



Mr. Mbulelo Memani
Municipal Manager
 Tel – 044 501 3000
 Bitou Local Municipality
 Private Bag X1002
 PLETTENBERG BAY, 6600
Municipal Notice No: 188/2025

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

**BITOU MUNICIPALITY (WC047)
 NOTICE NUMBER: 188/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erven 456, 457 and 458 Natures Valley	1. Application is made in terms of Section 15(2)(d) of the Bitou Municipality: Land Use Planning By-law 2015 for the Subdivision of Erf 457 Natures Valley into two equitable portions as per the Proposed Plan of Subdivision and Consolidation, Referenced 458NV SUB-R0 and dated March 2025, as follows; 1.1. Portion X: 461m ² 1.2. Remainder: 461m ² The purpose of the subdivision is to divide Erf 457 into two equal portions and consolidate Proposed X with Erf 456 and Proposed Remainder with Erf 458.
Erf 456, 457 En 458 Natures Valley	1. Aansoek geskied ingevolge Artikel 15(2)(d) van die Bitou Munisipaliteit: Grondgebruikbeplanningsverordening 2015 vir die Onderverdeling van Erf 457 Naturesvallei in twee billike gedeeltes volgens die Voorgestelde Plan van Onderverdeling en Konsolidasie, Verwysing 458NV SUB-R0 en gedateer Maart 2025, soos volg; 1. Gedeelte X: 461m ² 2. Res: 461m ² Die doel van die onderverdeling is om Erf 457 in twee gelyke gedeeltes te verdeel en Voorgestelde X met Erf 456 en Voorgestelde Restant met Erf 458 te konsolideer.
Iziza 456, 457 and 458 Natures Valley	1. Isicelo senziwa ngokweCandelo le-15(2)(d) likaMasipala waseBitou: uMthetho kaMasipala woCwangciso loSetyenziso loMhlaba ka-2015 wokwahlulwa kwe-Erf 457 Natures Valley ibe ngamacandelo amabini alinganayo ngokweSicwangciso esiCetywayo soLwahlulo kunye nokuDityaniswa, esibhekiswe kwi-458NV SUB-R0 nomhla kaMatshi 2025, ngolu hlobo lulandelayo; 1. Icandelo X: 461m ² 2. Intsalela: 461m ² Injongo yolwahlulo kukwahlula i-Erf 457 ibe ngamacandelo amabini alinganayo nokudibanisa i-X ecetywayo kunye ne-Erf 456 kunye ne-Erf 458 kunye ne-Erf 458.

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 kantoorure/ 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 zohagamshekwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
 Bitou Local Municipality

ERVEN 456, 457 AND 458 **NATURE'S VALLEY**

**SITUATE IN
BITOU MUNICIPALITY
KNYSNA ADMINISTRATIVE DISTRICT
WESTERN CAPE PROVINCE**

MOTIVATION FOR:

SUBDIVISION AND CONSOLIDATION

In terms of:

**BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW (2015) IN TERMS OF
SECTIONS 15(2)(d) AND 15(2)(e)**

Purpose: To obtain Bitou Municipality Consent to Subdivide Erf 457 Nature's Valley into 2 portions and Consolidate Proposed Portion X with Erf 456 Nature's Valley and Proposed Remainder with Erf 458 Nature's Valley.

April 2025



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL : 044 533 3072
FAX : 086 589 1938
CELL : 082 569 7136
E-MAIL : shaun@sjmsurveys.co.za

8 GREENPOINT AVENUE
P O BOX 1871
PLETTENBERG BAY
6600

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- A. Special Power of Attorney.
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- D. Surveyor General Diagrams No.s 6129/1984, 6130/1984 and 6131/1984.
- E. Proposed Plan of Subdivision and Consolidation, Reference 458NV SUB-R0 dated March 2025.
- F. Locality Plan.
- G. Aerial Cadastral Plan.
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A INTRODUCTION

1. Appointment and Brief

A Resolution by Robyn Lynett May and Amanda Cecilia van der Hoven, the owners of Erf 457 Nature's Valley appoint S J McMillan Land Surveyors to apply to the Bitou Municipality for the following:

- The Subdivision of Erf 457 Nature's Valley into two equitable portions, Proposed Portion X and Remainder.
- The Consolidation of proposed Portion X with Erf 456 Nature's Valley and the Consolidation of proposed Remainder with Erf 458 Nature's Valley.

Application is made to the Bitou Municipality in terms of 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law (2015).

The Special Power of Attorney is attached as Annexure A.

2. Ownership and Extent

Erf 456 Nature's Valley is registered in the name of Cecilia Amanda van der Hoven and is held by virtue of Title Deed No. T14945/1996 (Annexure B).

Erf 457 Nature's Valley is registered in the names of Robyn Lynett May and Amanda Cecilia van der Hoven and is held by virtue of Title Deed No. T7452/2025 (Annexure C).

Erf 458 Nature's Valley is registered in the names of Robyn Lynett May and Robyn Marlene Gonsalves and is held by virtue of Title Deeds No.s T117280/2019 and T56319/2009 (Annexure B).

Erf 456 Nature's Valley measures 900 square metres in extent as per the Surveyor General Diagram No. 6129/1984 (Annexure D) and the Title Deed.

Erf 457 Nature's Valley measures 922 square metres in extent as per the Surveyor General Diagram No. 6130/1984 (Annexure D) and the Title Deed.

Erf 458 Nature's Valley measures 895 square metres in extent as per the Surveyor General Diagram No. 6131/1984 (Annexure D) and the Title Deed.

3. The Application

Application is made to the Bitou Municipality in terms of Sections 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law (2015) for the Subdivision of Erf 457 Nature's Valley into two equitable portions as per the Proposed Plan of Subdivision and Consolidation, Referenced 458NV SUB-R0 and dated March 2025 (Annexure E), as follows:

1. Portion X: 461m²
2. Remainder: 461m²

The purpose of the subdivision is to divide Erf 457 into two equal portions and consolidate proposed Portion X with Erf 456 and Proposed Remainder with Erf 458.

When Erf 457 Nature's Valley came onto the market, the neighbours feared that a new development on this property would destroy the natural vegetation on this piece of land as well as their privacy, peace and tranquillity. The neighbours decided to purchase the property to ensure that the property would not be developed.

The Proposed Subdivision and Consolidation will result in two properties of a larger size which will permit each to have a larger garden area with natural vegetation and is in keeping with the character of the surrounding area and in terms of the Bitou Municipal Zoning By-Law.

B LOCALITY AND STATUS OF THE LAND

1. Locality

Erf 456 Nature's Valley is located on Forest Drive and Erf 458 Nature's Valley is located on St Georges' Avenue. Erf 457 Nature's Valley is located between Erven 456 and 458 on the corner of St Georges' Avenue.

A Locality Plan is attached as Annexure F illustrating the location of the property.

2. Existing and Surrounding Zoning and Land Use Characteristics

Erven 456, 457 and 458 Nature's Valley is zoned "Single Residential Zone" and Erven 456 and 458 are each developed with a residential dwelling unit. Erf 457 is vacant and naturally vegetated.

Attached as Annexure G is an Aerial Cadastral Plan showing the use of the property and the surrounding area.

The surrounding properties are similarly zoned for residential purposes and developed with residential dwellings.

3. Access

Erf 456 obtains access from Forest Drive and Erf 458 obtains access from St Georges' Avenue.

4. Services

Municipal services are supplied by Bitou Municipality.

7. Restrictions

There are no restrictive conditions in the Title Deed pertaining to the proposed subdivision and consolidation of the property, which requires an application in terms of Section 15(2)(f) of the Bitou Municipality: Land Use Planning By-Law (2015).

A Conveyancers Certificate is attached confirming that there are no conditions in the Title Deed T7452/2025 that prohibit subdivision (Refer Annexure H).

It appears from earlier Title Deeds that previous Restrictive Conditions prohibiting subdivision were expunged for these erven in circa 1984.

C THE APPLICATION

The Controlling Authority is the Bitou Municipality.

A Land Development Application is directed to the Bitou Municipality in terms of the Land Use Planning By-Law (2015) and the application is for:

1. Subdivision:

- Application is made to the Bitou Municipality in terms of Section 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law (2015) for the Subdivision of Erf 457 Nature's Valley, into two equitable Portions (Proposed Portion X and Remainder) and the Consolidation of Proposed Portion X with Erf 456 and Proposed Remainder with Erf 458 Nature's Valley, as shown on the attached Proposed Plan of Subdivision and Consolidation, Reference 458NV SUB-R0 dated March 2025 (Annexure E).

The application proposes the following:

- (i) Proposed Portion X, a portion of Erf 457 Nature's Valley measuring 461m² in extent.
- (ii) Leaving a Proposed Remainder of Erf 457 Nature's Valley measuring 461m² in extent.

The subdivision will result in two separate properties to be consolidated with neighbouring properties. Erf 457 is currently vacant.

2. Consolidation:

The two separate properties are to be consolidated with the neighbouring properties as follows;

- 1. Proposed Portion X with Erf 456 Nature's Valley:

461 m ²	-	Proposed Portion X
900 m ²	-	Erf 456 Nature's Valley
<u>1,361</u> m ²		in Total

2. Proposed Remainder with Erf 458 Nature's Valley:

461 m ²	-	Proposed Portion X
895 m ²	-	Erf 458 Nature's Valley
1,356 m ²		in Total

The consolidated and combined extents are as follows:

Erf 456 plus Portion X	-	1,361m ² ... (1)
Erf 458 plus Remainder Erf 457	-	1,356m ² ... (2)

The Consolidation is shown on the Proposed Subdivision and Consolidation Plan attached as Annexure E.

D. MOTIVATION

The eventual consolidated (see (1) and (2) above) Erven 456 and 458 will remain for residential purposes. It is the intention of this application that Erf 457 be subdivided into two portions to be consolidated with the neighbouring properties (Erven 456 and 458) and be used for single residential purposes in line with the residential character of the area.

No additional land unit is created. In fact, there will be one less residential land unit.

Erf 457 Nature's Valley is currently vacant and was available for development. Erf 457 Nature's Valley came onto the market and the neighbours on both sides of the property feared that a development on this property would destroy the natural vegetation as well as their privacy, and the peace and tranquillity they currently enjoy.

For these reasons, the neighbours decided to purchase the property, subdivide it into two portions and consolidate the portions with their individual properties.

Nature's Valley is a holiday destination that is synonymous with being off the beaten track and being surrounded by nature. There is only one shop in the area and development is limited. Any new development must ensure compatibility with the environment.

However, newer developments in the area have been of a much larger nature than their predecessors, which are smaller and more cottage-like in character. The larger developments are changing the character of the area and reducing the amount of natural vegetation. It is this type of development that the owners of Erven 456 and 458 feared and by purchasing Erf 457 for subdivision and consolidations with their properties, can prevent a larger, obstructing type of development on their doorstep.

Nature's Valley is subject to strict land use and building regulations (restrictive conditions of title) as the area has limited infrastructure and the nature of the natural area is considered sensitive with measures taken into consideration to retain the natural fauna and flora and to conserve the natural environment.

The creation of larger properties takes cognisance of this and allows for one less property in the area.

(i) Bitou Municipality Spatial Development Framework (SDF), 2021

The property is included in the Bitou Municipality Spatial Development Framework, 2021.

The SDF is the regulatory framework for spatial development within the Bitou Municipal area. The SDF encompasses the principles of the Western Cape Provincial SDF, 2014.

The SDF recognises Nature's Valley as a sensitive natural environment. The SDF highlights the fact that Nature's Valley has limited access and capacity for development. "The theme is low density and intensity use residential area primarily for holiday purposes (page 128 of the SDF)".

The application to subdivide the property and consolidate the subdivided portions to the adjoining properties is in keeping with the policy to protect the area and the natural environment.

(ii) Land Use Planning By-Law, 2015

The following principles as contained in the Guidelines in terms of Section 15 of the Bitou Municipality: Land Use Planning By-Law, 2015 and compiled by the Directorate: Planning and Development (with reference to the objectives and principles contained in Chapter V1 of the Land Use Planning Act, 2014) are met;

Principle of Spatial Justice:

As per the internet "**Spatial justice** involves "the fair and equitable distribution in space of socially valued resources and opportunities to use them (Soja 2009). The space we live in can have negative as well as positive consequences on everything we do."

The subdivision as proposed does not change the existing use of the property and the zoning will remain the same. One less residential property is created.

Principle of Spatial Sustainability:

"**Spatial sustainability** focuses on the geometric and configurationally ordering of space in the city. It raises the possibility that the generic **spatial** form of the self-organised city in and of itself contribute to **sustainability**."

The applicant promotes a more sustainable use of the area without changing the character of the area.

Principle of Efficiency:

"The **efficiency principle** is an economic tenet stating that any action achieves the greatest benefit to society when the marginal benefits from the allocation of resources are equivalent to its marginal social cost."

The proposed subdivision proposes an efficient use of the property without any social cost.

Principle of Spatial Resilience:

“The **spatial resilience principle** highlights the importance of creating sustainable livelihoods and the ability to avoid and handle unexpected incidents or shocks.”

No unexpected incidents or shocks are proposed. A sustainable livelihood is proposed in creating properties that are manageable.

(iii) Spatial Planning Land Use Management Act, 2013

The following matters are met in Section 42 of the Spatial Planning Land Use Management Act, 2013;

1. No changes are proposed on the property as the residential character will be maintained, and no new development is proposed. As a result, the public interest is not affected and no negative impact will be made on engineering services, social infrastructure, community facilities and open space requirements.
2. The proposed subdivision and consolidations will not have an impact on the natural environment. The natural environment will be retained and preserved, as the new consolidated residential properties will be residential in character.
3. No new access is proposed, current access will be retained.

D. DESIRABILITY

The subdivision of the property into two equitable portions and the consolidation of the two portions with the adjoining properties is desirable in that no major change to the existing landscape and land use is proposed.

The property is a residential area which is characterised by a natural environment where conservation is prioritised.

The application will fulfil the goal of maintaining a low intensity residential zone as per the principles of the Spatial Development Framework:

- (i) The subdivision and consolidation will have no impact on the surrounding area.
- (ii) The urban residential nature of the property is to be retained and no changes are proposed in terms of this application.
- (iii) As no changes are proposed to the property, the proposed subdivision and consolidation will not impact on existing services.
- (iv) The current access arrangement will be retained.
- (v) No Rezoning is involved and the Single Residential zone currently in place is to be retained.

E. CONCLUSION

The land use proposed is in keeping with the Bitou Municipality's intent for the area. The residential character of the neighbourhood within an environmentally sensitive area is retained.

The proposal supports Council's Policy to conserve the natural environment and character of the area.

Access will be retained and no additional utilisation of existing services and infrastructure is proposed.

In view of the above considerations, it is therefore submitted that the proposed Subdivision and Consolidations be considered favourably by the Bitou Municipality.



S.J. McMILLAN
P.L.S. 0910

APRIL 2025



DATE | October 2022

SCALE | 1:500

Photography 2011

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

Erven 455, 456, 457 and 458 Natures Valley

Although every effort is taken to ensure current and accurate information on this plan, no liability whatsoever will be accepted for erroneous data. Consult your Land Surveyor for confirmation of beacons and boundaries.



S.J.McMILLAN

PROFESSIONAL LAND SURVEYORS
 TOWNSHIP PLANNERS SUBDIVISIONAL SURVEYS
 TOPOGRAPHICAL & ENGINEERING SURVEYS
 SECTIONAL TITLE SURVEYS

P.O.Box 1871
 Plettenberg Bay 6600
 e-mail : s.mac millan.co.za
 B.J.McMillan B.Sc.(S. Survey) P.L.(S.A.) M.L.L.S.

Tel: 044 - 6333072
 Fax: 044 - 5330697
 Cellular: 082 969 7135



municipaliteit 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)	SHAUN		
Surname	McMILLAN		
South African Council for Planners (SACPLAN) registration number (if applicable)	P.L.S. 0910		
Company name (if applicable)	SHAUN McMILLAN LAND SURVEYOR		
Postal Address	P O BOX 1871		
	PLETTENBERG BAY	Postal Code	6600
E-mail	info@sjmsurveys.co.za		
Tel	044 533 3072	Cell 082 569 7135	

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

Name of registered owner(s)	Robyn Lynett May and Amanda Cecilia van der Hoven		
E-mail	info@sjmsurveys.co.za		
Tel	-	Cell 082 569 7135	-

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

Property Description (Erf No / Farm No):	Erven 456, 457 and 458
Physical/ Street Address (if available)	Forest Drive and St Georges Avenue
Town	Nature's Valley

Current Zoning	Single Residential	Land Use	Residential
Extent	900m², 922 m² and 895m²		
Applicable Zoning Scheme	Bitou Zoning Scheme: By-Law		√
	Plettenberg Bay Zoning Scheme Section 7 and LUPO Scheme Regulations: Section 8		
Are there existing buildings?	Y √	N	
Title Deed number and date	T14945/1996, T7452/2025 and T117280/2019 and T56319/2009		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?	Y	N √
If Yes, list such condition(s)	N/A	

Are the restrictive conditions in favour of a third party(ies)?	Y	N
If Yes, list the party(ies)	N/A	

Is the property bonded?	Y	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.		

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

PART D: PRE-APPLICATION CONSULTATION

Was a pre-application consultation held with the Municipality?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	Marius Buskes	Date of consultation	8 April 2025

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
	2(a)	a rezoning of land;
	2(b)	a permanent departure from the development parameters of the zoning scheme;
	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;
√	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
√	2(e)	a consolidation of land that is not exempted in terms of section 24;

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

Supporting Information & Documentation (if applicable)

Y	<input checked="" type="checkbox"/>	Land use plan / Zoning plan
Y	<input checked="" type="checkbox"/>	Consolidation plan
Y	<input type="checkbox"/>	Proposed subdivision plan
Y	<input type="checkbox"/>	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) SG Diagram, Aerial Cadastral Plan, CBD Plan, SG Noting Sheet extract

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)

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).
Y	N	1 x Hard Copy submitted at Town Planning Office

Applicant's signature:



Date:

8 April 2025

Full name:

Shaun McMillan

Professional capacity:

Professional Land Surveyor P.L.S. 0910

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

Info

From: Marius Buskes <mbuskes@plett.gov.za>
Sent: Monday, April 14, 2025 12:01 PM
To: Info
Subject: 14-04-2025 - ERVEN 456, 457 AND 458: NATURE'S VALLEY: Pre Application Meeting

Hi Shaun this email correspondence serves as a pre application

Regards,

Marius Buskes | Pr.Pl n A/2531/2017| Town Planning | Economic Development and Planning
Work: 044 501 3436 | Email: mbuskes@plett.gov.za | Website: www.bitou.gov.za



Bitou Municipality
To be the best together

For all service delivery enquiries contact:

Customer Care

Email: customercare@plett.gov.za
Phone: 044 501 3174 / 044 501 3175
Toll Free: 080 021 2797
Emergency: 044 533 5000

From: Info <info@sjmsurveys.co.za>
Sent: Tuesday, April 8, 2025 10:58 AM
To: Marius Buskes <mbuskes@plett.gov.za>
Cc: Chris Schliemann <CSchliemann@plett.gov.za>
Subject: ERVEN 456, 457 AND 458: NATURE'S VALLEY: BITOU MUNICIPALITY

8 April 2025

Attention: Marius Buskes
Bitou Municipality

mbuskes@plett.gov.za

Dear Marius

ERVEN 456, 457 AND 458: NATURE'S VALLEY: BITOU MUNICIPALITY

Our clients, Robyn Lynett May and Amanda Cecilia van der Hoven, the owners of Erf 457 Nature's Valley have appointed S J McMillan Land Surveyors to apply to the Bitou Municipality for the following:

- The Subdivision of Erf 457 Nature's Valley into two equitable portions, Proposed Portion X and Remainder.
- The Consolidation of proposed Portion X with Erf 456 Nature's Valley and the Consolidation of proposed Remainder with Erf 458 Nature's Valley.

Application is made to the Bitou Municipality in terms of 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law (2015).

Attached, please find the Proposed Plan of Subdivision and Consolidation (dated March 2025 and Reference 458NV SUB-R0) for submission to the Bitou Municipality as a Land Development Application. It is noted that Erf 457 does not have a restrictive condition prohibiting subdivision and a Conveyancers Certificate to this effect will be party to the Land Development Application.

Kindly advise whether this email can be considered as a Pre-Application meeting for this Land Development Application.

Yours faithfully,



SJ McMILLAN

P.L.S. 0910

Tel: +27 44-533 3072

Cell: +27 82-569 7135

E-mail: shaun@sjmcsurvey.co.za



Shaun J. McMILLAN
PROFESSIONAL LAND SURVEYOR

P O Box 1871 Plettenberg Bay 6600 South Africa

8 Greenpoint Avenue Piesang Valley Plettenberg Bay 6600



Peter May
Email: pm-kwmh@mweb.co.za

Our Ref: Mr Peter Bowes/Lizette

Your Ref:

Direct Line: (041) 506 3716

E-Mail: ldebeer@blclaw.co.za

Date: 11 March 2025

Dear Peter

CONVEYANCER'S CERTIFICATE - ERF 457 NATURE'S VALLEY

I attach hereto a Conveyancer's Certificate for your Surveyor / Town Planner. Please let me know if you require me to elaborate on any aspect of the Conveyancer's Certificate.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Lizette', written over a horizontal line.

BLC ATTORNEYS

Directors: Madeleen Charsley, Karen Lee, Sonja Tifloen, Burger van Dyk
Senior Associates: Sarah Fritz, Zakiyyah Williams
Associates: Micah Louw, Siphonathi Ngcoko, Sisanda Ngqokoqwane
Consultants: Peter Bowes, Guy Dakin, Louis Schoeman

PORT ELIZABETH

Tel: 041 506 3700 / Docex 16 Port Elizabeth
4 Cape Road, Port Elizabeth, 6001 / PO Box 12328, Centrahill, 6006

EAST LONDON

Tel: 043 050 4205 / Docex 21 East London
123 Western Avenue, Vincent, East London, 5217 / PO Box 19220, Tecoma, 5214

BBBEE Level 1 Contributor
(as per amended code)

Bowes Loon & Corniellan Inc
(Reg. No. 1992/007434/21)
VAT Reg. No. 4310169448
Practice No. 5235

www.blcattorneys.co.za

TO WHOM IT MAY CONCERN

Our Ref: Mr Peter Bowes/Lizette/

Your Ref:

Direct Line: (041) 506 3716

E-Mail: ldebeer@blclaw.co.za

Date: 11 March 2025

CONVEYANCER'S CERTIFICATE IN RESPECT OF ERF 457 NATURE'S VALLEY, SITUATE IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA

I, PETER GERARD BOWES, Conveyancer, practising as such at BLC Attorneys, Port Elizabeth, hereby certify that I have examined the conditions of title in respect of Erf 457 Nature's Valley, held by Deed of Transfer No. T 7452/2025, and hereby confirm and certify that there are no conditions in this Deed or any prior Deed which would prevent, restrict, or inhibit in any way, the subdivision of this Erf or a partition transfer of the Erf.

Yours faithfully
Peter Gerard Bowes



BLC ATTORNEYS

PETER GERARD BOWES
CONVEYANCER

Bowes Loon & Connellan
Reg no 1992/007434/21
t/a BLC Attorneys
4 Cape Road
Port Elizabeth

Directors: Madeleen Charsley, Karen Lee, Sonja Tifloen, Burger van Dyk
Senior Associates: Sarah Fritz, Zakiyyah Williams
Associates: Micah Louw, Siphonathi Ngcoko, Sisanda Ngqokogwane
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8 Greenpoint Ave; P.O. Box 1871
Plettenberg Bay, 6600
Tel: +27 (0) 44 533 3072
Fax: +27 (0) 86 589 1938
Cell: +27 (0) 82 569 7135
info@sjmsurveys.co.za

SHAUN J. McMILLAN

PROFESSIONAL LAND SURVEYOR

22 April 2025

Town Planning Department
Bitou Municipality
PLETTENBERG BAY

Dear Sir

LAND DEVELOPMENT APPLICATION: SUBDIVISION AND CONSOLIDATION:
APPLICATION IN TERMS OF SECTIONS 15(2)(d) AND 15(2)(e) OF THE BITOU MUNICIPALITY:
LAND USE PLANNING BY-LAW (2015):
ERVEN 456, 457 AND 458 NATURE'S VALLEY: BITOU MUNICIPALITY

We hereby submit an Application in terms of Sections 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law (2015) for the Subdivision of Erf 457 Nature's Valley and the Consolidation of equitable portions with Erven 456 and 458 Nature's Valley. Enclosed please find the Motivational Report with the following plans and annexures:

- A. Special Power of Attorney.
- B. Windeed Printouts.
- C. Copy of Title Deed T7452/2025.
- D. Surveyor General Diagrams No.s 6129/1984, 6130/1984 and 6131/1984.
- E. Proposed Plan of Subdivision and Consolidation, Reference 458NV SUB-R0 dated March 2025.
- F. Locality Plan.
- G. Aerial Cadastral Plan.
- H. Conveyancers Certificate.

Kindly acknowledge receipt.

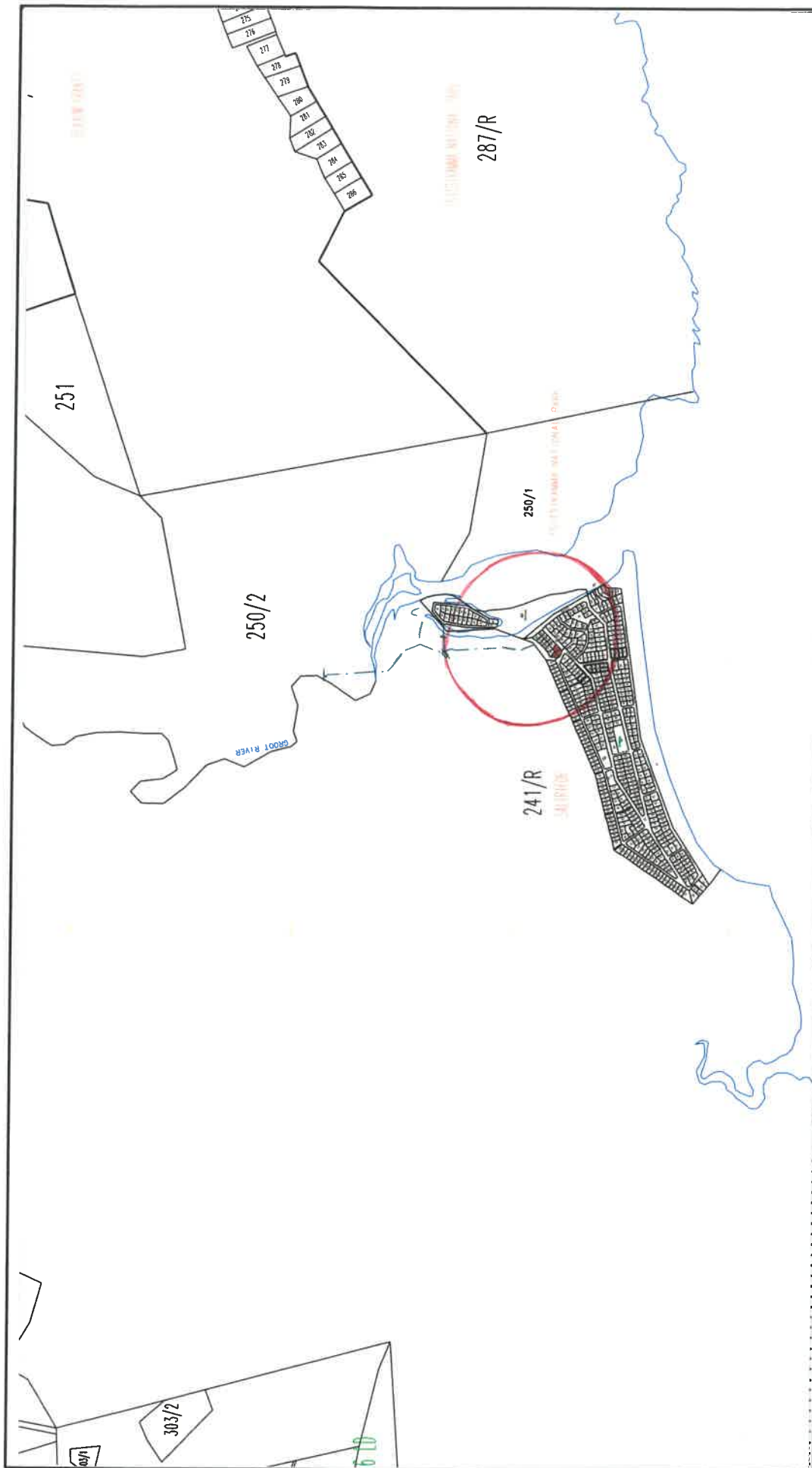
Yours faithfully,



S.J. McMILLAN
P.L.S 0910

RECEIVED BY: _____

DATE: _____ 2025



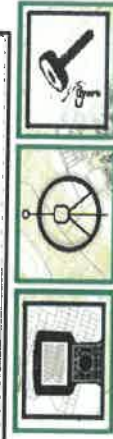
LOCALITY PLAN

Erven 456, 457 and 458 NATURE'S VALLEY

situate
Bitou Municipality
Knysna Administrative District

1: 30 000



March 2025



SHAUN McMILLAN
PROFESSIONAL LAND SURVEYOR

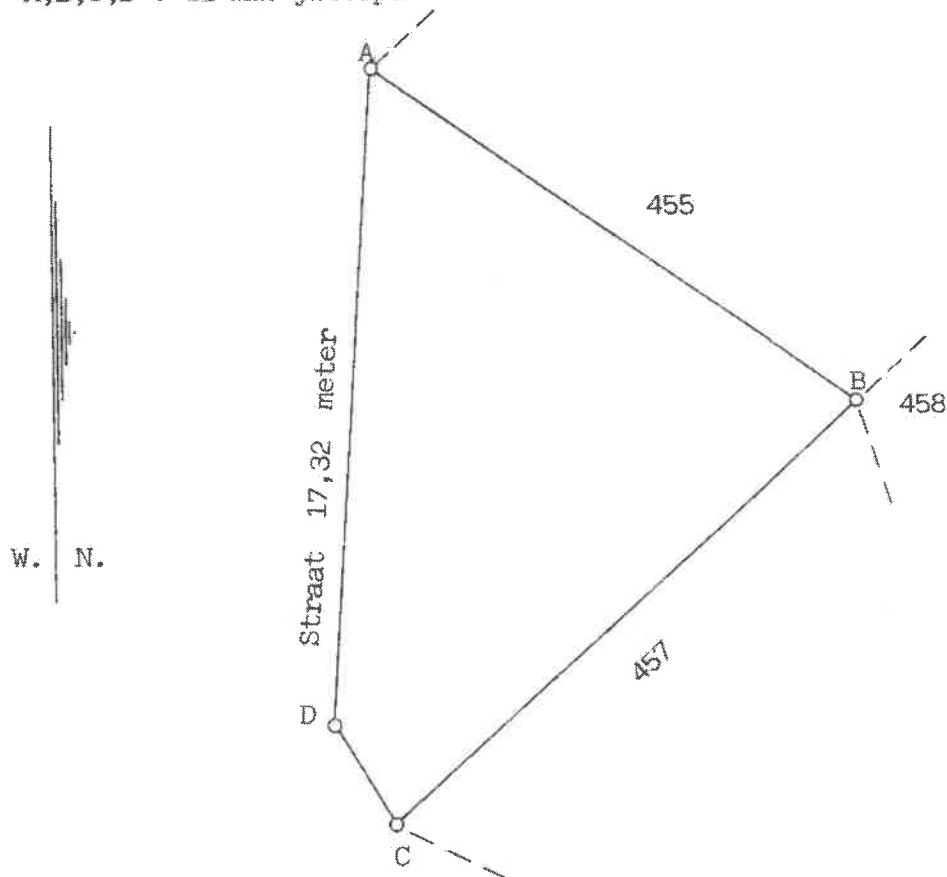
TEL : 044 533 3072
FAX : 086 589 1936
CELL : 082 669 7136
E-MAIL : shaun@sjmsurveys.co.za

8 GREENPOINT AVENUE
P O BOX 1871
PLETTENBERG BAY
6600

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
			Y	Stelsel	Lo = 23° X	
		KONSTANTE		- 50 000,00	+3760 000,00	6129-84 Goedgekeur <i>R. van Waas</i> w Landmeter-generaal 1984-08-15
AB	39,27	304 27 30	A	- 1 862,70	+ 984,52	
BC	42,04	47 37 30	B	- 1 895,08	+ 1 006,74	
CD	7,82	149 14 40	C	- 1 864,02	+ 1 035,07	
DA	43,91	183 29 30	D	- 1 860,03	+ 1 028,35	
		(11) Covie		- 4 560,86	+ 258,62	
		(156) Hum 15		- 619,07	- 569,64	

Beskrywing van Bakens :


A,B,C,D : 12 mm. ysterpen



Skaal: 1 : 500

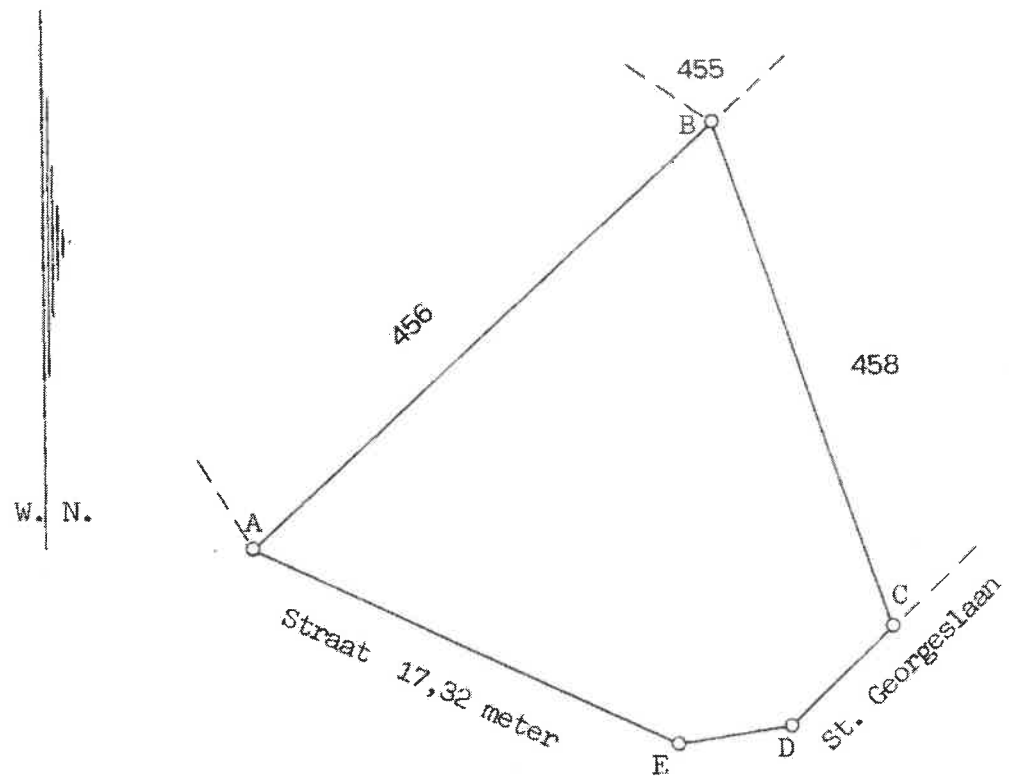
Die figuur A B C D
 stel voor 900 vierkante meter grond, synde
 ERF 456 NATURE'S VALLEY (Gedeelte van Erf 383)
 geleë in Nature's Valley Dorp, Plaaslike Gebied Administratiewe Distrik
 Nature's Valley Knysna Provinsie Kaap die Goeie Hoop.
 Opgemeet in Februarie - Junie 1984
 deur my, *H. van Waas* Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. S/5486/2
No. gedateer	No. 1207/61 geheg aan	M.S. No. E 1727/84
t.g.v.	Transport/Grondbrief	Komp. BMSx-4412 (M2788)
	No. 1961.226.11143	Alg. Plan T.P. 1151 ^{LD}
Registrateur van Aktes		

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
			Y	Stelsel	Lo = 23° X	
		KONSTANTE	- 50 000,00		+3760 000,00	6130-84
AB	42,04	227 37 30	A - 1 864,02	+	1 035,07	Goedgekeur  w/ Landmeter-generaal 1984-08-15
BC	35,98	340 48 00	B - 1 895,08	+	1 006,74	
CD	9,37	46 11 40	C - 1 906,91	+	1 040,71	
DE	7,73	80 51 50	D - 1 900,14	+	1 047,20	
EA	31,46	115 07 40	E - 1 892,51	+	1 048,43	
		(11)Covie	- 4 560,86	+	258,62	
		(156)Hum 15	- 619,07	-	569,64	

Beskrywing van Bakens :

A,B,C,D,E : 12 mm. ysterpen



Skaal: 1 : 500

Die figuur A B C D E

stel voor 922 vierkante meter

grond. synde

ERF 457 NATURE'S VALLEY (Gedeelte van Erf 383)

geleë in Nature's Valley Dorp, Plaaslike Gebied
Nature's Valley
Knysna

Administratiewe Distrik

Provinsie Kaap die Goeie Hoop.

Opgemeet in Februarie - Junie 1984

deur my,

H. van Waas

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is.

Lêer No. S/5486/2

No.
gedateer

No. 1207/61 geheg aan

M.S. No. E 1727/84

t.g.v.

Transport/Grondbrief

Komp. BMSx-4412 (M2788)

No. 1961.226.11143

Alg. Plan T.P. 1151^{LD}

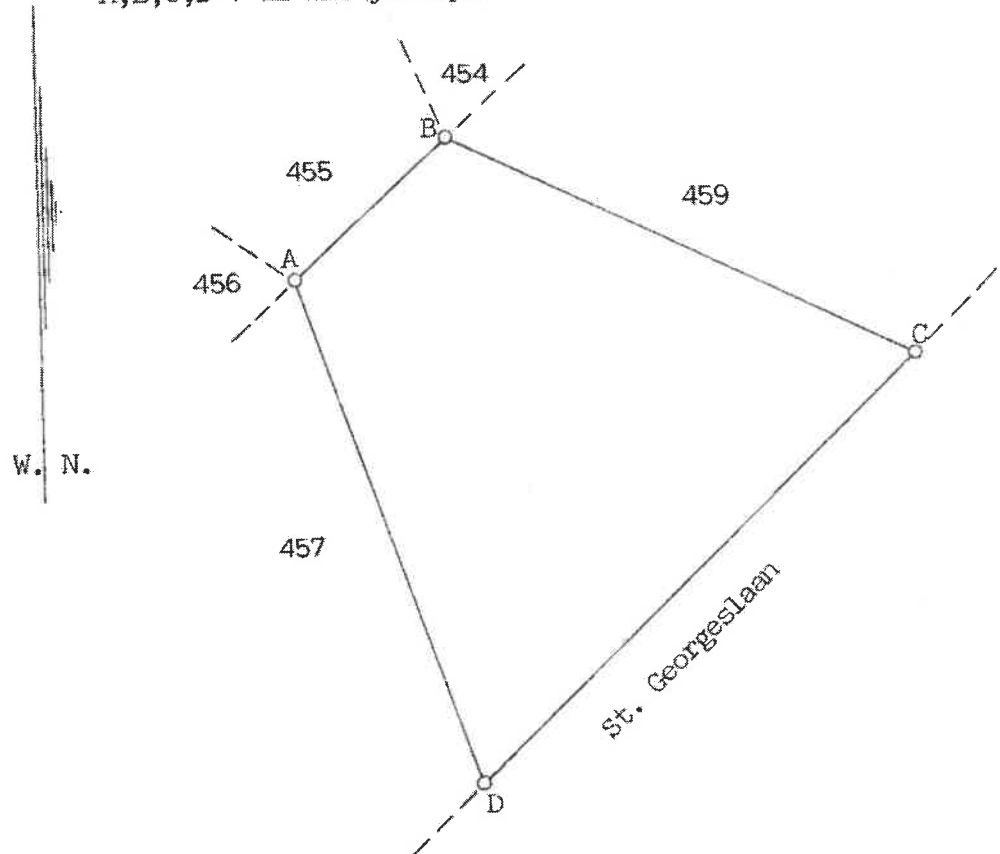
Registrateur van Aktes

KANTOORAFSKRIF

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel Lo = 23° X			L.G. No.
		KONSTANTE		- 50 000,00	+3760 000,00	6131-84
AB	14,00	227 37 30	A	- 1 895,08	+ 1 006,74	Goedgekeur <i>R. Sten</i> ✓ Landmeter-generaal 1984-08-15
BC	34,52	295 48 40	B	- 1 905,42	+ 997,30	
CD	41,00	46 11 20	C	- 1 936,49	+ 1 012,33	
DA	35,98	160 48 00	D	- 1 906,91	+ 1 040,71	
		(11)Covie	▲	- 4 560,86	+ 258,62	
		(156)Hum 15	▲	- 619,07	- 569,64	

Beskrywing van Bakens :

A,B,C,D : 12 mm. ysterpen



Skaal: 1 : 500

Die figuur A B C D
stel voor 895 vierkante meter grond, synde
ERF 458 NATURE'S VALLEY (Gedeelte van Erf 383)
geleë in Nature's Valley Dorp, Plaaslike Gebied Administratiewe Distrik
Nature's Valley Provinsie Kaap die Goeie Hoop.
Krynsna
Opgemeeit in Februarie - Junie 1984
deur my, *N. van Waas* Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. S/5486/2
No. gedateer	No. 1207/61 geheg aan	M.S. No. E 1727/84
t.g.v.	Transport/Grondbrief	Komp. BM5x-4412 (M2788)
	No. 1961.226.11143	Alg. Plan T.P. 1151 ^{LD}
Registrateur van Aktes		

SPECIAL POWER OF ATTORNEY

I, Robyn Lynette May and Amanda Cecilia van der Hoven, the undersigned, do hereby appoint SHAUN McMILLAN, a PROFESSIONAL LAND SURVEYOR to:

(1) To apply to the Bitou Municipality in terms of Sections 15(2)(d) and 15(2)(e) of the Bitou Municipality: Land Use Planning By-Law, for the following;

- The Subdivision of Erf 457 Nature's Valley into two equal portions.
- The Consolidation of the one portion (Proposed Portion X) with Erf 456 Nature's Valley and the Consolidation of the other portion (Proposed Remainder) with Erf 458 Nature's Valley as shown on the Proposed Subdivision and Consolidation Plan, referenced 458NV SUB-R0 dated March 2025.

(2) To do all things necessary to achieve the above.

Duly SIGNED AND DATED at _____

On this _____ day of _____ 2025



ROBYN LYNETTE MAY



AMANDA CECILIA VAN DER HOVEN

AS WITNESSES:

1.  _____

Name: P.W.T. May

2.  _____

Name: M.S. Searle

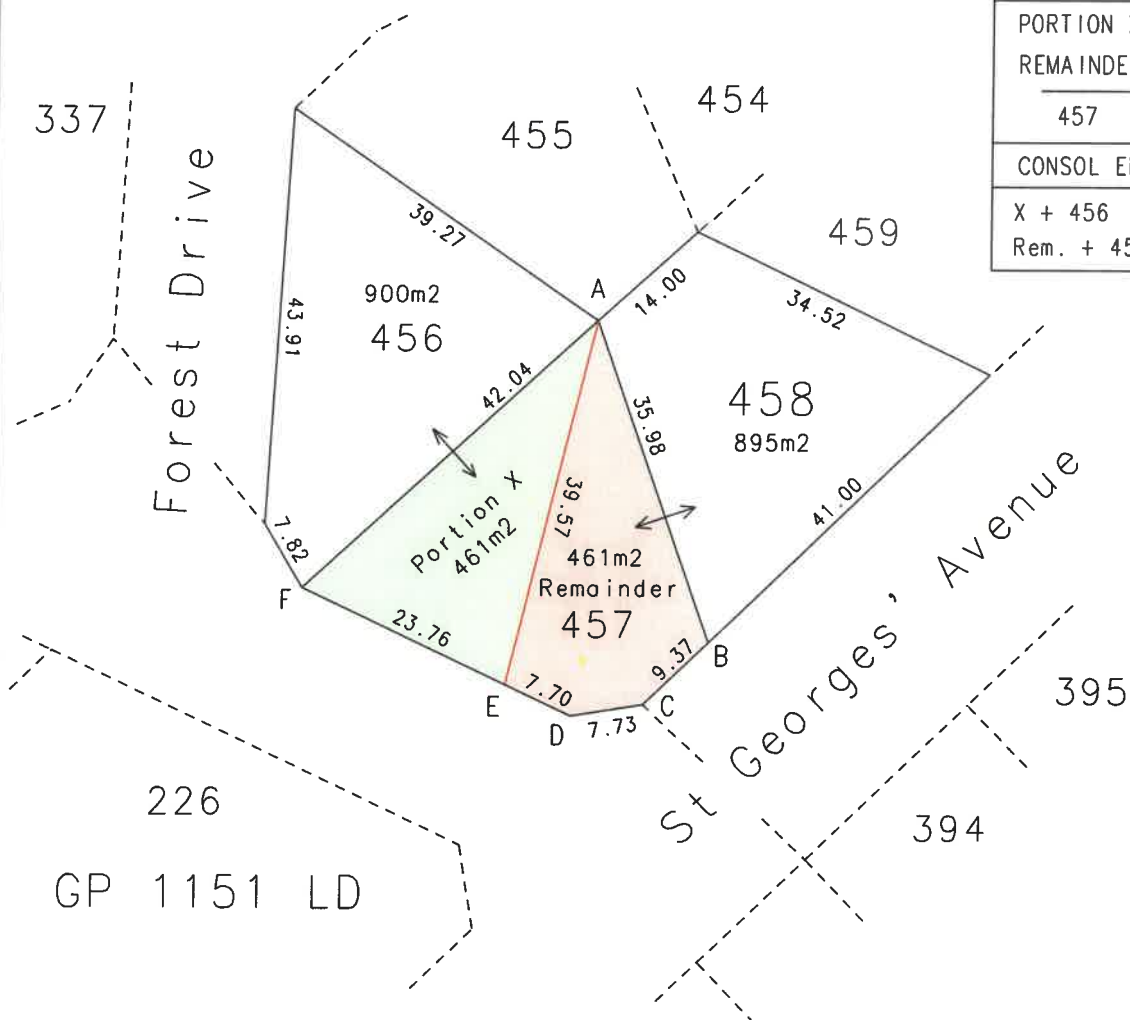
PROPOSED SUBDIVISION AND CONSOLIDATION

ERVEN 457, 456 AND 458 NATURE'S VALLEY

It is proposed to :

1. Subdivide erf 457 into Portion X leaving a Remainder of equitable extents
Portion X lettered AEF and Remainder lettered ABCDE.
2. Portion X consolidated with erf 456 and Rem. 457 with 458

ERF	square metres
PORTION X	461
REMAINDER	461
457	922
CONSOL ERF	
X + 456	1361
Rem. + 458	1356



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL : 044 533 3072
FAX : 086 589 1938
CELL : 082 569 7135
E-MAIL : shaun@sjmsurveys.co.za

8 GREENPOINT AVENUE
P O BOX 1871
PLETTENBERG BAY
6600

REF : 458NV SUB-R0

DATE : MARCH 2025

All measurements in metres

ANNEXURE C

Prepared by me,

CONVEYANCER
ANYA BETH GEORGE
LPCM 95880

Jan L Jordaan Attorneys Benoni
1 Forster Street
Rynfield
Benoni
1500

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4 200 000.00	R. 2596.00
All other		
Reason for exemption	Category Exemption	Exemption I t o. Sec/Reg. Act/Proc.

DATA / VERIFY
17 FEB 2025
Sinazo Xhiphu

DATA / CAPTURE
17 FEB 2025
Anitha Manyisana

T 000007452 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT ANYA BETH GEORGE LPCM 95880

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

JAN LODEWICKUS JORDAAN duly authorised thereto by Special Power of
Attorney dated at CANBERRA on 29 August, 2024 and granted to him by

TRISTAN VERITY GIBBONS
Identity Number 741216 5025 08 1
Married out of community of property

Jan L Jordaan Attorneys Benoni

LegalSuite (Version 4.5717)
DeedOfTransferConventional.doc

Form E

522

dated 14 January 2025 and signed at BENONI

AND the said Appearer declared that his/her principal had on **27 November 2024** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

1. **ROBYN LYNETTE MAY**
Identity Number 591029 0076 08 7
Married out of community of property
2. **AMANDA CECILIA VAN DER HOVEN**
Identity Number 530213 0027 08 4
Married out of community of property

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

ERF 457 NATURE'S VALLEY
IN THE BITOU MUNICIPALITY
DIVISION KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 922 (NINE HUNDRED AND TWENTY-TWO) SQUARE METRES

First transferred by Deed of Partition Transfer T23381/1985 with Diagram LG 6130/1984 relating thereto and held by Deed of Transfer T4615/2014

- A. SUBJECT to the conditions referred to in Deed of Transfer T4615/2014.
- B. ENTITLED to the extent set forth herein for the benefit of the servitude mentioned to in the endorsement dated 25 March 1942 on Deed of Transfer Number T6666/1894 dated 23 November 1894, which reads as follows:-

the owner and his successors in title of the remainder held hereunder has been given

- a) Certain right of way over the property thereby conveyed.
- b) The right to use certain portion of the property thereby conveyed for grazing purposes during his lifetime and five year thereafter.

C. ...

- D. ENTITLED only to the benefit of the servitudes of causeway, right of way and seven footpaths referred to in the endorsement dated 4th June, 1953 on the said Certificate of Uniform Title Number T8072/1953, which reads as follows:-

By Notarial Deed Number 318/53 dd 9/12/52 the property held hereunder has been granted a servitude of abutment, a servitude to erect a pump house and pipelines over the farm Blaawkrantz held under Certificate of Crown Title Number. 34/52 and also a servitude of reservoir and pipelines, a servitude of cause-way and a servitude right of way, 9,45 metres wide, all depicted on servitude diagram Number. 4148/51, as well as a servitude of seven foot paths depicted on annexed diagram over the farm Saltrifor held under Certificate of Crown Title Number. 169/51 and with other ancillary rights and obligations. As will more fully appear on reference to the said Notarial deed.

169/51 and with other ancillary rights and obligations. As will more fully appear on reference to the said Notarial deed.

- E. SUBJECT FURTHER to the conditions referred to in a further endorsement dated 7th July 1954 on said Certificate of Uniform Title Number T8072/1953, which reads as follows:-

By Notarial Deed Number 417/1954 dated 9/3/54 the within mentioned Owner has ceded to the trustees for such Local Authority as may be constituted for Natures Valley Township

- a) Certain supply of water to be made available for each erf
- b) Certain supply of water to be made available for Local authority purposes.
- c) Certain rights held under Notarial Deed Number. 318/1953. Subject to conditions as will more fully appear on reference to the said Notarial Deed a copy of which is annexed hereto

- F. FURTHER SUBJECT to the following conditions contained in Deed of Transfer Number T11143/1961, imposed by the Administrator on approval of the establishment of NATURE'S VALLEY TOWNSHIP:-

- 1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the Regulations published under Provincial Administration Notice Number 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
- 2. The owner of this erf shall be obliged without compensation, to receive the material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide as safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of, and within a period to be determined by the Local Authority.
- 3. The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the Local Authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
- 4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
 - a)
 - b)
 - c) Not more than half the area thereof shall be built upon;

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AD

- d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf."

G. FURTHER SUBJECT to the following conditions set out in Deed of Transfer Number T11143/1961 and imposed for the benefit of Nature's Valley Development Corporation Proprietary Limited (hereinafter referred to as "the Company"), namely:-

5. No buildings of greater height than 12,59 metres shall be erected upon the property without the prior consent of the Company. Not more than 50 per cent of the property may be built upon and each building must be set back 6,30 metres from the front boundary on the nearest side and 3,15 metres from lateral boundaries, except in the case of garages, and except when the conditions of this clause are relaxed by the Company. This clause is subject to any conditions imposed by the Administrator with regard to building line.
6. Plans of all dwelling houses and outbuildings or other constructions to be erected on the property and of alterations to any building already erected, including separate drainage and sewerage plans, must be submitted to the Company and the Local Authority and written approval obtained before any such buildings or erections or structures are commenced by the Transferee. No temporary structures may be erected, nor may caravans or tents be brought upon the property, nor may the Transferee camp thereon or permit others so to do.
7. The amount of the final cost for the erection of any dwelling house and outbuildings of other constructions on the property shall be not less than R2 000,00 unless the written consent of the Company has been obtained for the erection of such houses and outbuildings at a lesser cost.
8. No system of drainage or sewerage shall be constructed on the property unless and until the plans for same have been duly approved in writing by the Company. The approval of the Company may be made subject to such conditions as may seem expedient.
9. No sand, soil, gravel or other similar material shall be removed from the property without the written consent of the Company
10. No electric generating plant, windmill or wind-operated machinery shall be established on the property without the written consent of the Company
11. No galvanised iron or asbestos sheet shall be used to enclose or fence the property, nor shall it be used for the construction of the roof or any portion of a building erected on the property unless specially authorised by the Company.

202

12. No trees known as Port Jackson, Wattle trees or any plant, tree or shrub deemed by the Company to be noxious or objectionable, shall be planted, cultivated or allowed to flower on this erf, without the written consent of the Company first had and obtained.

H. FURTHER SUBJECT to the following conditions contained in Deed of Transfer Number T11143/1961, imposed for the benefit of any present or future owner of land in the Nature's Valley Township:-

13. That the property (unless falling within the exception herein set out) be used for residential purposes only. No shop or hotel and no commercial or industrial business or advertising of any kind, trade or profession - except the medical profession - shall be carried on thereon, except in the case of erven specifically denominated by the Administrator as business or semi-business sites.
14. That no buildings or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 6,30 metres to any street line which forms a boundary of the property. No such building or structure shall be situated within 3,15 metres of any boundary common to an adjoining erf.

Provided that if the slope of the land necessitates it and subject, to the conditions imposed by the Administrator, a garage may be erected on the property nearer to the street line boundary, on condition that the roof of such garage does not project more than ,94 metres above the natural level of the surrounding ground and the building is not erected nearer than 1, 41 metres to the street line boundary of the property.

Provided further that should two or more contiguous erven be registered in the name of the same owner, such erven may be consolidated, whereupon the consolidated holding shall become one erf in the Township and all the conditions shall apply to it as being one erf

15. No night soil, refuse, rubbish, slop water or other waste or offensive matter shall be allowed to accumulate on any portion of the property.
- I. NOT ENTITLED, as set out in Deed of Transfer Number T11143/1961, to any riparian water rights to which NATURE'S VALLEY DEVELOPMENT COMPANY CORPORATION (PROPRIETARY) LIMITED may be entitled as owner of the land held by the said Certificate of Uniform Title No. 8072/1953, the property thereby transferred having been sold without such water rights.
- J. FURTHER SUBJECT TO the following conditions, as set out in Deed of Partition Transfer Number T23381/1985, imposed by the Administrator in terms of Section 9 of Ordonnance 33/1934 at the approval of the subdivision of Erf 383 NATURE'S VALLEY, namely:

"a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasteidings, elektrisiteits-, telefoon- en televisiekabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis

word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

- b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."

enc

WHEREFORE the Appearer, renouncing all the rights, title and interest which the said:

TRISTAN VERITY GIBBONS, Married out of community of property

heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said:

1. ROBYN LYNETTE MAY, Married out of community of property

2. AMANDA CECILIA VAN DER HOVEN, Married out of community of property

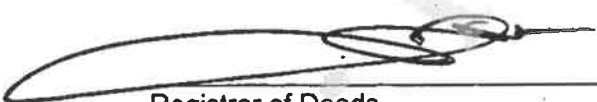
their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local customs, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R4 200 000,00 (FOUR MILLION TWO HUNDRED THOUSAND RAND).**

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the **REGISTRAR OF DEEDS: WESTERN CAPE** at **CAPE TOWN** on **14 February 2025**


q.q. Signature of Appearer

In my presence:


Registrar of Deeds

25



Deeds Office Property

NATURES VALLEY, 456, 0, CAPE TOWN

Lexis® WinDeed



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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/03/11 10:18	Erf Number	456
Reference	-	Portion Number	-
Report Print Date	2025/03/11 10:18	Deeds Office	Cape Town
Township	NATURES VALLEY	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T23379/1985
Township	NATURES VALLEY	Local Authority	PLETTENBERG BAY TC
Erf Number	456	Province	WESTERN CAPE
Portion Number	0	Extent	900.0000SQM
Registration Division	KNYSNA RD	LPI Code	C03900070000045600000
Previous Description	PTN OF 383	Co-ordinates (Lat/Long)**	-33.977461 / 23.560813
Suburb / Town**	NATURES VALLEY		

OWNER INFORMATION (1)

HOVEN AMANDA CECILIA VAN DER		Owner 1 of 1	
Company Type**	-	Document	T14945/1996
Registration Number	5302130027084	Microfilm / Scanned Date	1996 018 5 :46:47
Name	HOVEN AMANDA CECILIA VAN DER	Purchase Price (R)	300 000
Multiple Owners**	NO	Purchase Date	1995/12/14
Multiple Properties**	NO	Registration Date	1996/02/29
Share (%)	-		

ENDORSEMENTS

No endorsements to display

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HISTORIC DOCUMENTS (1)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T23379/1985	CRONJE WILHELM BLOMERUS	Unknown	1996 018 5 :46:37

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SEARCH CRITERIA

Search Date	2025/03/11 10:19	Erf Number	457
Reference	-	Portion Number	-
Report Print Date	2025/03/11 10:19	Deeds Office	Cape Town
Township	NATURES VALLEY	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T23381/1985
Township	NATURES VALLEY	Local Authority	PLETTENBERG BAY TC
Erf Number	457	Province	WESTERN CAPE
Portion Number	0	Extent	922.0000SQM
Registration Division	KNYSNA RD	LPI Code	C03900070000045700000
Previous Description	PTN OF 383	Co-ordinates (Lat/Long)**	-33.977653 / 23.560988
Suburb / Town**	NATURES VALLEY		

OWNER INFORMATION (2)

MAY ROBYN LYNETTE		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T7452/2025
ID Number	5910290076087	Microfilm / Scanned Date	-
Name	MAY ROBYN LYNETTE	Purchase Price (R)	4 200 000
Multiple Owners**	YES	Purchase Date	2024/11/27
Multiple Properties**	NO	Registration Date	2025/02/14
Share (%)	50		
HOVEN AMANDA CECILIA VAN DER		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	T7452/2025
ID Number	5302130027084	Microfilm / Scanned Date	-
Name	HOVEN AMANDA CECILIA VAN DER	Purchase Price (R)	4 200 000
Multiple Owners**	YES	Purchase Date	2024/11/27
Multiple Properties**	NO	Registration Date	2025/02/14
Share (%)	50		

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ENDORSEMENTS

No endorsements to display

HISTORIC DOCUMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T23381/1985	PLESSIS JOHANNES PETRUS DU	Unknown	-
2	T4615/2014	GIBBONS TRISTAN VERITY	1 630 000	-

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SEARCH CRITERIA

Search Date	2025/03/11 10:20	Erf Number	458
Reference	-	Portion Number	-
Report Print Date	2025/03/11 10:20	Deeds Office	Cape Town
Township	NATURES VALLEY	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T23382/1985
Township	NATURES VALLEY	Local Authority	PLETTENBERG BAY TC
Erf Number	458	Province	WESTERN CAPE
Portion Number	0	Extent	895.0000SQM
Registration Division	KNYSNA RD	LPI Code	C03900070000045800000
Previous Description	PTN OF 383	Co-ordinates (Lat/Long)**	-33.977519 / 23.561247
Suburb / Town**	NATURES VALLEY		

OWNER INFORMATION (2)

MAY ROBYN LYNETTE Owner 1 of 2

Person Type**	PRIVATE PERSON	Document	T17280/2019
ID Number	5910290076087	Microfilm / Scanned Date	-
Name	MAY ROBYN LYNETTE	Purchase Price (R)	1 700 000
Multiple Owners**	NO	Purchase Date	2019/02/18
Multiple Properties**	NO	Registration Date	2019/05/03
Share (%)	50		

GONSALVES ROBYN MARLENE Owner 2 of 2

Company Type**	-	Document	T56319/2009
Registration Number	5110160095081	Microfilm / Scanned Date	-
Name	GONSALVES ROBYN MARLENE	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
Share (%)	50		

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ENDORSEMENTS

No endorsements to display

HISTORIC DOCUMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	VA7603/2009	-	-	-
2	T23382/1985	PRETORIUS PIETER COENRAAD	Unknown	-
3	T56319/2009	MAY ROBYN LYNETTE	3 700 000	-

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