

"Further this initiative also is enhancing the safety of informal settlements as candles, and paraffin stoves are dangerous for the community."

Ward 3 Councillor Thembela Mhlana agreed with Memani saying that the municipality is putting the lives of residents first.

"There is a high electricity demand, and it is great to see that the municipality is taking steps to ensure that the demand is met. "This is the core function of the municipality. With the strides that we are making, I hope that by 2026 all Bitou households will have power," Mhlana added

"The program to electrify informal settlements is part of our broad vision to accelerate service delivery to all the wards." Mayor Kamkam concluded.



Bitou Municipality is nominated as the Worlds Leading Beach Destination at the World Travel Awards .

This is a first for Plettenberg Bay although it has been nominated 15 times as Africa's Leading Beach Destination. To be nominated alongside world renowned beach destinations like Thailand, Hawaii and the Maldives is no mean feat.

This nomination means a lot to Bitou Municipality because our beaches are the cornerstone of our economy, and our tourism strategy relies heavily on them to attract tourists to this town. Essentially, we regard our beaches as our crown jewels or our "Big 5." It is no wonder that this municipality takes the management of our beaches very seriously and invests heavily to ensure that our beaches meet or even outshine international standards.

This nomination gives us confidence that our efforts and those of our partners are being recognized and we applaud everyone who plays a significant role in keeping our beaches in pristine condition. Our employees must be applauded for their continued efforts to make us the best together.

Our partners, the Plettenberg Bay Tourism Board, and other stakeholders have also played a huge role in putting this on the map and on the agenda of judges on platforms with such high pedigree. However, with this comes a challenge to not only maintain the current standards but to push them even higher. The nomination will have a positive impact on our destination marketing efforts.

The municipality cannot overlook the important role played by the Plett Shark-Spotters who together with our lifeguards ensure that the beachgoers feel safe whenever they visit our beaches and indulge in water activities for both leisure and work.

The current economic development activities taking place on and adjacent to our beaches are designed in such a manner that it enhances the tourism experience of our visitors. The vision of the municipality is always geared towards economic development strategies that are focused on promoting responsible tourism that benefits everyone in the town.

The article is issued by Mr. Andile Namntu, Manager of Corporate Communications, Intergovernmental Relations, and Public Participation, on behalf of the Acting Municipal Manager, Mr. Mbulelo Memani

"If you turn a blind eye to corruption, you are complicit."

Bitou Acting Municipal Manager:
Mbulelo Memani



Blow the whistle on corruption using this toll free
080 086 9646.

UPDATE ON GENERAL VALUATION

The physical inspections of properties in Kranshoek, Kwanokuthula and New Horizons have been completed. The physical inspections of the farms are 80% complete and the physical inspections of properties in Plettenberg bay town are currently underway. The inspections will continue in the next months into all Bitou areas.

Remember: data collectors will be wearing reflector jackets with inscription as per below;



Additionally, the data collector will have an Identity card that resembles the one below



Further updates will be provided as the valuation process unfolds to ensure that all property

owners are part of the valuation process of their properties.

Please direct any inquiries with regards to the general valuation process to the Revenue Section:

Contact: Siyabulela Frans at 044 501 3432, Pelisa Sakati at 044 501 3427, or email rates@plett.gov.za.

Service Accounts Payment Facilities

The municipality has appointed Pay@ as the sole service provider to provide third party payment facilities for Bitou customers to pay their municipal services accounts.

Below are the retailers where payments can be made and also all the other various payment facilities that can be used to make account payments via Pay@. Pick n Pay is currently not able to process payments through Pay@, but the municipality is addressing this situation to ensure that customers can make account payments at Pick n Pay also going forward. The Pay@ barcode with account number has been displayed on the accounts and customers simply need to present their account for scanning when making payments at all the below retailers.

Use your Pay@ No. starting with 11338 to make payment.
Pay your municipal account at these retailers:

ACKERMANS

game

Pick n Pay

BOXER

Kazang

SHOPRITE

builders

makro

SPAR

flash

PEP

Top it Up

Scan QR, type in Pay@ No. starting with 11338

Mobile & Digital Platforms

Scan to Pay

Apple

Android

SnapScan

Pay with EFT

MasterCard

Zapper

MySavings

VISA

www.payat.co.za

Bitou Beach Umbrella Project

Applications for Beach Umbrella Trading for the period 1 December 2024 to 30 April 2025 are invited by the Bitou Local Municipality, for scheduled sites along the coastal areas.

Closing date for applications:
1 November 2024

Beach Areas

- Central x4
- Beach Island x4
- Robberg five x4
- Wedge x2
- Lookout x4
- Robberg one x2
- Poorljes x2
- Sanctuary x2
- Nature's Valley x2

For detailed information, further enquiries please contact Wandisile Sebezo on 044 501 3369 or alternatively: wsebezo@plett.gov.za

CUSTOMER CARE

044 5013174/5
CustomerCare@plett.gov.za
0800212797

ELECTRONIC WASTE COLLECTION DAY

WHAT
Bring anything that is powered by electricity or batteries. Examples are old cell phones, fridges, tumble dryers, TV's, computers, laptops, kettles, toasters, hairdryers, tools, leads, batteries etc.

WHEN
SATURDAY, 16 NOVEMBER
09:00—12:00

WHERE
PIESANG VALLEY HALL,
PLETTENBERG BAY

HELP KEEP PLETT CLEAN
PLEASE REMEMBER YOUR 'CASH DONATIONS' FOR KEEP PLETT CLEAN!

do not Litter
SPAR

AIR QUALITY MANAGEMENT PLAN PUBLIC PARTICIPATION MEETING

DATE
7 November, 2024

TIME
9:00 to 12:00 PM

PLACE
Bitou Municipality
Piesang Valley Community Hall, 7 Green Point Avenue, Plettenberg Bay

FOR MORE INFORMATION
Call: 060 453 1644 / 081 016 8464

If you would prefer to attend virtually, please contact Jodi at jodi.howard@rayten.co.za for the meeting link.



munisipaliteit umasipala municipality

to be the best together

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

LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

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

PART A: APPLICANT DETAILS

First name(s)	Lundikazi		
Surname	Khuphiso		
South African Council for Planners (SACPLAN) registration number (if applicable)	C/9271/2020		
Company name (if applicable)	Planning Space PTY LTD		
Postal Address	Quayside Office Park, Corner of Hedge and Gordon Street, Unit 6, Ground Floor		
	Knysna	Postal Code	6570
E-mail	Lundi@planningspace.co.za		
Tel		Cell	066 222 0016

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

Name of registered owner(s)	Morshead Investments (Proprietary) Ltd		
E-mail	Lundi@planningspace.co.za		
Tel		Cell	066 222 0016

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

Property Description (Erf No / Farm No):	Erf 37		
Physical/ Street Address (if available)	6 Anchor Crescent		
Town	Plettenberg Bay		
Current Zoning	General Residential II	Land Use	Business (coffee shop, offices and flats)

Extent	1010 m ² / ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	
Title Deed number and date	T28/1976		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?		<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
If Yes, list such condition(s)			

Are the restrictive conditions in favour of a third party(ies)?		<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
If Yes, list the party(ies)			

Is the property bonded?		<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
If yes, (attach proof) If no proof is d provided upon submission a copy of Bondholders Consent must be provided prior to decision being taken.	See Annexure D		

Are there any existing unauthorized buildings and/or land use/s on the subject property(ies)?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	If yes, is this application to legalize the building / land use?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Are there any land claim(s) registered on the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

PART D: PRE-APPLICATION CONSULTATION					
Was a pre-application consultation held with the Municipality?		<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, complete the information below and attach the minutes of the pre-application consultation.	
Official's name			Date of consultation		

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)		
Tick	Section	Type of application
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;
<input checked="" type="checkbox"/>	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
<input checked="" type="checkbox"/>	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
<input checked="" type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;
<input checked="" type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;

✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

APPLICATION AND NOTICE FEES *(please note the following)*

1. Application fees are determined by Council annually in terms of the approved Municipal tariffs. An invoice will be sent to the applicant after an application is confirmed to be complete.
2. Application fees that are paid to the Municipality are non-refundable. Applications will only be processed after the application fees are paid in full and proof of payment is submitted to the Municipality.
3. The applicant is liable for the cost of publishing and serving notice of an application by.
4. The Municipality may request the applicant to undertake the publication and serving of notices
5. The Municipality will be responsible to serve notices to External Commenting Authorities, if necessary.

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

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

Primary Documentation

Y	N	Power of Attorney
Y	N	Company Resolution
Y	N	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	N	Executive Summary of the Motivation
Y	N	Locality plan
Y	N	Site development plan or conceptual layout plan
Y	N	Full copy of Title Deed
Y	N	S.G. diagram / General plan extract
Y	N	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N	Land use plan / Zoning plan
Y	N	Consolidation plan
Y	N	Proposed subdivision plan
Y	N	Proof of agreement or permission for required servitude
Y	N	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)

Y	N	Abutting owner's consent
Y	N	Services Report or indication of all municipal services / registered servitudes
Y	N	Conveyancer's certificate
Y	N	Street name and numbering plan (Applicable to Subdivision Only)
Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Landscaping Plan(if applicable)
Y	N	Home Owners' Association consent
Y	N	Proof of failure of Home owner's association
Y	N	Other (Specify)

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

Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)
Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
Y	N	Other (specify)

PART H: SUBMISSION OF APPLICATION

The application together with supporting information and documentation should be electronically lodged on the AFLA PORTAL system. This AFLA PORTAL has been designed and developed by Esri South Africa to assist Bitou Municipality to diminish queues and promote faster turnaround times on land development applications.

The AFLA system is accessible to members of the public, enabling online submission of town planning applications at Bitou Municipality using GIS.

A profile by either the owner of agent needs to be created before an application can be lodged on the Portal. Below is a link to the AFLA Portal.

<https://maps.bitou.gov.za/aflaportal/>

Hard copies will not be accepted by the Municipality unless supporting documentation and information may only be provided upon request by the Municipality.

SECTION I: DECLARATION

I hereby confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed in terms of the Bitou Municipality: Land Use Planning Bylaw (2015) as amended.
6. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services may be payable by the owner as a result of the proposed development.
7. I am aware that by lodging an application, the information in the application and obtained during the process, may be made available to the public.

SUBMISSION REQUIREMENTS

Y	N	Soft copy of the application emailed to townplanning@plett.gov.za . (A mime cast link must be requested for files larger than 10MB).
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Applicant's signature:  Date: 30 October 2024

Full name: Lundikarzi Khupiso

Professional capacity: Town and Regional Planner

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

DIAGRAM 1: LOCALITY MAP

ERF 37 PLETTENBERG BAY

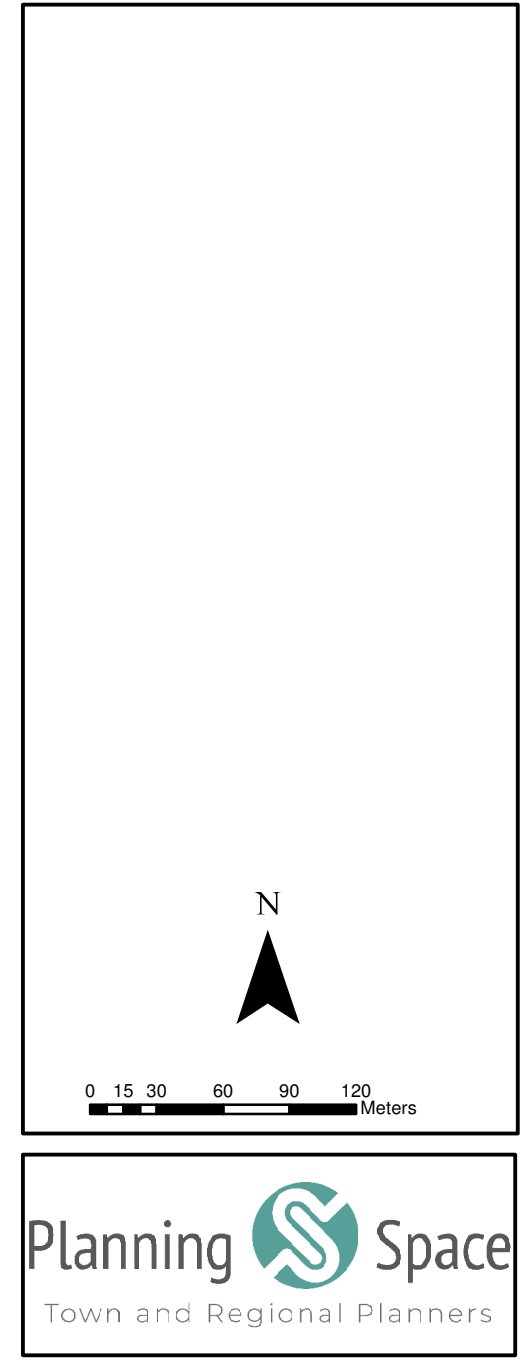
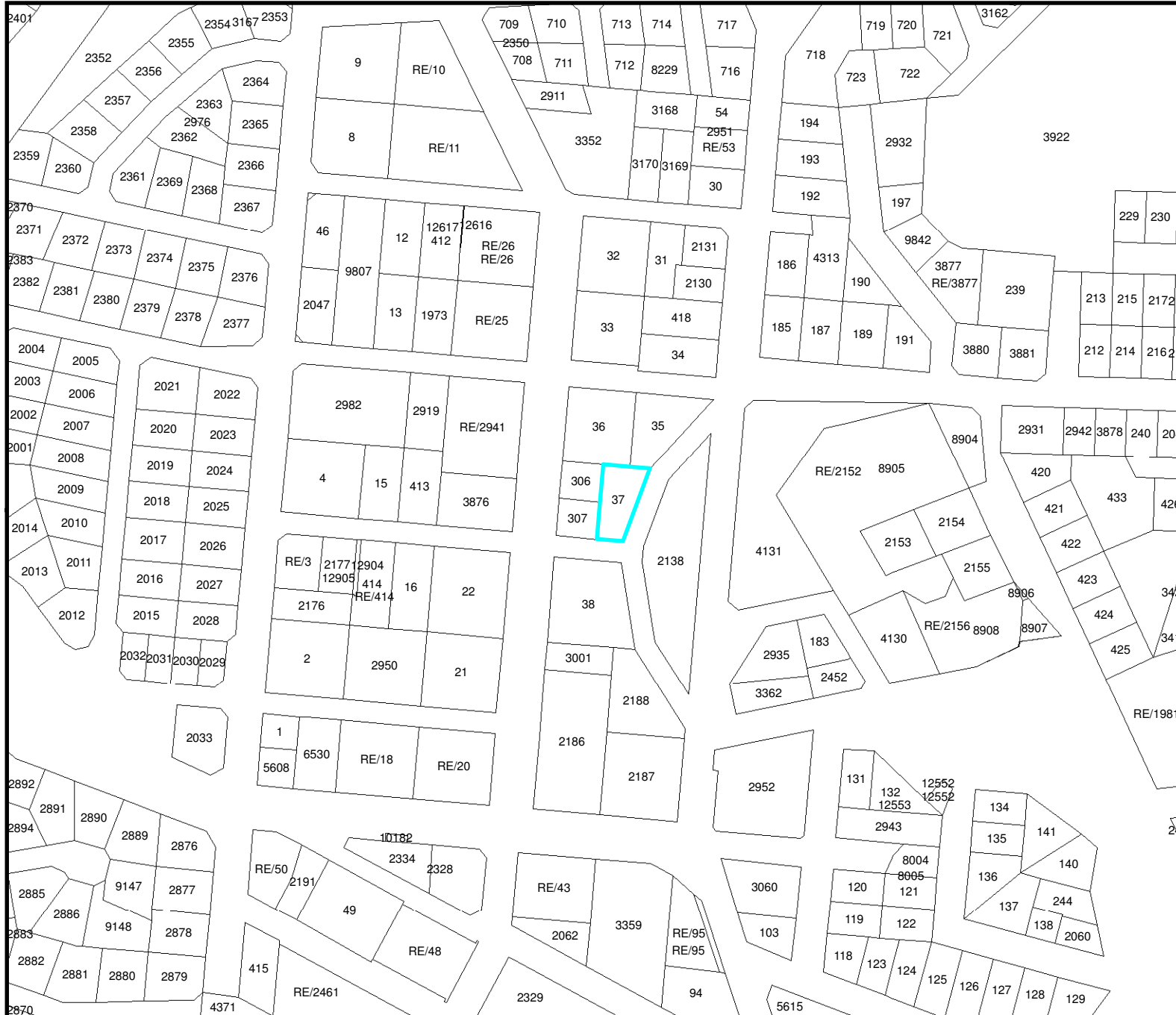


DIAGRAM 2: AERIAL PHOTO

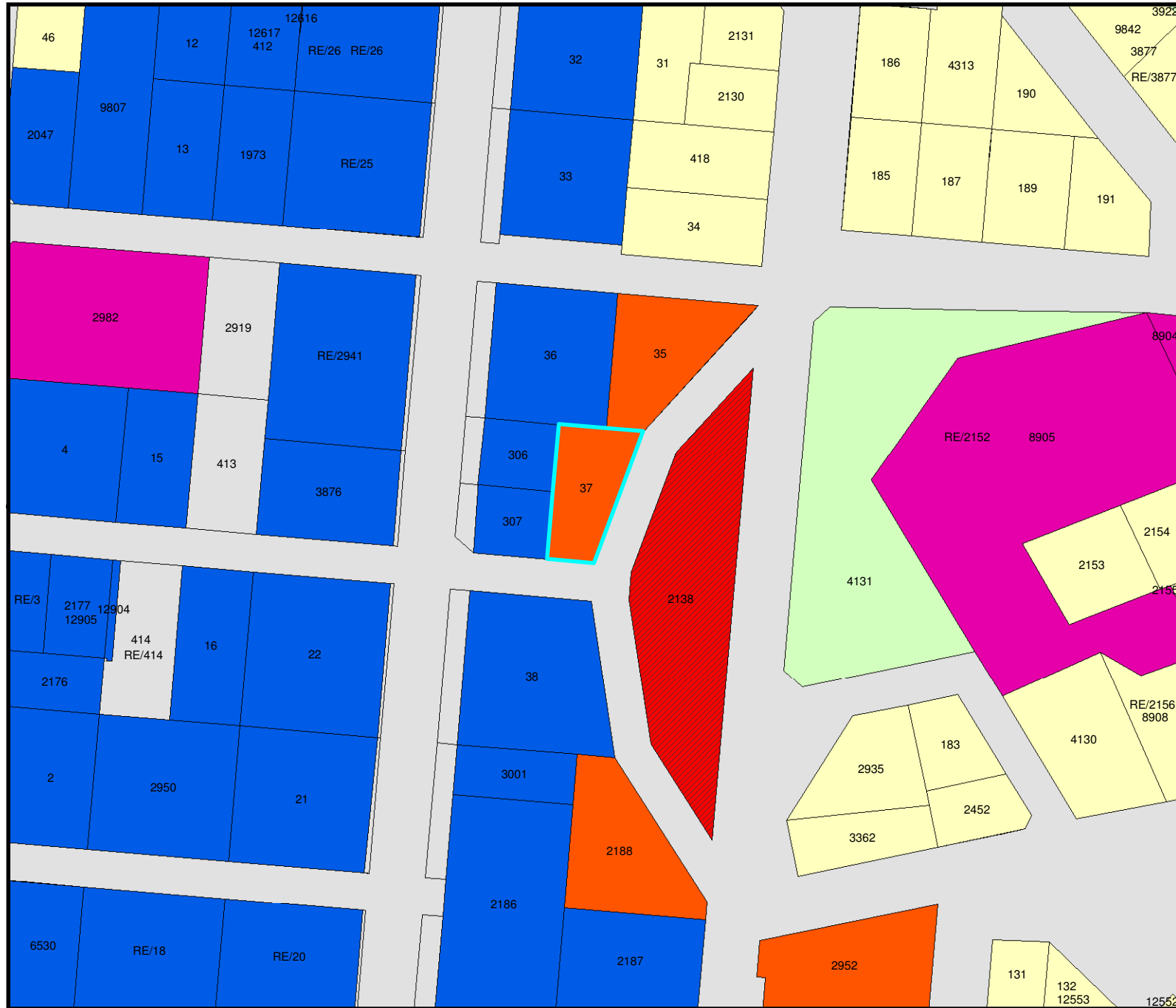


Date created: 2024/10/03

0 0.006 0.012 0.018 0.024 0.03 km

DIAGRAM 3: ZONING MAP








ERF 37 PLETTENBERG BAY



Legend

ZONING_MAP_16042020

Zoning

- | | |
|---|-----------------------------|
|  | Single Residential Zone I |
|  | General Residential Zone II |
|  | Business Zone I |
|  | Community Zone II |
|  | Open Space Zone I |
|  | Transport Zone II |
|  | Authority Use |



0 10 20 40 60 80 Meters

ERF 37 PLETTENBERG BAY



 SUBJECT PROPERTY
 SURROUNDING PROPERTIES

NOTES:
 Sizes are approximate and subject to final survey.

COPY RIGHT:
This plan must not be copied without the consent from
Planning Space.

ERF 37 PLETTENBERG BAY

DRW. NR.: E-37-SDP

BITOU MUNICIPAL AREA

DATE: 30 OCTOBER 2024