



Enquiries

Mzwanele Saphuka

Contact details

044 501 3470

E-mail

msaphuka@plett.gov.za

File ref: 18/7/306

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Email: beacosurvey@mweb.co.za

Dear sir,

PROPOSED SUBDIVISION: PTN 7 OF THE FARM WITTEDRIFT NO.306, BITOU MUNICIPALITY

1. The Acting Director: Economic Development and Planning made the following decision on 14/11/2024:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - 2.1. Subdivision of Portion 7 of the Farm No 306 into two (2) portions (Portion A measuring ± 34.3 ha in extent and the Remainder measuring 254.5 ha in extent).
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 approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;*
 - ii. *The use of the Remainder 7/306 be limited to agricultural purposes and ancillary uses as permitted by the Bitou Zoning Scheme By-law 2023 with no consent use rights for tourist facility.*
 - iii. *The use of the Ptn A be limited to agricultural purposes and ancillary uses as permitted by the Bitou Zoning Scheme By-law 2023 with a consent use rights for tourist facility.*
 - iv. *That the conditions stipulated in the consent use approval letter dated 17 December 2019 drafted by Bitou Municipality be adhered to.*
 - v. *That the conditions stipulated in the letter dated 24 January 2023, drafted by the South African National Road Agency SOC Limited (SANRAL) be adhered to.*
 - vi. *The subdivision shall be in accordance with the subdivision Plan, DRAWING No. F306P7/SUB2, dated June 2024 and drawn by Beacon Survey Professional Land Surveyors.*
 - vii. *That it be recorded that the Municipality has no responsibility towards the provision of services to either proposed Portion A or the Remainder.*
 - viii. *A Right of way servitude in favour of Ptn A be registered before transfer of Ptn A.*
 - ix. *That approval must also be obtained in terms of Act 70 of 1970 as the property is zoned Agricultural Zone I.*
3. Reasons for the above decision are as follows:
 - a) The proposed subdivision adheres to the Bitou SDF 2022 guidelines.
 - b) There were no objections received from internal and external departments.
 - c) The subdivision will not have an impact on productive agricultural land.

- d) The proposal is located outside the municipal urban edge and will have no impact on municipal service infrastructure.
 - e) The proposal will have no impact on privacy or any other land use rights enjoyed by any of the neighbours.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 5. 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.
 6. 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.
 7. 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.
 8. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
 9. 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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F Maki
Acting Director: Economic Development and Planning