

BITOU MUNICIPALITY/ BITOU MUNISIPALITEIT
PROPOSED NEW URBAN SETTLEMENT (KNOWN AS EBENHEZER): PORTION 3, 20, 42 & 44, OF THE
FARM HOLT VIEW NR. 437, PLETTENBERG BAY, BITOU MUNICIPALITY

Notice is hereby given that Bitou Municipality has received the following application in terms of Section 15(2)(a), (d) & (e) of the Municipal Land Use Planning Bylaw (2015) for the following:

- (1) Consolidation of Portion 3, 20, 42 and 44 of Farm Hill View 437;
- (2) Rezoning of the consolidated portion to a subdivisional area;
- (3) The subdivision of the subdivisional area into the following:
 - 437 Single storey & 201 Double storey residential units (Special Residential Zone),
 - 7 Community uses/facilities in existing buildings (Special Zone),
 - 1 School Site & 5 Early Childhood Development Centres (Institutional Zone I),
 - 1 Local Business, Taxi Rank and Mixed Uses Site (Business zone II),
 - 1 Community Facility and 1 Healthcare Centre (Institutional zone III),
 - 3 Mixed Use Site, uses to be determined on demand (Special zone),
 - 9 Places of worship (Institutional Zone II),
 - 1 Informal sports field & 25 Open spaces too steep for development, play parks, buffer areas or storm water (Open Space Zone I),
 - 1 Electrical transformer site (Authority Use Zone),
 - Roads (Transport zone), and
 - Remainder of Portion 3 (Agriculture Zone I).

The application is available for inspection at the Municipal Town Planning Office (Monks View, Church Street, Plettenberg Bay) during normal office hours. Telephonic enquiries in this regard may be directed to the Town Planner, Ms Adél Stander, Bitou Municipality (Tel: 044 501 3321).

Any objections to the proposal should be lodged in writing to reach the undersigned (Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 and/or be hand-delivered at the Municipal Offices, Sewell Street, Plettenberg Bay) by no later than 30 days from the publication of this notice.

Comments or objections received after the aforementioned closing date may be disregarded. A person who cannot read or write but wishes to comment on the proposals may visit the Department: Strategic Services (Town Planning Section) where a member of staff will assist them to formalize their comment.

VOORGESTELDE NUWE DORPUITBREIDING (BEKEND AS EBENHEZER): GEDEELTE 3, 20, 42 & 44 VAN DIE PLAAS HILL VIEW NR.437.

Kennis geskied hiermee dat Bitou Plaaslike Munisipaliteit 'n aansoek ontvang het in terme van Artikel 15(2)(a), (d) & (e) van die Munisipale Verordening op Grondgebruikbeplanning, 2015:

- (1) Konsolidasie van Gedeelte 3, 20, 42 & 44 van die Plaas Hill View Nr.437;
- (2) Hersonerings van die gekonsolideerde gedeelte na 'n Onderverdelingsgebied;
- (3) Die onderverdeling van die onderverdelingsgebied soos volg:
 - 437 Enkel verdieping & 201 Dubbel verdieping wooneenhede (Spesiale Residensiële Sone),
 - 7 Gemeenskapgebruik/ fasiliteite in bestaande geboue (Spesiale Sone),
 - 1 Skoolperseel & 5 Creche Persele (Institusionele Sone I),
 - 1 Plaaslike Besigheid, Taxi Staanplek en Gemengde Gebruik Persele (Besigheid Sone II),
 - 1 Gemeenskapfasiliteit & 1 Gesondheidsentrum (Institusionele Sone III),
 - 3 Gemengde Gebruik Perseel, die gebruik waarvan op aanvraag bepaal sal word (Spesiale Sone),
 - 9 Plek van Aanbidding (Institusionele Sone II),
 - 1 Informele Sportveld & 25 Publieke Oop Ruimte te steil vir ontwikkeling, speelparke, buffer areas of Stormwater (Oop Ruimte Sone I),
 - 1 Elektriese Transformator (Owerheidsone), Strate (Vervoersone), en
 - Restant van Gedeelte 3 (Landbou Sone I)

Besonderhede aangaande die voorstel lê ter insae by die Munisipale Stadsbeplanningskantoor (Monks View, Kerk Straat, Plettenbergbaai) gedurende normale kantoorure. Navrae kan gerig word aan die Stadsbeplanner, Adél Stander (Tel: 044 – 501 3321).

Enige kommentaar op of besware teen die aansoek moet op skrif ingedien word ten einde die ondergetekende (Munisipale Bestuurder, Bitou Munisipaliteit, Privaatsak X1002, Plettenbergbaai, 6600 en/of fax nommer 044 – 533 3485) te bereik (en/of per hand ingedien by die Munisipale Kantore, Sewell Straat, Plettenbergbaai) teen nie later as 30 dae vanaf die datum van verskyning van hierdie kennisgewing, en moet die besonderhede (naam en posadres) van die betrokke persoon insluit. Kommentaar of besware wat na die voorgemelde sluitingsdatum ontvang word, mag moontlik nie in ag geneem word nie.

Persone wat wil kommentaar lewer maar nie kan lees of skryf nie mag die Departement: Strategiese Dienste (Stadsbeplanningsafdeling) besoek waar hul deur 'n amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

Adv. LMR Ngoqo
Municipal Manager/ Munisipale Bestuurder
Bitou Local Municipality/ Bitou Plaaslike Munisipaliteit
Private Bag X1002/ Privaatsak X1002
PLETTENBERG BAY, 6600/ PLETTENBERGBAAI, 6600

Notice Number/ Kennisgewingnommer: 261/2019