



**Enquiries**

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Email: [beaconsurvey@mweb.co.za](mailto:beaconsurvey@mweb.co.za)

Dear Sir

**SUBDIVISION AND PERMANENT DEPARTURES: REMAINDER FARM 231, BITOU MUNICIPALITY**

1. The Acting Director: Economic Development and Planning made the following decision on 02/08/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for permanent departures for the following:
  - 2.1. The subdivision of Farm 231 into two portions. Portion A measuring 2.3ha and the Remainder Farm 231 measuring 11.3ha in extent.
  - 2.2. Permanent departures for the following;
    - 2.2.1. In respect of **Portion A**;
      - a) Relaxation of the northern agricultural building line from 30m to 15m;
      - b) Relaxation of the eastern and western building lines from 30 to 10m;
    - 2.2.2. In respect of the Remainder Farm 231;
      - a. Relaxation of the northern agricultural building line from 30m to 15m;
      - b. Relaxation of the eastern agricultural building line from 30m to 5m;
      - c. Relaxation of the western building line from 30m to 20m.
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
  - i. *That the Transfer of Ptn A occur at the Deed Office before Building Plans are submitted on this portion.*
  - ii. *The subdivision shall be in accordance with the subdivision Plan No F231/SUB2, dated November 2023 and drawn by Beacon Survey Professional Land Surveyors.*
  - iii. *That it be recorded that the Municipality has no responsibility towards the provision of services to either proposed Portion A or the Remainder.*
  - iv. *The conditions contained in the letter from the South African National Roads Agency SOC Limited dated 11 December 2023 be adhered to.*
  - v. *The conditions as stipulated in the letter dated 14 December 2023, ref: TPW/CFS/RP/LUD/REZ/SUB-22/143 (Job 30242) from the Western Cape Government: Department of Infrastructure be adhered to.*
  - vi. *That approval must also be obtained in terms of Act 70 of 1970 as the property is zoned Agricultural Zone I.*
4. *Reasons for the above decision are as follows:*
  - a) The property is bisected by physical national road. The alignment of the subdivision is justified through the existence of the division road traversing the land unit.

- b) The subdivision will create 2 functioning land units each with its own independent access off the Divisional Road.
  - c) The South African National Roads Agency SOC Limited (SANRAL) supported the subdivision proposal subject to the adherence with conditions of approval.
  - d) The Western Cape Department of Agriculture has no objection against the proposed subdivision.
  - e) The Municipality will not have any responsibility to provide services to any of the subdivided portions.
  - f) No additional development will take place which may have a detrimental impact on any other properties.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address
7. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.
8. 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.
9. 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 of registration of this letter.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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 this letter was emailed or sent to the electronic address.

**Yours faithfully**

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**T Wildeman**

**Acting Director: Economic Development and Planning**