



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 211/2025

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 211/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 1451, Plettenberg Bay	<ul style="list-style-type: none">Application is being made in terms of Section 15(2)(a) of the Bitou Municipality Land Use Planning By-Law for the rezoning of Erf 1451 Plettenberg Bay from Single Residential Zone I (SRZI) to Business Zone II (BZI) to accommodate the offices of Holiday Plett as depicted on the proposed Site Development Plan dated May 2024.
Erf 1451, Plettenbergbaai	<ul style="list-style-type: none">Aansoek word ingevolge Artikel 15(2)(a) van die Bitou Munisipaliteit Grondgebruikbeplanningsverordening gedoen vir die hersonering van Erf 1451 Plettenbergbaai vanaf Enkelresidensiële Sone I (SRZI) na Sakesone II (BZI) om die kantore van Holiday Plett te akkommodeer soos uitgebeeld op die voorgestelde terreinontwikkelingsplan gedateer Mei 2024.
Isiza 1451, Plettenberg Bay	<ul style="list-style-type: none">Isicelo senziwa ngokweCandelo 15(2)(a) loMthetho oYilwayo woCwangciso lokuSetyenziswa koMhlaba kaMasipala waseBitou wokuhlelwa kwe-Erf 1451 Plettenberg Bay ukusuka kwiNdawo yokuHlala eyodwa I (SRZI) ukuya kwiBusiness Zone II (BZI) ukulungiselela ii-ofisi zeHolide Plett njengoko kuboniswe kwisiCwangciso soPhuhliso lweSayithi esicetywayo somhla kaMeyi 2024.

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 ziqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality

MOTIVATION REPORT

**ERF 1451 PLETTENBERG BAY
BITOU MUNICIPALITY**

NOVEMBER 2024

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1. INTRODUCTION

- 1.1 The property is situated at No. 87 Longships Drive.
- 1.2 The property is 976 square metres in extent.
- 1.3 The zoning of the property is Single Residential Zone I (SRZI) in terms of the Bitou Municipality Zoning Scheme By-Law.
- 1.4 A dwelling house has been built on the property
- 1.5 The property is substantially flat.
- 1.6 The purpose of this application is to allow for the offices of Holiday Plett on the property.
- 1.7 The property is situated in Plettenberg Bay Extension No. 5.

2. THE APPLICATION

Application is being made in terms of Section 15(2)(a) of the Bitou Municipality Land Use Planning By-Law for the rezoning of Erf 1451 Plettenberg Bay from Single Residential Zone I (SRZI) to Business Zone II (BZI) to accommodate the offices of Holiday Plett as depicted on the proposed Site Development Plan dated May 2024.

3. BACKGROUND

3.1 Plettenberg Bay is growing. The town centre is becoming congested. The Main Road has been upgraded but High Street and Sewell Street have not been upgraded. This results in the congestion of the town. Parking in the town centre is also very difficult to find. These two factors have contributed to the need for home management agencies being situated in quieter parts of the town.

3.2 Much of the value in Plettenberg Bay is to be found in the many beautiful, well built and valuable homes to be found here. These properties represent large proportions of families' investments. They also generate the town's fiscus.

3.3 Land use is better achieved by appropriate zoning and not by poorly understood consent uses or primary rights which in time evolve. In the past the strictest interpretation of occupational practice was applied. This strictest interpretation was that it was only available to professional uses i.e. degreed persons who have professional registration. This evolved over time to include any type of consulting service with the only exclusion being retail. This evolution created the impression that, unless people actually had shelves of goods for sale on the premises, then any type of business activity was permissible as an occupational practice.

3.4 The new zoning scheme expertly addresses the situation by providing a zoning which will cater for the proposed use.

4. THE DECISION-MAKING CRITERIA

Certain decision-making criteria prescribed in terms of the Land Use Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)('LUPA') have to be applied by the Municipality during consideration of any application for land development. These will be applied, where applicable, to this application.

5. OWNERSHIP

- 5.1 The owners of Holiday Plett purchased the property in 2016.
- 5.2 A small dwelling house was at that time situated on the property.
- 5.3 In February 2017 the offices of Holiday Plett was relocated to the property and has been operating from the property till present.
- 5.4 No alterations have been made to the dwelling on the property.
- 5.5 As can be seen from Annexure C the fence in front of the property was not erected by the present owners.

6. THE PROPOSAL : MOTIVATION FOR THE REZONING

6.1 As mentioned above a Home Management Agency is currently operating from Erf 1451. In order to regularise this use an application is being made for the rezoning of Erf 1451 from SRZI to BZII to accommodate the offices of a Home Management Agency.

6.2 It is imperative to state that the proposed rezoning to BZII is solely intended to regularize the use of the property for the current operation of a Home Management Agency. The owners have no intention of utilizing the offices for any other purpose. Furthermore the owners have no intention of any future development on the property - hence the development is subject to the Site Development Plan annexed to this application. We reiterate that the sole intention of the application is to regularize the existing use of the property and to regularize the buildings which are already present on the site.

6.3 The application ensures that the buildings on the property maintain their inherent characteristics of a Single Residential Zone property. This approach ensures that if at any point the property ceases to operate as a Home Management Agency, then it can easily revert back to its original Single Residential zoning after completing the required rezoning (back to SRZI).

6.4 Notwithstanding the above, it is important to acknowledge that in practice it is possible to deviate from the Site Development Plan by submitting the required Land Development Application. In order to prevent any development that strays from the current characteristics of the property, specifically its current Single Residential attributes, we recommend that the restrictions below be implemented.

6.4.1. Restrictions on the use of the property

That the approval for the rezoning to BZII to accommodate the offices explicitly states that the sole use of the property is for that of a Home Management Agency.

6.4.2. Restrictions on horizontal development parameters

That the horizontal development parameters be restricted to the current extent of the Site Development Plan submitted.

That in the event of any future horizontal extension through an amendment of the SDP, the horizontal development parameters for Single Residential Zone (SRZI) be applicable.

6.4.3. Restrictions on vertical development parameters

That the vertical development parameters be restricted to the current extent of the Site Development Plan submitted.

That in the event of any future vertical extension through an amendment of the SDP, the vertical development parameters for Single Residential Zone (SRZI) be applicable.

6.5 By incorporating the use restriction of the rezoning directly into the rezoning approval itself, rather than as a condition of approval, it will firmly establish that any deviation from the use of the property other than for a Home Management Agency can only occur through the approval of a subsequent rezoning application. This approach serves to reinforce the intention of the current rezoning application of which the sole purpose is to regularize the existing use of the property.

6.6 The recommendation that the most restrictive horizontal and vertical restrictions of Single Residential Zone be applied will assist in preserving the character of the Single Residential zoning.

6.7 It is crucial to acknowledge that the existing development on the property adheres to the development parameters of a single residential (SRZI) zoning. It is important to further note that the existing building on the property is relatively small in size as the dwelling is limited to a single storey with a coverage of merely 25%.

6.8 As mentioned above, the sole reason for the rezoning application is due to the absence of a resident on the premises.

6.9 A dwelling house, which is a primary use in SRZI, allows for home occupation. The use of the property would have been consistent with the definition of home occupation where the owners residing on the property.

6.10 It is crucial to emphasize that the owners have no plans for any future development on the property. Therefore, the SDP is submitted as part of the application.

6.11 The sole intention and objective of the rezoning application is to regularize the existing use of the property. The owners have no intention

to use the offices for any other purpose other than for a home management agency.

6.12 One of the aims of the proposed rezoning is that the buildings on the property maintain the inherent characteristics of a single residential zone. This approach ensures that, if at any point the property ceases to operate as a home management agency, then it can easily revert back to its original single residential zoning, with the appropriate rezoning process.

6.13 Therefore the prioritization of preserving the single residential characteristics serves as a safeguard to ensure that, notwithstanding the proposed rezoning to business, the rezoning is merely to regularize the current operation, which in any event would have been permissible in a single residential zone if there was a resident on-site.

6.14 The proposed rezoning will not introduce any significant additional impacts on the neighbouring properties or the surrounding area beyond what would have been permissible under the existing zoning regulations for a professional and occupational use, provided that a resident resided on the property.

6.15 The proposed rezoning does not necessitate additional infrastructure or services beyond what would be required for home occupation, which is permitted under the property's current zoning. For the same reasons the proposed rezoning will not have a significant impact on traffic as the home management agency is permissible within the current zoning if a resident was present on site.

6.16 It is important to note that as a concomitant of the rezoning application the owners may be required to pay augmentation or other capital contributions that may be applicable.

6.17 Regarding visual impact, privacy, noise and other related factors, it is important to note that the current operation of a home management agency could have been permitted within the property's existing zoning if a resident resided on the property. The proposed rezoning application is specifically aimed at regularizing the existing buildings and use on the property and does not involve any further development plans. The intention remains to ensure that the property's inherent single residential characteristics are retained as far as possible.

7. SPATIAL DEVELOPMENT FRAMEWORK

7.1 Erf 1451 is located within the developed urban area, specifically within the urban edge.

7.2 The property is situated on Longships Drive which is a mobility route between the CBD and Whale Rock.

7.3 The area is mainly characterized by single residential erven with an increasing trend towards higher density development between the two B3 nodes Masons and Robberg Bay.

7.4 It is reasonable to anticipate that the proposed rezoning of Erf 1451 will also align with the trend towards a higher density development in the area.

7.5 Erf 1451 fronts on Longships Drive which is a mobility route between the CBD and Whale Rock.

7.6 In light of the above and considering the prevailing town planning dispensation which promotes the integration of different land uses the proposal and site are ideal for this purpose as the introduction of limited activities that have a slight commercial aspect would contribute towards a more integrated land use pattern while the retention of the inherent Single Residential characteristics would maintain the character of the area.

7.7 The proposed rezoning has been carefully planned to ensure compatibility with the surrounding residential context by considering factors such as scale, noise, privacy and visual impact.

7.8 Taking into account the unique circumstances of this application and the site-specific considerations, the proposed rezoning aligns with the principles of integrating different land uses while preserving the existing residential character of the area. Although the specific designation of the proposed use may not be explicitly outlined in the SDF the proposal remains consistent with the overall intentions of the SDF in several key aspects namely :

7.8.1. Urban Edge

Location within a developed urban area and within the urban edge.

7.8.2. Higher density developments & strategic development areas

The surrounding area exhibits higher density developments and strategic development areas highlighting the potential for growth and desirability for the integration of various uses.

7.8.3. Integration of land uses

The proposed rezoning embraces the principle of integrating different land uses recognizing the importance of creating vibrant and diverse urban environments.

7.8.4. Retention of the area's characteristics

Despite the rezoning and integration of land uses the proposal also aims to retain the characteristics of the predominantly residential character of the area.

7.8.5. Principle of efficiency

By exclusively utilizing the existing buildings for the proposed (and current) use of the property, the proposal adheres to the principle of efficiency insofar as it relates to land use, avoiding unnecessary demolitions of new constructions.

Based on these factors, along with the unique circumstances of this application and the site-specific considerations, the proposed rezoning presents a sound and rational approach to regularize the current use of the property while upholding the overall goals of urban planning and development as envisaged not only in the SDF, but also the IDP, PSDF and other related policy documents.

Erf 1451 is not situated in an ecological corridor on an area with high biodiversity importance nor does it have any agricultural importance. The property is not located in an area with cultural or heritage features of significance. Furthermore the property is not located in a risk area that is subject to flooding nor is it situated on steep slopes. The proposal will not trigger any listed activities.

8. DEVELOPMENT PRINCIPLES

Notwithstanding the categorisation of land use principles, all of them apply to all aspects of spatial planning, land development and land use management. Decisions concerning land use development have to be explicitly related to the extent to which the proposal meets the objectives set out in these principles.

However, it is necessary for the principles to be considered holistically and at the appropriate planning level and geographic scale. This is so because the interpretation and application of the principles are context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area.

In addition (and in particular) a mechanical approach whereby the land use principles are applied on a one-by-one basis without regard for their overall intention and spirit should be avoided. Such a 'one-by-one' methodology is contrary to the very purpose of a normative approach to planning (namely to move away from a controlling to an interpretive approach).

The reality is that no single development project / proposal can on its own achieve the overall objective envisaged by the introduction of the land use principles. Different development projects / proposals will have / have achieved different objectives (compare for example a new school with a new shopping centre), while not all the (components of the) various land use principles will necessarily apply in all instances. It is the responsibility of the Municipality as the 'planning authority' to ensure that the planning for and the actual use of land in the municipal area as a whole would comply with and achieve the desirable goals envisaged by the introduction of the land use principles.

In view of the above the land use principles do not prescribe 'yes-or-no' outcomes. In essence, a land development application has to be assessed in terms of its potential to further the holistic goals underpinning the principles.

Having said the above, the only principles that find direct application in the current matter are :

8.1 The principle of spatial sustainability insofar as it relates to :

"Promoting land development that is within the fiscal, institutional and administrative means available";

"Consider(ing) all current and future costs to all parties for the provision of infrastructure and social services in land developments";

"Promot(ing) land development in locations that are sustainable and limit urban sprawl" and

"(which will) result in communities that are viable".

8.2 The principle of efficiency insofar as it relates to :

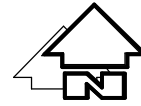
"Land development (that) optimizes the use of existing resources and infrastructure".

The proposal aligns with the aforementioned principles as the property is located within an urban area and situated within the urban edge. The proposed rezoning does not necessitate additional infrastructure or services beyond what would be required for a dwelling house which is permitted with the property's current zoning. By utilizing the existing building and infrastructure the proposal promotes efficient land development within the existing fiscal, institutional and administrative means available.

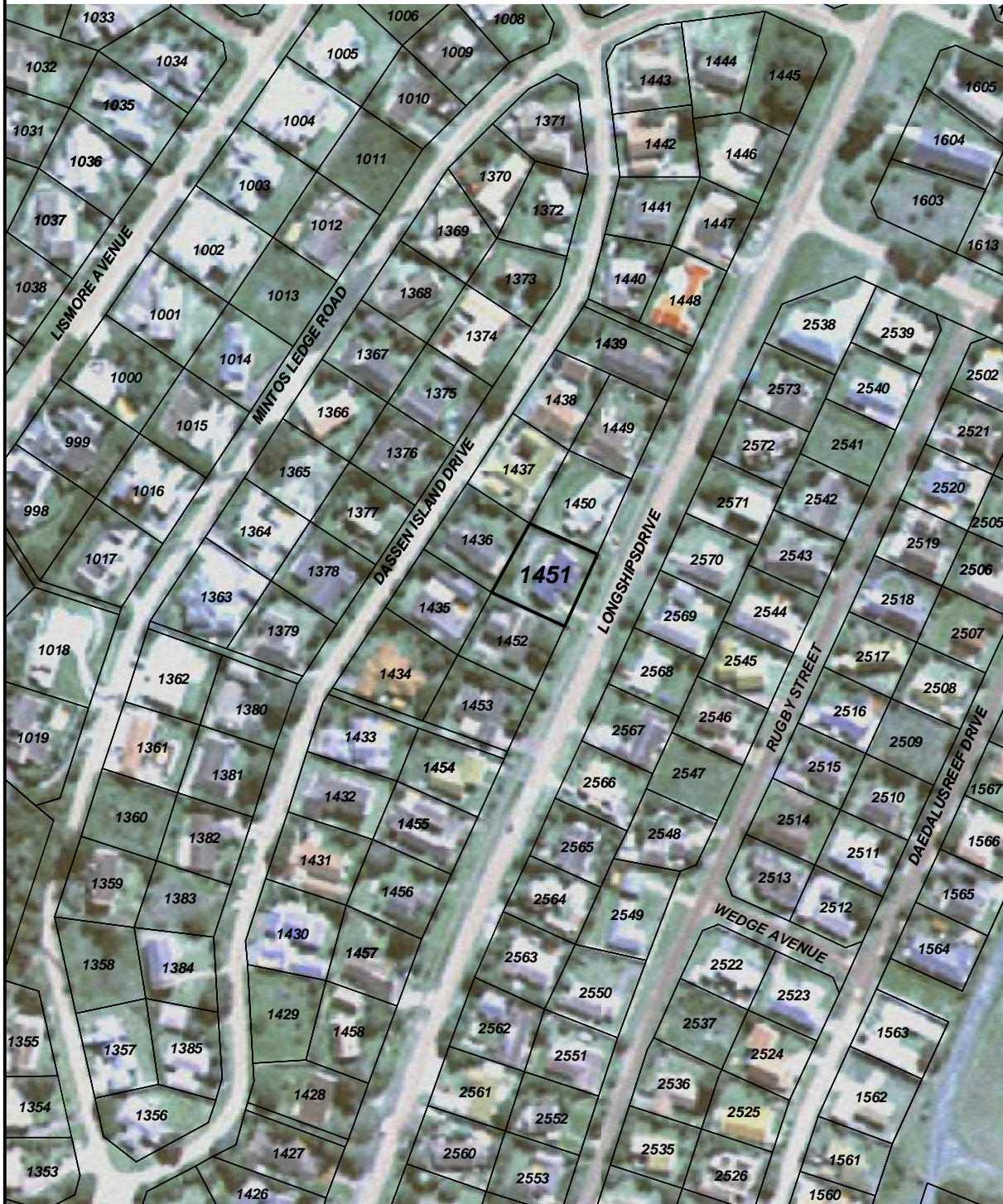
BEACON SURVEY
NOVEMBER 2024

Date: May 2024
PLAN NO. P1451/LOCIMCP

AERIAL PHOTOGRAPHY PLAN
ERF 1451 PLETTENBERG BAY
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:2500



Notes:

1. Cadastral information from Surveyor-General's GIS.

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264
e-mail: beaconsurvey@mw eb.co.za

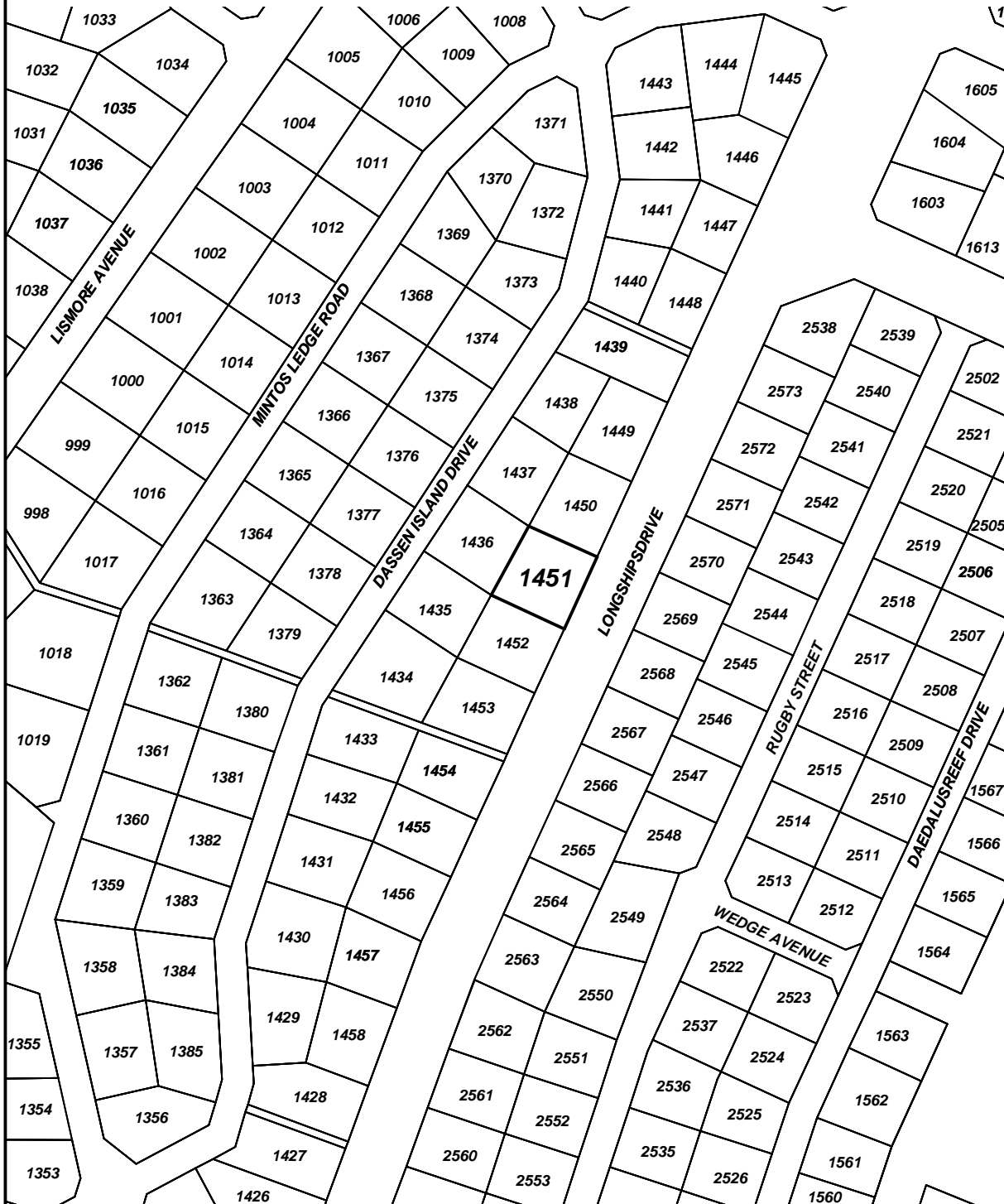
Date: May 2024

PLAN NO. P1451/LOCIM

LOCALITY PLAN
ERF 1451 PLETTENBERG BAY
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:2500



Notes:
1. Cadastral information from Surveyor-General's GIS.

Beacon Survey
Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

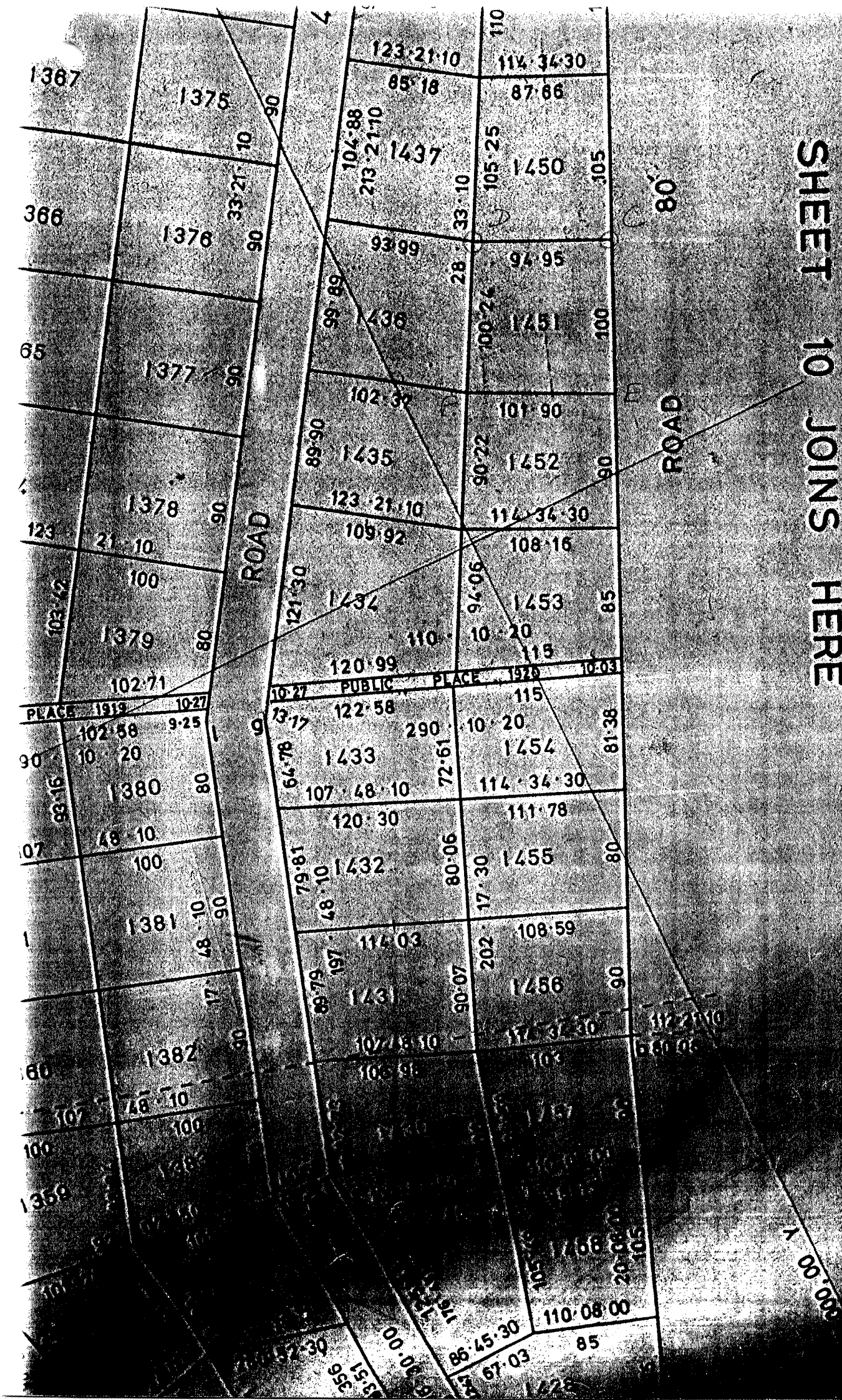
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

Date: May 2024

PLAN NO. P1451/LOC

ROAD 80



C

VPM Surveys Plett

Professional Land Surveyors

Township Planners, GIS & GPS Consultants
Topographic, Sectional Title & Engineering Surveys

1 Crescent Street P.O.Box 350 Plettenberg Bay 6600

Tel: (044) 5332230 Fax: (044) 5330264
e-mail: vpmplett@mweb.co.za

December 2005

BEACON CERTIFICATE

ERF 1451 PLETTENBERG BAY

I, P.G. Teggin, Land Surveyor, hereby certify that Erf 1451 Plettenberg Bay, in extent 976 square metres, situate in Plettenberg Bay Extension No.5 in the Plettenberg Bay Municipality Administrative District of Knysna, has been inspected under my personal supervision, and that the beacons found conform to the data recorded on G.P.No. 1294LD as illustrated in the sketch hereunder.



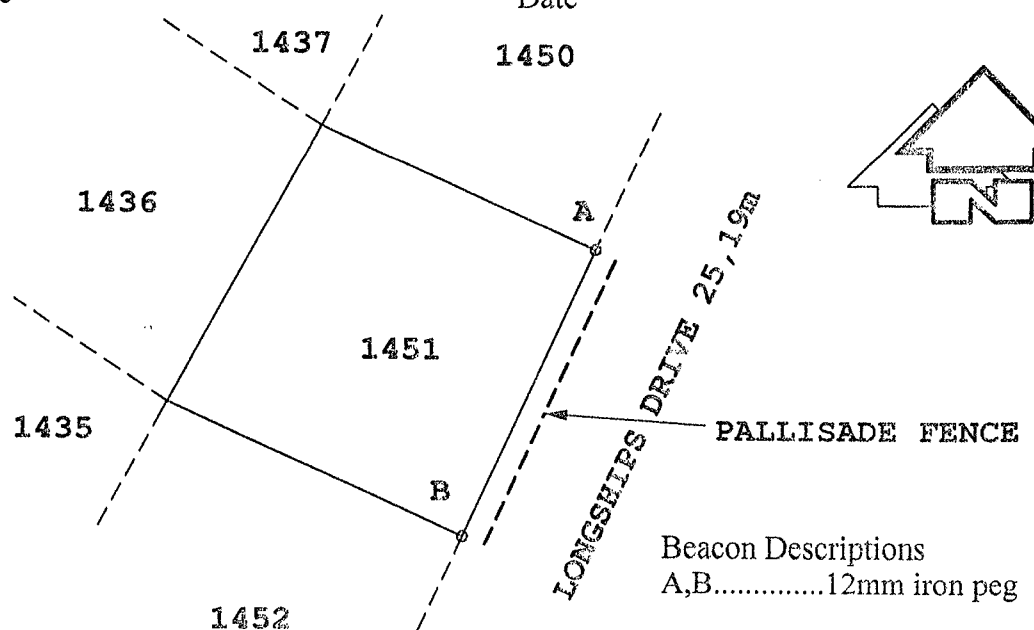
Professional Land Surveyor

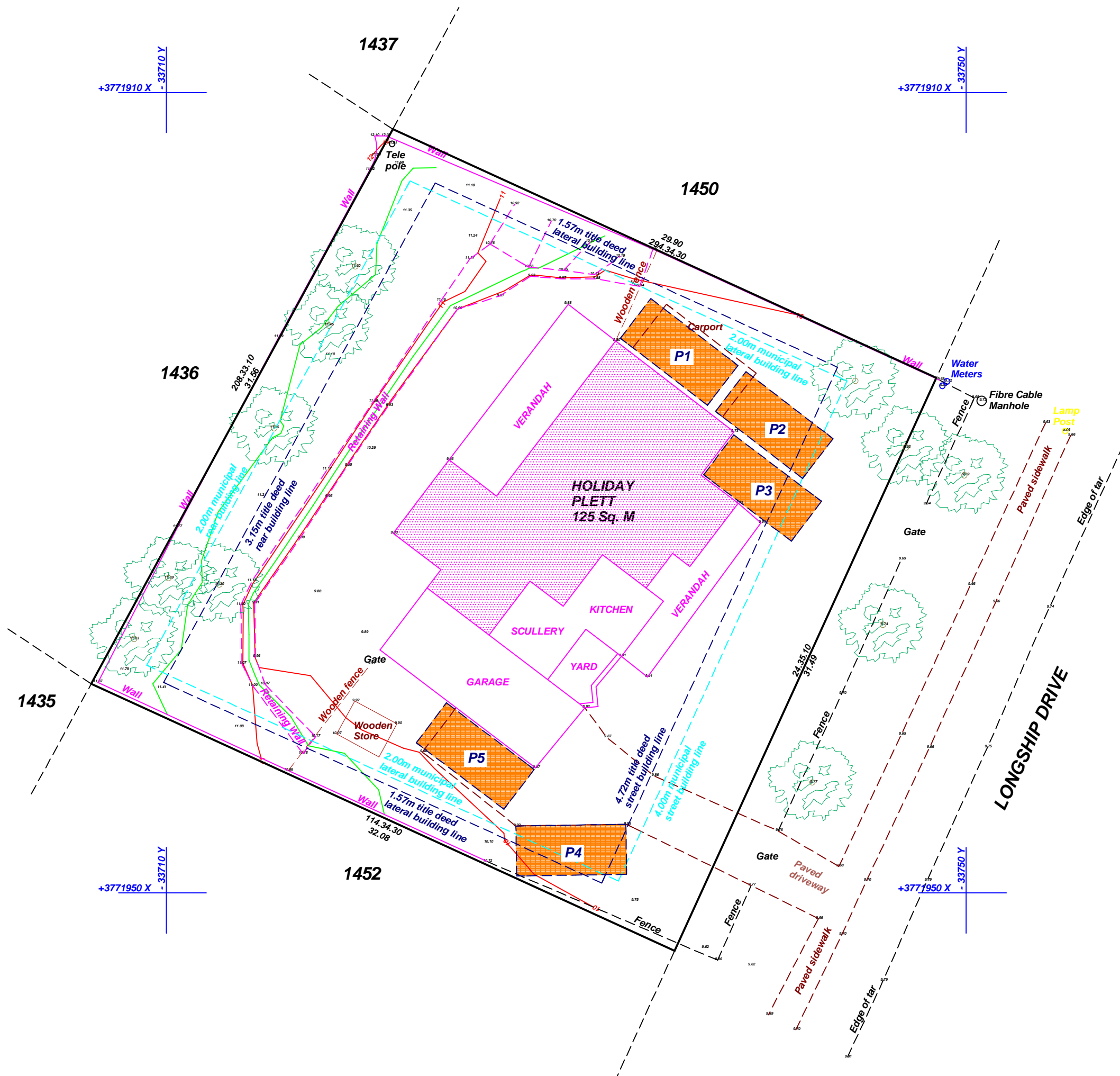
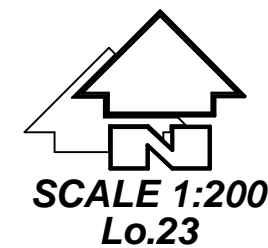
I,, hereby certify that the beacons of Erf 1451 Plettenberg Bay, Extension No.5 have this day been pointed out to me, as illustrated in the sketch hereunder.

Owner / Representative

Date

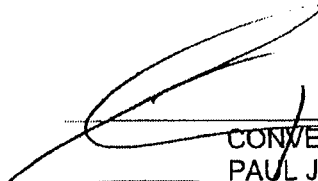
1450



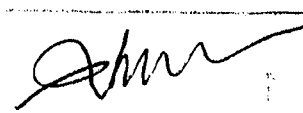


C		
B		
A		
NO.	DATE	DESCRIPTION
REVISIONS		
DATE: MAY 2024		
THIS DRAWING STORED IN FILE P1451DP-1.DWG		
Beacon Survey		
Professional Land Surveyors		
and Sectional Title Practitioners		
103 Longships Drive P.O.Box 350 Plettenberg Bay		
Tel: (044) 533 2230 Fax: (044) 533 0264		
e-mail: beaconsurvey@mweb.co.za		
CLIENT		
Mahogany Views (Pty) Ltd		
PROJECT		
ERF 1451		
PLETTENBERG BAY		
TITLE		
SITE DEVELOPMENT PLAN		
DWG NO	P1451DP-1	REV

Village Square
Main Street
Plettenberg Bay
6600


CONVEYANCER
PAUL JORDAAN

Fee endorsement		
	Amount	Gratuity
Purchase price/Value	R. 1 625 000,00	R. 990,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t.o. Cat. section	

VERBIND MORTGAGED	
VIR FOR R 1 462 500,00	
B	000028323 / 2016
25 OCT 2016	

000065375 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JOHAN SALOMON PLOOF VAN TONDER ELIZABETH

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PLETTENBERG BAY on 23 AUGUST 2016 granted to him by

1. **LOUIS MALLAM**
Identity Number 420613 5073 08 7
Married, which marriage is governed by the laws of ENGLAND and duly assisted herein by my spouse VERONICA MALLAM Identity Number 440917 0038 18 5 insofar as needs be

and

2. **VERONICA MALLAM**
Identity Number 440917 0038 18 5
Married, which marriage is governed by the laws of ENGLAND and duly assisted herein by my spouse LOUIS MALLAM Identity Number 420613 5073 08 7 insofar as needs be

DATA / CAPTURE
2016 - 11 - 01
PUMP FILE 0014


GhostConvey 15.8.12.4

MAHOGONY VIEWS TRADING PROPRIETARY LIMITED
Registration Number : 2014/150930/07

or its Successors in Title or assigns, in full and free property

ERF 1451 PLETTENBERG BAY
in the Bitou Municipality, Division of Knysna, Western Cape Province

IN EXTENT 976 (NINE HUNDRED AND SEVENTY SIX) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T16383/1978 with
Diagram Number 4312/1978 relating thereto and HELD by Deed of Transfer
Number T31330/2011;

A. SUBJECT to the conditions referred to in Deed of Transfer Number
T31330/2011;

B. SUBJECT FURTHER in terms of Deed of Grant dated 20th January 1818
George Quitrents Volume 2 Number 22:-

"to all such Duties and Regulations, as either are already or shall in future be
established respecting Lands granted under similar Tenure"

.....

C. ENTITLED to the benefit of the terms of the Notarial Deed of Servitude Number
191/1947, annexed to Deed of Transfer Number T3544/1942, a reference
whereeto dated 4 June 1947 is endorsed thereon, reading as follows:

"By Notarial Deed Number 191 dated 8/3/1947 the property viz:

"Portion 72, the Sanctuary" held by Certificate of Amended Title on
Consolidation Number 9880 dated 4.6.1947 is made subject to conditions
relating to prohibiting business and trade or hotel-keeping
thereon, nature of buildings thereon and regulating sanitation and matters of
public health in favour of the within mentioned properties and certain other
properties subject to conditions as will more fully appear on reference to said
Notarial Deed Vide copy annexed hereto."



D. **SUBJECT FURTHER** to the following conditions mentioned in the said Deed of Transfer Number T16383/1978

1. Imposed by the Administrator under the Provisions of Ordinance 33 of 1934 when approving the establishment of Plettenberg Bay Township Extension Number 5, namely:

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 without compensation be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this subdivision 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.
3. 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 a 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.
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) it shall not be subdivided;



GhostConvey/15.8.12.4

one dwelling together with such outbuildings as are ordinarily required to be used therewith;

- (c) not more than half the area thereof shall be built upon;
- (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the 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.
- (e) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

II. Imposed by Plettenberg Bay Estates Limited for the benefit of itself, its successors in title as owners of the remainder of Plettenberg Bay Township Extension Number 5, held by Certificate of Amended Title on Consolidation Number 9109/1956 :

1. Plans and specifications of all buildings and all additions or alterations to be erected on an erf shall be submitted to and approved by the Transferor before the commencement of building operations. Such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the Transferor. Roofs of all buildings to be erected on an erf shall, except with the permission in writing of the Transferor, be constructed of either thatch, tiles, shingles or slate. Provided, however, that from such time as the said Township shall fall under the jurisdiction of a Local Authority, the Transferor shall have the right, with the permission of such Local Authority, to delegate to such Authority exercise of the discretions and rights herein vested in the Transferor.

GhostConvey 15.8.12.4

corrugated iron or asbestos fencing is prohibited. No wood and/or iron buildings of any description shall be erected on the erf. The main buildings which shall be a complete building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.

3. Any buildings or outbuildings and all additions or alterations, thereto shall also comply with the conditions upon which the proposed Township shall in due course be established and with the requirements of any local or other Authority.
4. The elevation treatment of all building shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
5. The owner shall not have the right, save and except to prepare the erf for building and/or garden purposes, to excavate and remove therefrom for purposes of gain any material without the written consent of the Transferor.
6. The owner of this erf shall without compensation be obliged to allow the electricity, gas, water mains and sewage and drainage, including stormwater of any other erf, within or without this subdivision, to be conveyed across the erf if deemed necessary by the Local Authority and/or the Transferor in such a manner and position as 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.
7. Neither the owner nor any other person shall have the right to erect or cause to be erected upon the erf any hoardings or signboards for advertising purposes.
8. No cattle kraals, pig-sties, cow-sheds, slaughter poles or slaughter houses shall be erected or carried on by any person whomsoever on this erf.

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GhostConvey 15.8.12.4

9. (1) In the foregoing conditions the following words shall have the meaning assigned to them, namely :-
- (a) "Transferor" shall mean Plettenberg Bay Estates Limited, its Successors in Title and Assigns to Plettenberg Bay Extension Number 5, or the remainder thereof from time to time but shall exclude the owner of any erf.
 - (b) "Owner" shall include the Successors in Title and Assigns of the above Transferee.
- (2) The owner shall have no claim whatsoever against the Transferor on the ground that the Transferor has not enforced or insisted that effect be given to the foregoing conditions in respect of any erf sold by the Transferor."



GhostConvey 15.8.12.4

1. LOUIS MALLAM, Married as aforesaid
- and
2. VERONICA MALLAM, Married as aforesaid

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

MAHOGONY VIEWS PROPRIETARY LIMITED
Registration Number : 2014/150930/07

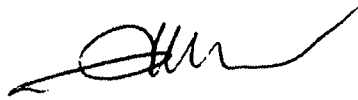
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 625 000,00 (ONE MILLION SIX HUNDRED AND TWENTY FIVE THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, 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 at CAPE TOWN on 25 October 2016

q.q.

In my presence



REGISTRAR OF DEEDS

 GhostConvey 15.8.12.4

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

RESOLUTION

Resolution passed at the meeting of the Shareholders / Partners / Trustees / Members held
in PLETTENBERG BAY on the 16TH day of APRIL 2024.

Resolved that VIVIENNE NEL in his / her capacity as PARTNERSHIP
be and is hereby authorised to do whatever may be necessary to give effect to this
resolution and to enter into and 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 sole discretion as he / she in his 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 1451 PLETTENBERG BAY

NATURE OF APPLICATION:

1. REMOVAL OF TITLE DEED RESTRICTIONS.
2. DEPARTURE.
3. REZONING.

SIGNATURE OF SHAREHOLDERS / PARTNERS / TRUSTEES / MEMBERS (NAME)

D Nel (VIVIENNE NEL)

J. Gerhard (JENNIFER GERHARD)

..... ()

..... ()

DN JS

SPECIAL POWER OF ATTORNEY

I, the undersigned,

MAHOGONY VIEWS (PTY) LTD / VIVIENNE NEL.

duly authorised, do hereby nominate, constitute and appoint **PHILIP GEORGE TEGGIN** of the firm **BEACON SURVEY**, Land surveyors, 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 1451 PLETTENBERG BAY

NATURE OF APPLICATION:

1. REMOVAL OF TITLE DEED RESTRICTIONS.
2. DEPARTURE.
3. REZONING.

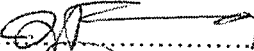
SIGNED AT PLETTENBERG BAY


THIS 16TH DAY OF APRIL 2024.

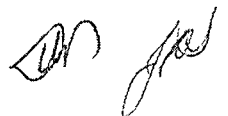


OWNER/AUTHORISED AGENT

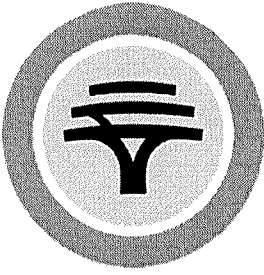
WITNESSES

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2. 



G



FNB HSLS

Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/14531423

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: Misconsents@fnb.co.za

17th APRIL 2024

MAHOGONY VIEWS TRADING
87 LONGSHIPS
LOWER ROBBERG
PLETTENBERG BAY

Dear Sirs,

REZONING OF THE PROPERTY
HOME LOAN IN THE NAME OF MAHOGONY VIEWS TRADING
OVER ERF 1451 LOWER ROBBERG
BOND ACCOUNT NUMBER: 3 000 014 531 423

We, FirstRand Bank Limited (1929/001225/06) hereby give consent for the rezoning of the abovementioned property from Residential to Commercial zoning, subject to:

Cancellation of our bond once the application has been approved by the local authority.

This is not our market as our Home Loans Division finance residential properties.

Should you require a new loan, you will be required to apply to our Commercial Property Finance Division, and it is then subject to their specific Credit and Legal requirements.

Kindly contact FNB Commercial Property Finance Division on Tel 086 036 2273 or Fax (011) 388 8989 to enquire about their product specific application forms and processes.

Kindly advise us in writing once the request has been approved by the local authorities.

Yours faithfully,

Miscellaneous Consent
FNB Home & Structured Lending Solutions