



**Enquiries**

M Buskes

**Contact details**

044 501 3436

**E-mail**

[mbuskes@plett.gov.za](mailto:mbuskes@plett.gov.za)

File ref: 18/47/444

08 May 2024

**By Email**

[marike@vreken.co.za](mailto:marike@vreken.co.za)

For Attention: Marike Vreken,

**APPEAL: PROPOSED REZONING AND CONSENT USE: REMAINDER OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NO 444**

1. You are hereby informed that the Executive Mayor, acting in his capacity as the Appeal Authority, on 07 May 2024, **upheld** the appeal submitted by Baron's View Homeowners Association dated 11 November 2022.
2. The Appeal Authority **confirmed** the decision of the Municipal Planning Tribunal's decision dated 12 August 2022, in terms of Section 60 to Read with Section 81(7)(b) of the Bitou Municipality by Law on Municipal Land Use Planning (2015).
3. The following variations were determined by the Appeal Authority to read with Section 81(9)(b) of the Bitou Municipality By Law on Municipal Land Use Planning (2015).
  - 3.1 That the conditions of approval and reasons for decision remain as set out in the approval letter dated 21 October 2022, read with the following changes:
    - a) The deletion of approval condition no. 3(xv);
    - b) The deletion of reason for decision no. 4(k);
  - 3.2 Reasons for the above decision are as follows:
    - a) The deletion of approval condition 3(xv) will ensure compliance with section 66(10) of the Planning By-law, as it currently relies on a third party (the Baron's View HOA) for fulfilment.
    - b) Reason for decision 4(k) is considered to be incorrect, as the sharing of services can be taken into account/ incorporated in the SLA between the developer and the Municipality.
    - c) The merit/ desirability of the proposal is considered to be in order.
4. Accordingly, you may now act on the above decision subject to compliance with the conditions of approval.
5. Kindly find attached the resolution by the Executive Mayor dated 07 May 2024 for record purposes.

Regards



---

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

cc: Alan Peter Croutz, Bitou Municipality, Manager: Legal Services.