



**Enquiries**

Adél Sanchez Asensio

**Contact details**

044 501 3321

**E-mail**

aasensio@plett.gov.za

File ref: 18/870/KH

22 July 2024

Planning Space

PER E-MAIL: lizemarie@planningspace.co.za

Dear Sir

**PROPOSED COMMUNITY FACILITY: ERF 870, OLIPHANT STREET, KRANSHOEK, BITOU MUNICIPALITY**

The Acting Director: Planning and Development approved the following on 12 July 2024, in terms of Delegated Authority from Council, and in terms of Section 60 of the Land Use Planning Bylaw, 2015:

That the following be approved in terms of Section 60 of the Bitou Land Use Planning Bylaw (2015):

1. Rezoning from Agriculture Zone I to Community Zone I, in order to permit the proposed multi-purpose community centre.

**Conditions in terms of Section 66 of the Bitou Municipality: Land Use Planning Bylaw (2015)**

- a.) That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Level Agreement be entered into, and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Level Agreement (inclusive of performance of payment). No building plans will be considered without proof of performance of payment as stipulated in the Services Agreement.
- b.) The Developer must provide for rainwater harvesting on site.
- c.) The building plans to be submitted must indicate the rainwater harvesting on site.
- d.) Due to the proximity of the drainage line on the eastern boundary and the possible positioning of the wetland in the south-eastern corner should be kept as a no-go area.
- e.) An Environmental Management Plan is to be drafted and submitted to the municipality. The EMP should deal with the construction and operation of the proposed community facility.
- f.) That development broadly occurs as per amended Site Development Plan “DRW: KH-E870-REV1” dated 16 January 2024 as submitted by Planning Space Town and Regional Planners.
- g.) That an amended Site Development Plan be submitted for approval before the “future phases” commence.

That the “Institutional Zone III” zoning of the Section 8 Zoning Scheme be converted to “Community Zone I” in terms of the new adopted Zoning Scheme Bylaw, 2023 and that the parameters of this Zone applies to the proposed development.

### Reasons for Decision:

1. The site is within an existing urban area and within the approved urban edge.
2. Based on the provisions of the Section 8 Scheme (in terms of which the application was submitted) an institutional zone III permitted a place of assembly and uses that are community based. The most appropriate zone in terms of the newly adopted Zoning Scheme Bylaw is Community Zone I which allows for “place of instruction” This zone best fits the intended use of this community based development proposal.
3. The demand for social, community, training and business opportunities in Kranshoek is addressed.
4. A more “complete settlement” is achieved by an increased variety of land uses, economic activities, and services for the Kranshoek area thereby improving living standards and social inclusion within Kranshoek.
5. The principles referred to in chapter 2 of SPLUMA and Chapter VI of LUPA were adequately addressed in assessing the application. Where necessary, suitable conditions are imposed.

### Appeals

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of date of e-mailed notification of this decision together with proof of payment of the appeal fee.
- d) If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- e) The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date e-mailed notification of this letter.
- f) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- g) A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days of registration of this letter.



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