



**Enquiries**

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Email: [beaconsurvey@mweb.co.za](mailto:beaconsurvey@mweb.co.za)

Dear Sir,

**PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS OF ERF 1671, PLETTENBERG BAY**

*It is hereby confirmed that no appeals were received and that the below approval may now be acted upon.*

The Acting Director: Planning & Development made the following decision on 29/04/2025:

1. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
  - a. The Removal of Restrictive Title Deed Condition D(4)(d) from the title deed T011040/23 in terms of Section 15(2)(f) of the Bitou By-law on Municipal Land Use Planning (2015), to allow the as-built buildings on the property.
2. Conditions in terms of Section 66 of the Bitou Municipality: Land Use Planning Bylaw (2015)
  - a. That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;
3. Reasons for decision:
  - The Removal of Restrictive Title Conditions will have no impact on the rights enjoyed by other property owners.
  - Building line parameters are regulated by the Bitou Zoning Scheme. The Restrictive Conditions of the Title Deed is outdated and was only necessary before there was a Zoning Scheme in place to regulate building lines.

**Yours faithfully**

**Chris Schliemann**

**Manager: Land Use and Environmental Planning**