



**Ref:** TPW/CFS/RP/LUD/REZ/SUB-22/146 (Application No: 2024-11-0036)

Planning Space Town & Regional Planners

23 Bowtie Drive

**PLETTENBERG BAY**

6600

Attention: Ms L Botha

Dear Madam

**REZONING AND SUBDIVISION: PORTION 91 OF FARM MATJES FONTEIN 304 (FARM 304/91),  
KEURBOOMSTRAND, BITOU MUNICIPALITY**

1. Your unreferenced letter dated 5 November 2025 to this Branch refers.
2. Main Road 394 (MR00394) and Divisional Road 1888 (DR01888), both Building Restriction Roads (in terms of Act 21 of 1940), for which this Branch is the Road Authority (in terms of Roads Ordinance 19 of 1976), are affected by this application. Although MR00394 might have been proclaimed 25m wide and although DR01888 might have been proclaimed 20m wide, is it likely that both MR00394 and DR01888 have been taken up (fence line to fence line) wider than those proclaimed minimum widths. MR00394 is classified a functional class 3 road and DR01888 is classified a functional class 4 road, with both roads traversing through a semi-rural roadside environment in the vicinity of Farm 304/91.
3. This Branch offers no objection to this application, provided that the following are adhered to in full:
  - 3.1 This proposed development is limited to the creation of the proposed 60 General Residential I Erven (proposed as Erven 1 – 60), 4 Open Space II Erven (proposed as Erven 61 – 64), 1 Open Space III Erf (proposed as Erf 65) and 1 Transport Zone III Erf (proposed as Erf 69) as depicted on Planning Space Town & Regional Planners' plan DRW Nr SUB/91/304/005rev1 dated 4 November 2024. The 2 Transport Zone II Erven (proposed as Erven 67 – 68) are this Branch's MR00394 and DR01888, and the 1 Open Space III Erf (proposed as Erf 66) is assumed to be part of this Branch's DR01888 road reserve too – this, however, must / will be confirmed once the road reserve boundaries (paragraph 3.2 of this letter) are confirmed, at which stage access will then (if required) addressed as well.

- 3.2 The existing road reserve boundary fence lines along both MR00394 and DR01888 must be surveyed and compared to their respective proclaimed widths. Whichever is the wider between the proclaimed width and the width taken up determine the road reserves of (both) MR00394 and DR01888. That information must be carried over to and approved by this Branch (via the offices of the District Roads Engineer).
- 3.3 Unless if otherwise approved by this Branch may only the one access off MR00394 at  $\pm$ km2.65 LHS (Left Hand Side) in favour of this proposed development (including the Remainder Farm 304/91) exist off that road. Access off DR01888 is nearly impossible due to the steep slope that the road was cut through.
- 3.4 The bellmouth, driveway and access structure (security-controlled gate) at the approved access off MR00394 at  $\pm$ km2.65 LHS must be designed by an appropriately registered civil engineering professional. That registered professional must submit that design to this Branch's Chief Road Design Directorate (Attention: Mr F Hunter; e-mail: [Faiz.Hunter@westerncape.gov.za](mailto:Faiz.Hunter@westerncape.gov.za)) and obtain an approval before construction thereof may commence.
- 3.5 Although the minimum stacking distance (of 6.5m) between the shoulder of MR00394 and the access gate was calculated based upon methods that residents and visitors will be allowed into the gated development, the minimum provided stacking distance must be able to accommodate at least two passenger vehicles (that will then be accommodative to a passenger vehicle plus trailer too) in the single entrance lane, which is why at least 13m must be provided. A similar (slightly longer) stacking distance (of  $\pm$ 15m), like the opposite Milkwood Glen's, is however recommended.
- 3.6 The 5m Building Line (Roads Ordinance 19 of 1976) adjacent to MR00304 must be indicated on the relevant drawings and must remain unaffected from any structures and / or infrastructure, unless if approved by this Branch.
- 3.7 The boundary wall / fence that will be constructed on the road reserve boundary of MR00394 must carry the approval of both Bitou Municipality and this Branch.
- 3.8 No external services, due to this development being approved, will be allowed within the road reserve of MR00394. The 5m Building Line (Roads Ordinance 19 of 1976) may be utilised for such purposes, once approved by this Branch. Road crossings will, however, be allowed by this Branch.
- 3.9 Stormwater must be collected on site and orderly transferred. No additional stormwater (pre- versus post development) may be allowed to be discharged into the road reserve of MR00394.
- 3.10 At least the recommended 2.25 parking bays per unit must be provided within the perimeter of this proposed development.

- 3.11 Refuse must be collected by Bitou Municipality within the perimeter of this proposed development without causing any blockage to any vehicle entering this proposed development off MR00394. If refuse is wished to be collected at the entrance gate, then must such a design (for the refuse truck to stop, collect, turn around and exit without hindering any traffic flow) be included in the abovementioned (paragraph 3.4) bellmouth and access structure design.
- 3.12 Any advertisement in favour of this proposed development that will be visible off the proclaimed provincial road network must carry Bitou Municipality's approval in terms of its approved Advertising By-Law.
- 3.13 The developer must accept that this Branch will not contribute to this proposed development in any fashion.
4. This Branch, the Controlling Authority in terms of Act 21 of 1940:
- 4.1 Approves the proposed subdivision to create the proposed abovementioned (paragraph 3.1 of this letter) erven.
- 4.2 Approves the relaxation of the 95m Building Restriction (measured from the centreline of MR00394) to 5m from the northern road reserve boundary (to coincide with the 5m Building Line in terms of Roads Ordinance 19 of 1976).
- 4.3 Gives its consent that the restrictive conditions imposed in terms of the said Act in Title Deed T000073549/2000 paragraphs C.1., C.2., C.3. and C.4. may be repealed and need not to be carried over into any new Title Deed that will be created.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**

**DATE: 16 APRIL 2025**

## ENDORSEMENTS

1. Planning Space Town & Regional Planners  
Attention: Ms L Botha (e-mail: [lizemarie@planningspace.co.za](mailto:lizemarie@planningspace.co.za))
2. District Roads Engineer  
Oudtshoorn
3. Mr E Burger (e-mail)
4. Mr DD Fortuin (e-mail)
5. Mr M Steyn (e-mail)