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Municipal Notice No: 206/2024

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 206/2024**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Portion 7 and 8 of the farm 432, Kranshoek	- Subdivision of Portions 7 and 8 of the Farm Kranshoek No 432 into 6 Portions to coincide with the 6 Phases on the proposed Plan 23010_Ple-14 Revision 6 of 6 December 2023 so that six General Plans can be created for each Phase. - Subdivide the six General Plans created under point one, into 834 portions which will include individual Residential, Business, Community / Institutional, Open Space and Transportation and Utility erven in a phased approach. - Rezone Portions 7 and 8 of the Farm Kranshoek No. 432, in terms of the Bitou Local Municipality Zoning Scheme By-Law, from Agricultural Zone I to: - General Residential Zone I (with a building line Departure) - Business Zone III (with a Consent Use) - Community Zone I - Community Zone II - Open Space Zone I - Open Space Zone II - Utility Zone - Transport Zone II; and - Transport Zone III as depicted in Plan 23010_Ple-14 Revision 6 of 6 December 2023 - A Departure to allow the relaxation of the 5m set back from the garage door facing the road to the kerb of the internal road, to 1m from the erf boundary. The setback of 5m is a provision of Group / Town Housing under Building Lines within a Group / Town Housing site Clause (f)(i). - Approve a Consent Use under Business Zone III to permit the operation of a Motor Repair Garage, Open Air Vehicle Display, and a Shop. - Approve Le Fleur Road as the name of the public road on Portion - Public Roads and Public Open Spaces will vest in the Bitou Municipality on confirmation of the Plan and the registration of the first Erf.
Gedeelte 7 en 8 van die plaas 432, Kranshoek	- Onderverdeling van Gedeeltes 7 en 8 van die Plaas Kranshoek No 432 in 6 Gedeeltes om saam te val met die 6 Fases op die voorgestelde Plan 23010_Ple-14 Hersiening 6 van 6 Desember 2023 sodat ses Algemene Planne vir elke Fase geskep kan word. - Onderverdeel die ses algemene planne wat onder punt een geskep is, in 834 gedeeltes wat individuele residensiële, sake-, gemeenskaps- / institusionele, oop ruimte en vervoer en nut in 'n gefaseerde benadering sal insluit. - Hersone Gedeeltes 7 en 8 van die Plaas Kranshoek No. 432, ingevolge die Bitou Plaaslike Munisipaliteit Soneringskema Verordening, vanaf Landbousone I tot: - Algemene Residensiële Sone I (met 'n boulyn Vertrek) - Besigheidsone III (met toestemming gebruik) - Gemeenskapsone I - Gemeenskapsone II - Oop ruimte sone I - Oop ruimte sone II - Nutssone - Vervoer sone II; En - Vervoer Sone III soos uitgebeeld in Plan 23010_Ple-14 Hersiening 6 van 6 Desember 2023 'n Vertrek om die verslapping van die 5m terug te laat vanaf die motorhuisdeur wat na die pad kyk na die kerb van die interne pad, na 1m vanaf die erfrens. Die terugslag van 5m is 'n bepaling van groep- / stadsbehuising onder boulyne binne 'n groep- / stadsbehuisingsterreinklousule (f) (i). - Keur 'n toestemmingsgebruik onder Business Zone III goed om die bedryf van 'n motorherstelgarage, opelugvoertuigvertoning en 'n winkel moontlik te maak. - Keur Le Fleurweg goed as die naam van die openbare pad op Gedeelte - Openbare paaie en openbare oop ruimtes sal by die Bitou-munisipaliteit berus by bevestiging van die Plan en die registrasie van die eerste Erf.

Application is available for viewing at Municipal office, 50 Melville’s Corner, during office hours/ Aansoek kan bestudeer word by Kantoor 50, Mellville’s Corner gedurende kantoorure/ 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 saziso, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

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ACTING MUNICIPAL MANAGER
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