



**Enquiries**

Marius Buskes

**Contact details**

044 501 3436

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File ref: 18/699/PB

23 March 2023

To whom it may concern,

**PROPOSED REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 699 PLETTENBERG BAY, BITOU MUNICIPALITY**

1. The Acting Director: Development and Planning made the following decision on 23/03/2023:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
  - a) The rezoning Erf 699 Plettenberg Bay from 'Minor Business' to 'Single Residential Zone' in terms of Section 15(2) (a) of the Bitou Municipality Bylaw on Land Use Planning (2015).
  - b) The removal of Conditions IV 5 (b) contained in Title Deed T8265/1987 in terms of Section 15(2)(f) that restricts the use of the property to a tea tearoom and shops.
  - c) The removal of Conditions IV 5 (c) contained in Title Deed T8265/1987 in terms of Section 15(2)(f) in order to remove the restrictive title deed building lines on Erf 699 Plettenberg Bay.
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):

The following condition shall be omitted in the approval letter dated 04 August 2020:

- i. *That the development parameters that apply to properties zoned for Single Residential purposes as prescribed by the Zoning Scheme shall apply;*
- ii. *That the use of the premises be limited to residential purposes and ancillary uses as permitted by the Zoning Scheme;*
- iii. *That a Service Level Agreement be entered into between the land owner and the Municipality, and that this Agreement addresses (but not be limited to) the payment of augmentation fees and development contributions in accordance with the policy of the Municipal Council;*
- iv. *Formal Building plans to be submitted to Council, in terms of Section 4 of the National Building Regulations and Building Standard Act 1977(Act no. 103 of 1977), as amended.*
- v. *This approval does not absolve the applicant from compliance with the requirements of any other legislation related to land development.*

4. Reasons for the above decision are as follows:
  - a) The Development parameters will be regulated by a single set of regulations (i.e. the Section 7 Zoning Scheme Regulations) avoiding contradictive regulations that prohibit building plan consideration.
  - b) The land use is consistent with the surrounding urban character of the area;
  - c) The proposed application is consistent and adheres to the criteria as set out in the Bitou Land Use Planning Bylaw, 2015:
  - d) The proposed application is consistent and adheres to the Development Principles as contained in LUPA and SPLUMA.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.

**Yours faithfully**



**David Friedmann**  
**Acting Director: Planning and Development**



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18 April 2023

Email

[lizemarie@planningspace.co.za](mailto:lizemarie@planningspace.co.za)

Dear Madam,

**PROPOSED REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 699 PLETTENBERG BAY, BITOU MUNICIPALITY**

1. This Municipality's letter dated, 23 March 2023, refers.
2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Bitou Municipality Land Use Planning Bylaw (2015).
3. Accordingly, you may now act on the decision detailed in the letter dated 23 March 2023, subject to compliance with the conditions of approval.

Yours faithfully

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**Chris Schliemann**  
**Manager: Land Use Management**

## CAPE AGULHAS MUNICIPALITY

**REMOVAL OF RESTRICTIVE CONDITION(S):  
ERVEN 1171 & 1172 BREDASDORP****CAPE AGULHAS MUNICIPAL BY-LAW ON  
MUNICIPAL LAND USE PLANNING**

Notice is hereby given that the Authorized Official on 31 March 2023, removed condition(s) 1.(B)I & 2(B) applicable to Erven 1171 & 1172 Bredasdorp as contained in Title Deed(s), T13527/1944 in terms of section 33(7) of the Cape Agulhas Municipal By-law on Land Use Planning.

21 April 2023

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## KNYSNA MUNICIPALITY

**REMOVAL OF RESTRICTIVE TITLE DEED CONDITION:  
ERF 1918, KNYNSNA**

Notice is hereby given in terms of Section 33(7) of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) that a decision, has been taken on 31 March 2023, in terms of Section 60, to remove condition C(f) as contained in title deed numbered T20008/2022 in respect of Erf 1918, Knysna.

**MR O SEBOLA  
ACTING MUNICIPAL MANAGER**

21 April 2023

23233

## HESSEQUA MUNICIPALITY

**PORTIONS 25 AND 26 OF THE FARM KRUY'S RIVIER  
NO. 80: REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS**

Notice is hereby given in terms of Section 15(2)(f) of the Hessequa Municipality:By-Law on Land Use Planning, 2015 (P.N. 287 of 2015) that the competent authority, removed condition 1.B i-vi & 2.B. from Title Deed T34033/2020, applicable to Portions 25 & 26 of the Farm Kruijs Rivier No. 80.

21 April 2023

23234

## BITOU LOCAL MUNICIPALITY

**NOTICE OF DECISION TO REMOVE RESTRICTIVE TITLE  
DEED CONDITIONS, ERF 699, PLETTENBERG BAY,  
BITOU LOCAL MUNICIPALITY**

Notice is hereby given in terms of Section 33 (7) of the Bitou Municipality By-law on Municipal Land Use Planning (2015) that the Acting Director: Planning and Development has under delegated Authority on 23 March 2023 approved the removal of Title Conditions IV 5(b) and IV 5 (c) as contained in Title Deed T8265/1987, to 1) remove the limited use of the property to a tearoom and shops, and 2) remove the restrictive title deed building lines. No appeals were received against the decision or any of the approval conditions during the 21-day period, which ended on 13 April 2023. For enquiries, please contact the Municipal Town Planner, Mr Marius Buskes, at 044 501 3436 or mbuskes@plett.gov.za

21 April 2023

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## KAAP AGULHAS MUNISIPALITEIT

**OPHEFFING VAN BEPERKENDE VOORWAARDE(S):  
ERWE 1171 & 1172 BREDASDORP****KAAP AGULHAS MUNISIPALE VERORDENINGE OP  
MUNISIPALE GRONDGEBRUIKBEPLANNING**

Hiermee word kennis gegee dat die Gemagtigde Amptenaar op 31 Maart 2023, voorwaarde(s) 1.(B)I & 2(B) wat betrekking het op Erwe 1171 & 1172 Bredasdorp soos vervat in Transportakte(s), T13527/1944 ingevolge artikel 33(7) van die Kaap Agulhas Munisipale Verordeninge op Grondgebruikbeplanning, opgehef het.

21 April 2023

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## KNYSNA MUNISIPALITEIT

**OPHEFFING VAN BEPERKENDE TITEL AKTE  
VOORWAARDE: ERF 1918, KNYNSNA**

Kennis geskied hiermee ingevolge Artikel 33(7) van die Knysna Munisipaliteit se Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021) dat besluit geneem was op 31 Maart 2023, ingevolge Artikel 60, om voorwaarde C(f) te verwyder soos vervat in die Titelakte Nommer T20008/2022, aangaande Erf 1918, Knysna.

**MR O SEBOLA  
WAARNEMENDE MUNISIPALE BESTUURDER**

21 April 2023

23233

## HESSEQUA MUNISIPALITEIT

**GEDEELTES 25 EN 26 VAN DIE PLAAS KRUY'S RIVIER  
NO. 80: OPHEFFING VAN BEPERKENDE  
TITELVOORWAARDES**

Kennis word hiermee gegee ingevolge Artikel 15(2)(f) van die Hessequa Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 (P.N. 287 van 2015) dat die Bevoegde Gesag, voorwaarde 1.B i-vi & 2.B. uit Titelakte T34033/2020, van toepassing op Gedeeltes 25 & 26 van die Plaas Kruijs Rivier No. 80, opgehef het.

21 April 2023

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## BITOU PLAASLIKE MUNISIPALITEIT

**KENNISGEWING VAN BESLUIT OM BEPERKENDE  
TITELAKTE VOORWAARDES TE VERWYDER, ERF 699,  
PLETTENBERGBAAI, BITOU PLAASLIKE MUNISIPALITEIT**

Kennis geskied hiermee ingevolge Artikel 33 (7) van die Bitou Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning (2015), dat die Waarnemende Direkteur: Beplanning en Ontwikkeling, onder gedelegeerde magte, op 23 Maart 2023 die opheffing van Titelvoorwaardes IV 5(b) en IV 5 (c), soos vervat in Titelakte T8265/1987, goedgekeur het, om 1) die beperkende gebruik van die eiendom vir 'n teekamer en winkels te verwyder, en 2) die beperkende titelakteboulyne te verwyder. Geen appèlle is teen die besluit of enige van die goedkeuringsvoorwaardes ontvang gedurende die 21-dae tydperk, wat op 13 April 2023 geëindig het nie. Vir navrae, kontak asseblief die Munisipale Stadsbeplanner, mnr Marius Buskes, by 044 501 3436 of mbuskes@plett.gov.za

21 April 2023

23235



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Marius Buskes

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2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Bitou Municipality Land Use Planning Bylaw (2015).
3. Accordingly, you may now act on the decision detailed in the letter dated 23 March 2023, subject to compliance with the conditions of approval.

Yours faithfully

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**Chris Schliemann**  
**Manager: Land Use Management**