



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 10/2025

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 10/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Portion 37 of the Farm Redford No.232	<ul style="list-style-type: none">Application is made for a permanent departure from the development parameters of the zoning scheme in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the relaxation of the following building lines in accordance with the Site Development Plan No. F232P37SDP-1:<ul style="list-style-type: none">Relaxation of the eastern agricultural building line bordering the street from 30m to 14.53m to regularise the building accommodating the stables on the ground floor and labourer's cottage on the first floor.Relaxation of the southern agricultural building line from 30m to 5.11m to regularise the garage and manager's cottage, which are situated at 5.11m and 14.49m from the boundary, respectively.
Gedeelte 37 van die plaas Redford No.232	<ul style="list-style-type: none">Aansoek word gedoen vir 'n permanente afwyking van die ontwikkelingsparameters van die soneringskema ingevolge Artikel 15(2)(b) van die Bitou Munisipaliteit: Grondgebruikbeplanningsverordening, 2022 (die 'Beplanningsverordening') vir die verslapping van die volgende boulyne in ooreenstemming met die Terreinontwikkelingsplan No. F232P37SDP-1:<ul style="list-style-type: none">Verslapping van die oostelike landboubooulyn wat aan die straat grens van 30m tot 14.53m om die gebou te reguleer wat die stalle op die grondvloer en arbeidershuisie op die eerste verdieping akkommodeer.Verslapping van die suidelike landboubooulyn van 30m tot 5.11m om die motorhuis en bestuurdershuisie, wat onderskeidelik op 5.11m en 14.49m van die grens geleë is, te reguleer.
Inxalenye 37 yeFama I-Redford No.232	<ul style="list-style-type: none">Kwenziwa isicelo sokuphuma ngokusisigxina kwiiparamitha zophuhliso zesikimu sokucwangcisa iindawo ngokweCandelo 15(2)(b) likaMasipala waseBitou: uMthetho woCwangciso lokuSetyenziswa koMhlaba, ka-2022 ('uMthetho woCwangciso loMthetho') wokuthotywa kwemigca yokwakha elandelayo ngokuhambelana nesiCwangciso soPhuhliso lweSayithi No. F232P37SDP-1:<ul style="list-style-type: none">Ukuphumla komgca wokwakha wezolimo wasempuma osemdeni wesitrato ukusuka kwi-30m ukuya kwi-14.53m ukulungelelanisa isakhiwo esihlalisa izitali kumgangatho ophantsi kunye ne-cottage yabasebenzi kumgangatho wokuqala.Ukuphumla komgca wokwakha wezolimo osemazantsi ukusuka kwi-30m ukuya kwi-5.11m ukulungelelanisa igaraji kunye ne-cottage yomphathi, ebekwe kwi-5.11m kunye ne-14.49m ukusuka kumda, ngokulandelayo.

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

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality



Enquiries
Olwethu Yonke

Contact details
044 501 3317

E-mail
townplanning@plett.gov.za

Our ref: 18/37/232

14 January 2025

Sir/Madam

PROPOSED PERMANENT DEPARTURE FOR PORTION 37 OF THE FARM REDFORD NO.232, BITOU MUNICIPALITY

Applicant: Beacon Survey

Notice is hereby given that Bitou Municipality has received an application in terms of section 15(2) of the Bitou By-law on Municipal Land Use Planning 2015 for;

1. Application is made for a permanent departure from the development parameters of the zoning scheme in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the relaxation of the following building lines in accordance with the Site Development Plan No. F232P37SDP-1:
 - 1.1. Relaxation of the eastern agricultural building line bordering the street from 30m to 14.53m to regularise the building accommodating the stables on the ground floor and labourer's cottage on the first floor.
 - 1.2. Relaxation of the southern agricultural building line from 30m to 5.11m to regularise the garage and manager's cottage, which are situated at 5.11m and 14.49m from the boundary, respectively.

A copy of the application and full supporting documentation is available for viewing on the Municipal website. Enquiries regarding the application may also be directed to the Municipal Land Use Management official Olwethu Yonke at 044 501 3317/ townplanning@plett.gov.za.

Any comments or objections to the application, with reasons therefore, must be lodged in writing to the abovementioned official by means of email (townplanning@plett.gov.za) or hand-delivery within 30 days of the date of registration of this notice, and must include the name and contact details of the person concerned. Comments/ objections received after 30 days may be disregarded. A person who cannot write may visit the Land Use Management office, where a staff member will assist to transcribe their comments.

The personal information of anyone who submits comment / objection might be made available as part of processing the application and might be used during formal application processing.

Regards
Chris Schliemann
Manager: Land Use and Environmental Management

LAND USE APPLICATION

MOTIVATION REPORT

PORTION 37 OF FARM NO. 232: BITOU MUNICIPAL AREA

BUILDING LINE DEPARTURES

APRIL 2024

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1. **INTRODUCTION**

Title deed number	T53043/2023
Property description	Portion 37 of the Farm Redford No 232, in the Bitou Municipality, Division of Knysna, Western Cape Province
Size	15.1296 ha
Zoning	Agriculture Zone I
Building lines	30m building lines

- 1.1. Portion 37 of the Farm Redford No 232 (Portion 37/232) is located in the Redford area, on Rondebosch Road (Minor Road No. 7230) as depicted in Figures 1 and 2 below. A detailed locality plan is attached as Annexure 'A'.



FIGURE 1: LOCALITY PLAN



FIGURE 2: LOCALITY PLAN ILLUSTRATING CADASTRAL BOUNDARIES

- 1.2. Portion 37/232 is 15,13ha in extent and zoned 'Agricultural Zone I' in terms of the Zoning Scheme Regulations, 2023.
- 1.3. Figure 3 is an extract of the S-G Diagram. A copy of the complete S-G Diagram is attached as Annexure 'B'.

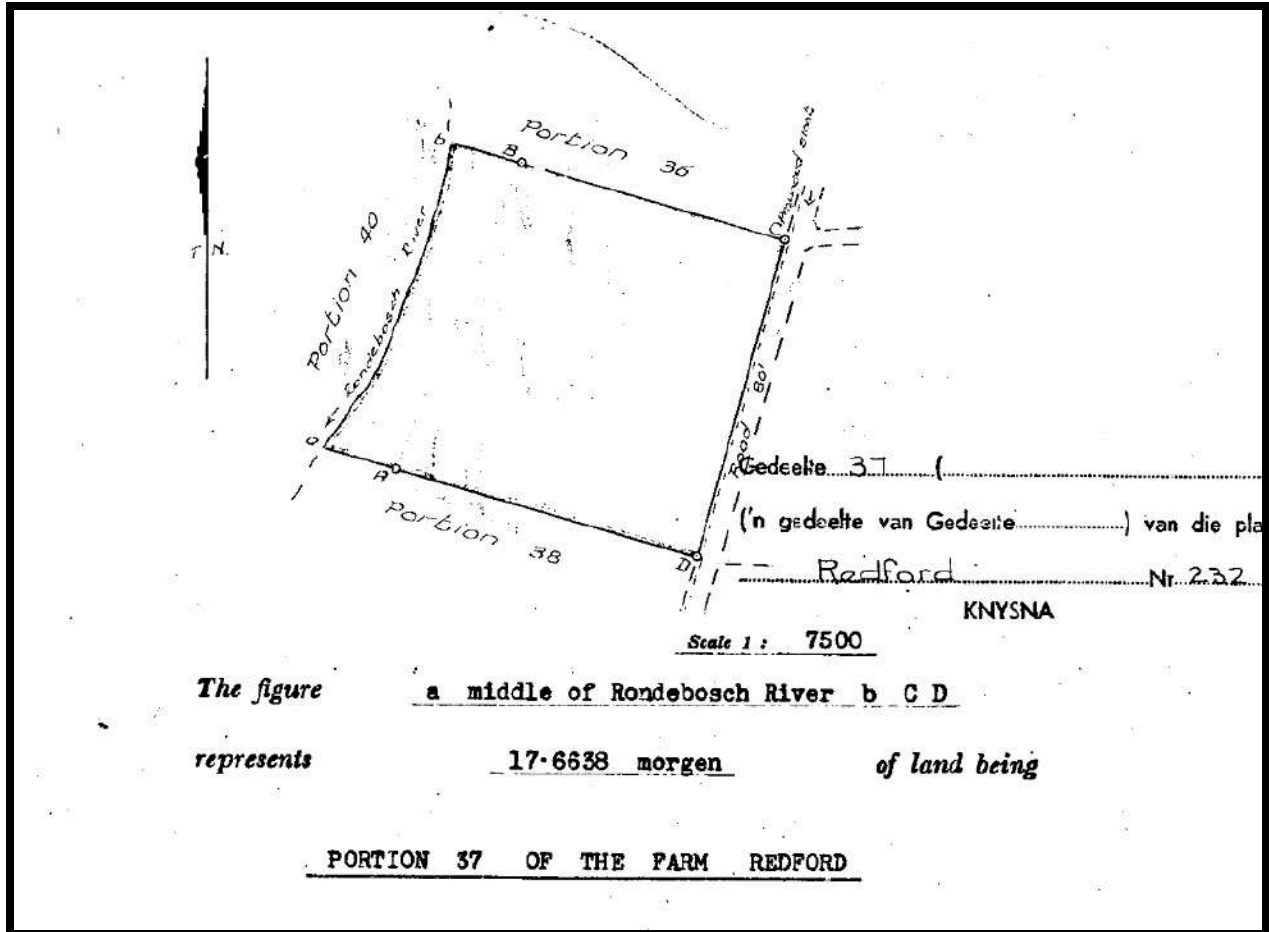


FIGURE 3: EXTRACT OF S-G DIAGRAM

- 1.4. A manager's cottage, garage, and a building accommodating stables on the ground floor and a labourer's cottage on the first floor, have been constructed over the 30m agricultural building line. In order to regularise these structures, application is made for a relaxation of the 30m agricultural building line.

2. THE APPLICATION

2.1. Application is made for a permanent departure from the development parameters of the zoning scheme in terms of Section 15(2)(b) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the relaxation of the following building lines in accordance with the Site Development Plan No. F232P37SDP-1:

2.1.1. Relaxation of the eastern agricultural building line bordering the street from 30m to 14.53m to regularise the building accommodating the stables on the ground floor and labourer's cottage on the first floor.

2.1.2. Relaxation of the southern agricultural building line from 30m to 5.11m to regularise the garage and manager's cottage, which are situated at 5.11m and 14.49m from the boundary, respectively.

3. THE DECISION-MAKING CRITERIA

3.1. Certain decision-making criteria prescribed in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) ('LUPA') have to be applied by the Municipality during consideration of any application for land development. For the sake of completeness these criteria are briefly explained in the Appendix to this Report.

4. TITLE DEED CONDITIONS

4.1. The title deed is attached as Annexure 'C'. There are no restrictive conditions of title relevant to the current application.

5. THE PROPOSAL

- 5.1. Cedar Bush INV PTY LTD acquired ownership of the property on 5 December 2023. The owners intend to regularise the structures which have been constructed over the 30m agricultural building line. The Site Development Plan No. F232P37SDP-1 is attached as Annexure 'D'. An extract of the SDP is shown in Figure 4 below.
- 5.2. In order to regularise the encroaching structures, application is made for the relaxation of the 30m southern and eastern agricultural building lines.

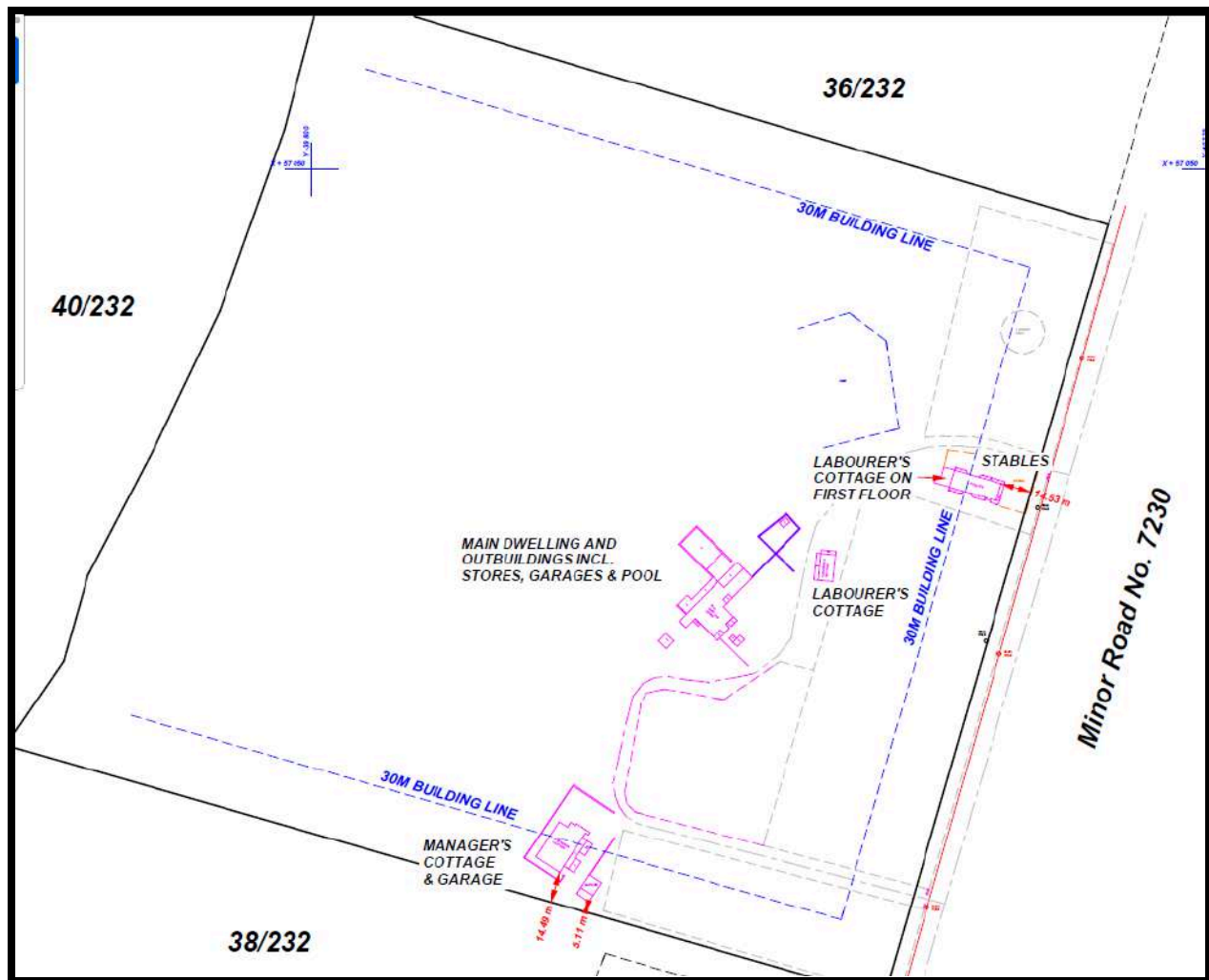


FIGURE 4: EXTRACT OF SDP

5.3. BUILDING LINES

5.4. SOUTHERN BUILDING LINE

- 5.4.1. As seen in Figure 5 below, the garage and manager's cottage are situated at a distance of 5.11m and 14.49m from the southern boundary, respectively.

- 5.4.2. An aerial image of the structures is shown in Figure 6 below. It is worth noting that the stables to the north of the managers cottage have been demolished.

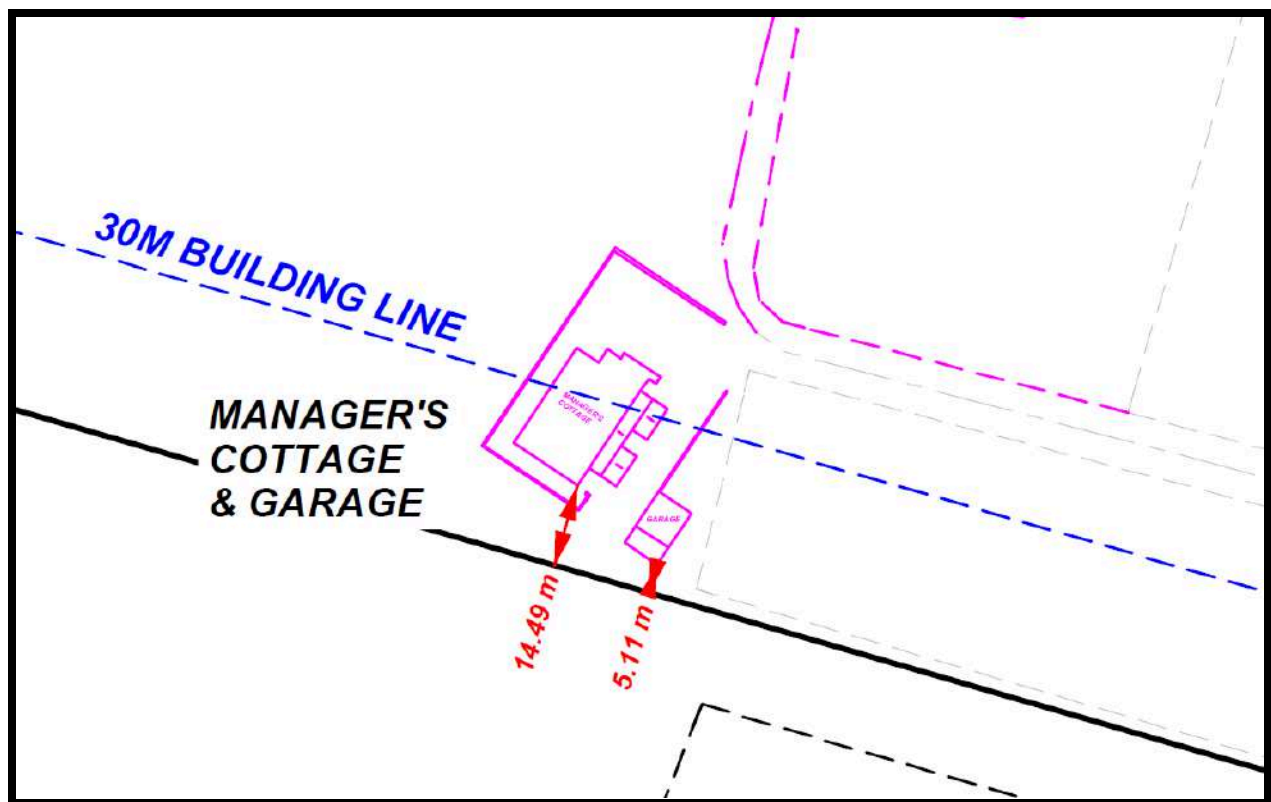


FIGURE 5: EXTRACT OF SDP ILLUSTRATING MANAGER'S COTTAGE AND GARAGE



FIGURE 6: AERIAL IMAGE OF A PORTION OF THE PROPERTY

5.4.3. MANAGER'S COTTAGE

5.4.3.1. The maintenance of a 14.49m setback ensures that the manager's cottage will have minimal impact on the neighbouring Portion 38/232 in terms of noise, visual impact, and privacy. The existing vegetation between the two properties further mitigates any potential impacts.

5.4.4. GARAGE

5.4.4.1. The garage is located 5.11m from the boundary. The garage's impact on privacy and noise is considered to be minimal. Furthermore, the presence of vegetation between

the two properties further mitigates any potential visual impacts.

5.4.5. The relaxation of the southern building line from 30m to 5.11m to regularise the structures located at 5.11m (garage) and 14.49m (manager's cottage) will not have a significant impact on the neighbouring Portion 38/232. Furthermore, the regularising of the structures will not have any significant adverse impact on the character of the area.

5.4.6. It appears that a structure on the neighbouring Portion 38/232, likely a labourer's cottage or dwelling house, is located within the 30m building line. However, as the dwelling on the neighbouring Portion 38/232 does not directly abut the manager's cottage and garage on the subject property, the impact on the neighbouring Portion 38/232 is limited. Furthermore, the approximate distance of 65m between the manager's cottage and the nearest building on the neighbouring Portion 38/232 further mitigates any potential adverse impacts.

5.5. EASTERN BUILDING LINE

5.5.1. The building accommodating stables on the ground floor and a labourer's cottage on the first floor is situated at 14.53m from the eastern boundary bordering the street as seen in Figure 7 below. The building therefore encroaches on the eastern 30m agricultural building line.

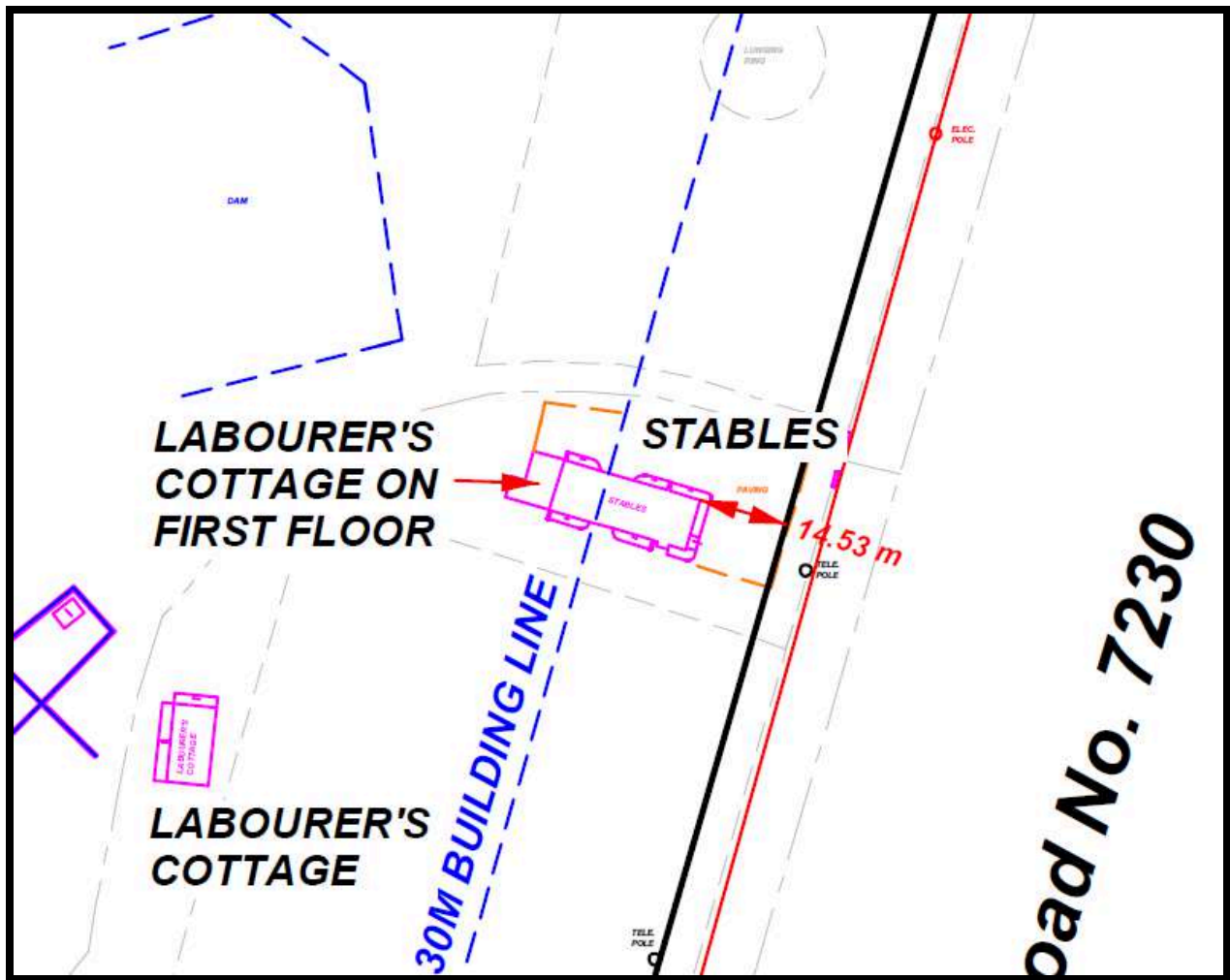


FIGURE 7: EXTRACT OF SDP ILLUSTRATING THE STABLES AND LABOURER'S COTTAGE

- 5.5.2. The maintenance of a 14.53m setback limits the visual impact when viewed from the street, thereby having no significant impact on the character of the area.
- 5.5.3. Moreover, given that a 14.53m setback will be maintained and considering the abutting street is a straight road (for the portion abutting the property), the regularisation of the encroachment will have a negligible impact on sight distances. The encroachment onto

the street boundary implies that no direct neighbour will be adversely affected by the regularisation of the encroachment in terms of noise, privacy, and other related factors.

- 5.6. The proposed building line relaxations have minimal implications on specific policies and strategies within the SDF. In a similar vein, there are no specific regulations or policies at the district, national or provincial government level that govern the relaxation of prescribed zoning scheme building lines. It will therefore serve little purpose for aspects such as compliance with district, provincial and national SDF's to be discussed in further detail.

5.7. **IMPACT ON TRAFFIC**

- 5.8. The proposed relaxation of building lines has no impact on trip generation. Moreover, it has been stated that the proposed relaxation of the 30m agricultural building line bordering the street will have a negligible impact on sight distances.

6. **IMPACT ON SERVICES**

- 6.1. The relaxation of building lines will have no impact on the provision of services.
- 6.2. The additional dwelling house will have a minimal impact on services. For all intents and purposes it is generally accepted, and expected, that agricultural properties will make use of their one additional dwelling unit consent use which applies to all agricultural properties.

7. **BIODIVERSITY AND CULTURAL SIGNIFICANCE**

- 7.1. The application pertains to buildings that have already been constructed in transformed areas. As illustrated in Figure 8 below, the portion of the

property relevant to the current application is transformed and not designated as a Critical Biodiversity Area (CBA), Ecological Support Area (ESA), or Other Natural Area (ONA). Moreover, while portions of the property has steep slopes, these areas are not impacted by the current application.

7.2. Therefore, specific considerations such as biodiversity¹, cultural significance² / heritage importance³ and geological constraints⁴⁵ requires no further elaboration.



FIGURE 8: MAP ILLUSTRATING CBA, ESA AND ONA

¹ Natural habitat, ecological corridors and areas with high biodiversity importance 'LUPA' s.59(2)(b)(i)

² Natural habitat, ecological corridors and areas with high biodiversity importance 'LUPA' s.59(2)(b)(i)

³ Heritage Resources 'LUPA' s.59(2)(b)(ii)

⁴ Areas unsuitable for development, including flood plains, steep slopes, wetlands and areas with a high water table 'LUPA' S59(2)(b)(iii)

⁵ Factors such as sea-level rise, storm surges, flooding, fire hazards and geological formations 'LUPA' s.59(2)(e)

8. CHARACTER OF THE SURROUNDING AREA

8.1. Figures 9 and 10 below is an extract from the built environment, and the agriculture and forestry map in the MSDF, which illustrates that the Redford area primarily consists of agricultural properties and is situated within an agri-focus area. The proposed relaxation of building lines will have no impact on the rural character of the area.



FIGURE 9: EXTRACT OF MUNICIPAL BUILT ENVIRONMENT MAP FROM SDF

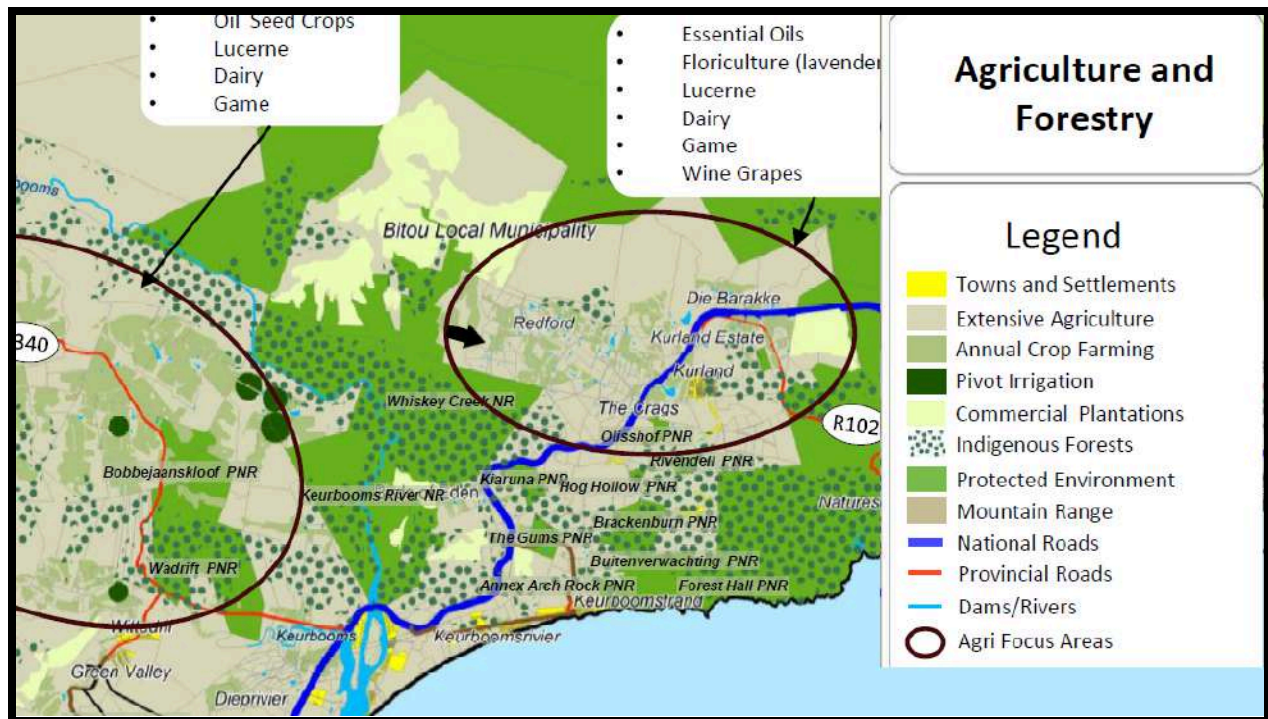


FIGURE 10: EXTRACT OF AGRICULTURE AND FORESTRY MAP FROM MSDF

9. AGRICULTURE

9.1. The application pertains to buildings that have already been constructed, and the proposed application will not have an impact on the potential of the remainder of the property to be used, or continue to be used for agricultural purposes.⁶

10. DEVELOPMENT PRINCIPLES

10.1. Notwithstanding the categorisation of land use principles as explained in the Appendix to this report all of them apply to all aspects of spatial planning, land development and land use management. Decisions concerning land use development have to be explicitly related to the

⁶ SPLUMA S7(b)(ii) Ensure that special consideration is given to the protection of prime and unique agricultural land

extent to which the proposal meets the objectives set out in these principles.

- 10.2. However, it is necessary for the principles to be considered holistically and at the appropriate planning level and geographic scale. This is so because the interpretation and application of the principles are context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area.
- 10.3. In addition (and in particular) a mechanical approach whereby the land use principles are applied on a one-by-one basis without regard for their overall intention and spirit should be avoided. Such a 'one-by-one' methodology is contrary to the very purpose of a normative approach to planning (namely to move away from a controlling to an interpretive approach).
- 10.4. The reality is that no single development project/proposal can on its own achieve the overall objective envisaged by the introduction of the land use principles. Different development projects/proposals will have/achieved different objectives (compare for example a new school with a new shopping center), while not all the (components of the) various land use principles will necessarily apply in all instances. It is the responsibility of the Municipality as the 'planning authority' to ensure that the planning for and the actual use of land in the municipal area as a whole would comply with and achieve the desirable outcomes envisaged by the introduction of the land use principles.
- 10.5. In view of the above the land use principles do not prescribe 'yes-or-no' outcomes. In essence, a land development application has to be assessed

in terms of its potential to further the holistic goals underpinning the principles.

10.6. Having said the above, the only principles that finds direct application in the current matter is:

10.7. The principle of spatial sustainability insofar as it relates to:

- a. Ensuring that special consideration is given to the protection of prime and unique agricultural land
 - i. The proposed relaxation of building lines will not detract from the agricultural potential of the property.
- b. Uphold consistency of land use measures in accordance with environment management instruments:
 - i. The area relevant to the application has already been transformed and is not classified as ESA, CBA, or ONA.

APRIL 2024

PLAN NO. F232P37/LOCIMCP

AERIAL PHOTOGRAPHY PLAN
PORTIONS 37 OF THE FARM REDFORD No. 232
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:20 000



Notes:

1. Cadastral information from Surveyor-General's GIS.

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mw eb.co.za

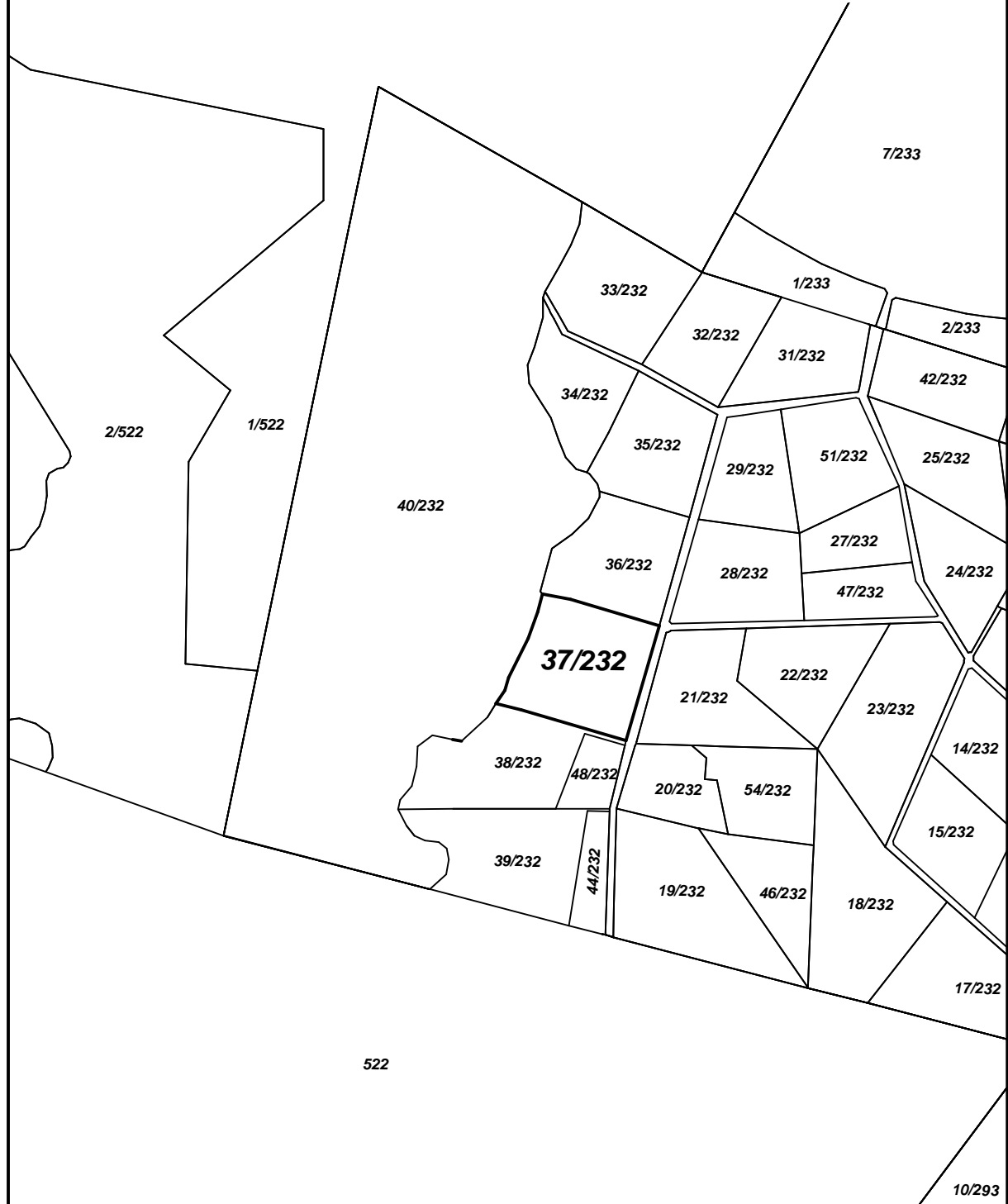
Date: July 2023

PLAN NO. F232P37/LOCIM

LOCALITY PLAN
PORTIONS 37 OF THE FARM REDFORD No. 232
situate in BITOU MUNICIPALITY
Administrative District of Knysna
Province of the Western Cape



SCALE 1:20 000



Notes:

1. Cadastral information from Surveyor-General's GIS.

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O.Box 350 Plettenberg Bay

Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

Date: July 2023

PLAN NO. F232P37/LOC

SUB-DIVISIONAL DIAGRAM,
Sect. 24.(b), Act No. 9 of 1927.

Deducted from Plan 876^{LD}

SIDES • Cape Feet		ANGLES OF DIRECTION ° ' "	SYSTEM 1925 CO-ORDINATES " C. Ft. "	
AB	1195.4	202 30 50	A -	16358.6 + 22624.1
BC	987.3	236 10 20	B -	16816.3 + 21519.8
CD	1190.0	15 41 50	C -	17784.5 + 21794.8
DA	1129.1	106 16 10	D -	17442.5 + 22940.4
AA		106 16 10		
BB		106 10 20		

No. 2510/52

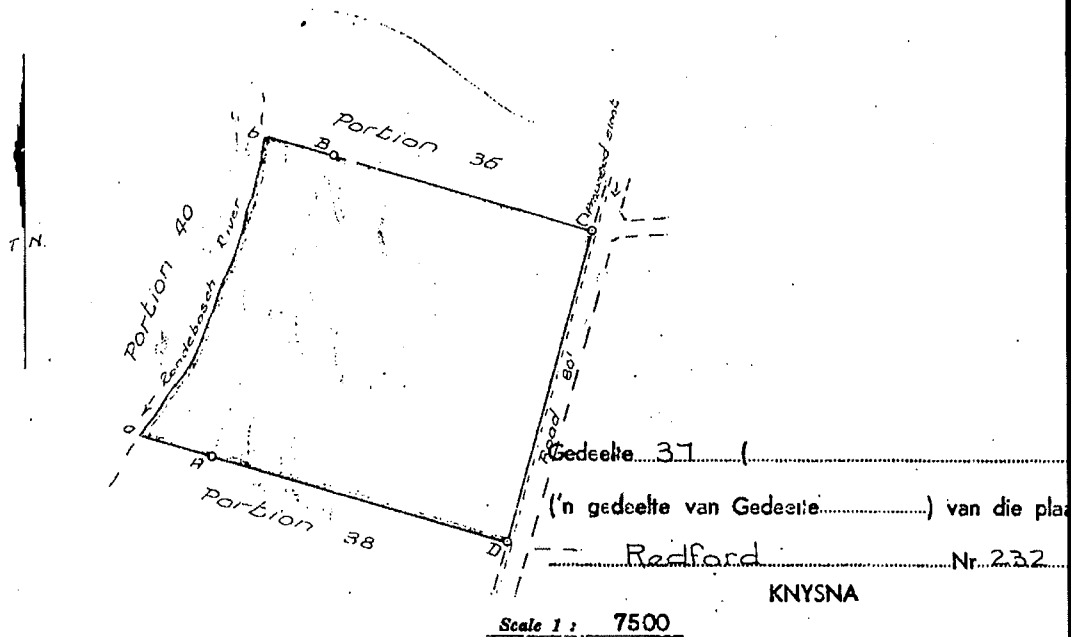
By
Cdnb
Pc
Ru

Approved

L. W. F. Smith
Surveyor-General.
13 MAY 1952

Description of Beacons

A, B, C, D : : Half iron standard.



The figure a middle of Rondebosch River b C D

represents 17.6638 morgen of land being

PORTION 37 OF THE FARM REDFORD

situate in the Division of KNYSNA Province of Cape of Good Hope.

Surveyed in July 1950 by me

R. M. Smith
Land Surveyor.

This diagram is annexed to
D/J 15599/1958.

Registrar of Deeds.

The original diagram is
No. 9297/50 annexed to
D/G. Geo. F. 11.79

File No. S.144/53
S.R. No. E. 2350/50
General Film 876^{LD}.

BM-7D



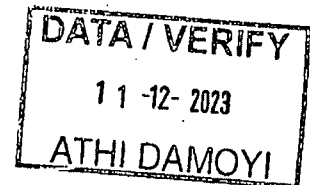
MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
(NUMBER 79009)

ANDREW JOHN COX

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 25 600 000.00	R. 6 477.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T000053043 / 2023

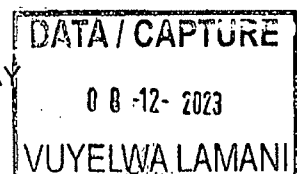
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT AMAAL LEVY
LPCM NO: 97663

appeared before me, **REGISTRAR OF DEEDS at CAPE TOWN**, the said appearer
being duly authorised thereto by a Power of Attorney granted to him/her by

TUSCAN MOOD 1156 CC
Registration Number 2002/096181/23

which said Power of Attorney was signed at PLETTENBERG BAY
on 3 NOVEMBER 2023



And the appearer declared that his/her said principal had, on **1 August 2023**, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CEDAR BUSH INVESTMENTS PROPRIETARY LIMITED
Registration Number 2023/864016/07

or its Successors in Title or assigns, in full and free property

**PORTION 37 OF THE FARM REDFORD NO 232, IN THE BITOU
MUNICIPALITY, DIVISION OF KNYSNA, WESTERN CAPE PROVINCE**

**IN EXTENT 15,1296 (FIFTEEN COMMA ONE TWO NINE SIX)
Hectares**

FIRST TRANSFERRED by Deed of Transfer No T15599/1958 with Diagram
No. 2510/52 relating thereto, and HELD by Deed of Transfer No T18297/2003

- A. **SUBJECT** to the conditions referred to in Deeds of Transfer Nos T890/1927
and T9984/1937;



WHEREFORE the said Appearer, renouncing all rights and title which the said

TUSCAN MOOD 1156 CC
Registration Number 2002/096181/23


heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

CEDAR BUSH INVESTMENTS PROPRIETARY LIMITED
Registration Number 2023/864016/07

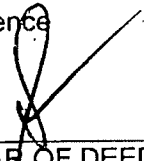
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R25 600 000,00 (TWENTY FIVE MILLION SIX HUNDRED THOUSAND RAND)**.

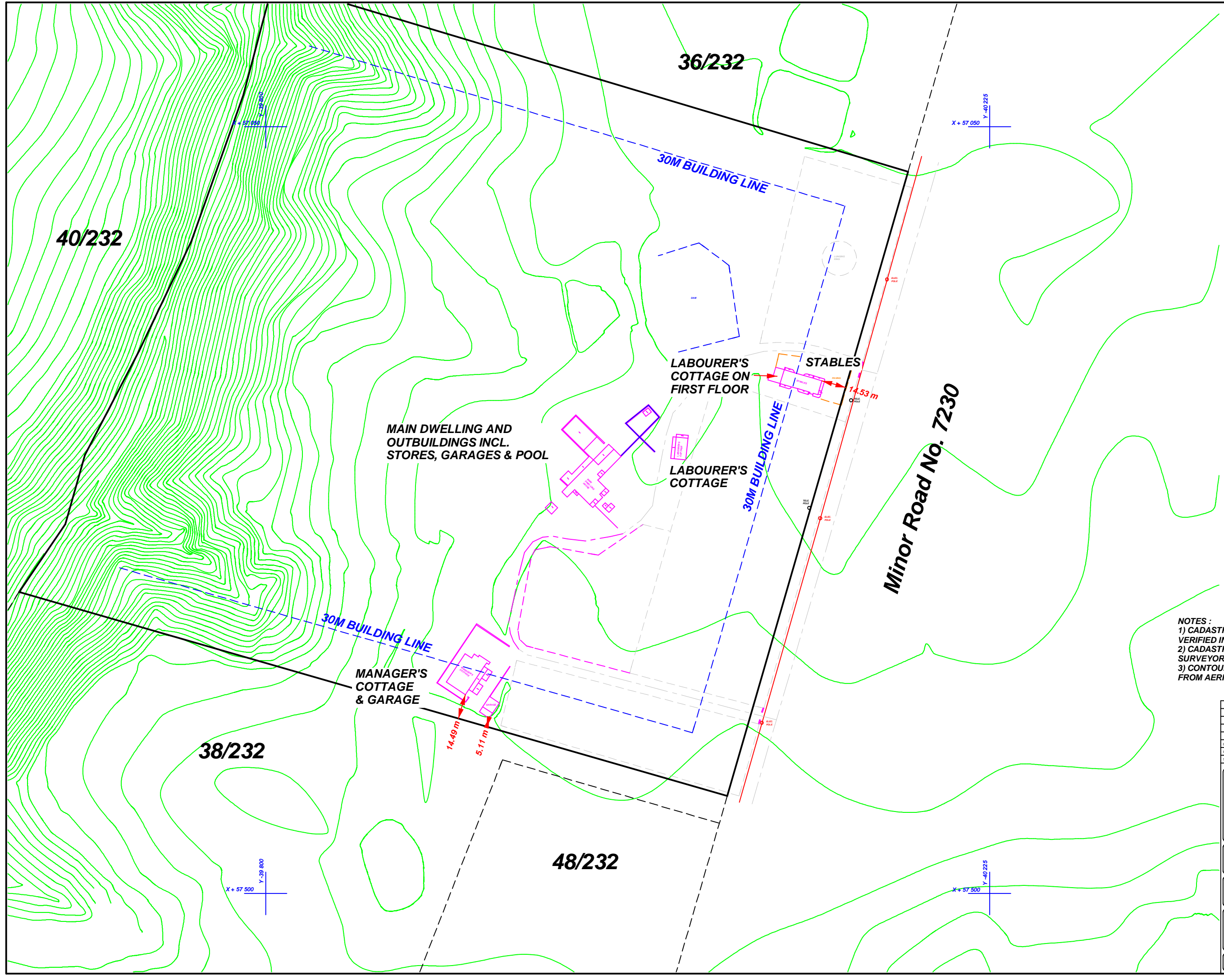
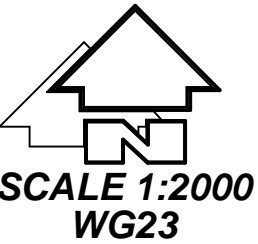
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on **5 - DEC 2023**


q.q.

In my presence


REGISTRAR OF DEEDS



NOTES :
1) CADASTRAL BEACONS HAVE NOT BEEN VERIFIED IN THE FIELD BY SURVEY.
2) CADASTRAL INFO. FROM SURVEYOR-GENERAL'S GIS.
3) CONTOURS AT 2M INTERVALS FROM AERIAL PHOTOGRAPHY.

C		
B		
A		
NO		DESCRIPTION
REVISIONS		
DATE: MARCH 2024		SCALE 1:2000
SURVEYED P.G. TEGGIN		APPROVED
THIS DRAWING STORED IN FILE F:\PLETT\BK\FARMS\F22P37\SDP.DWG		

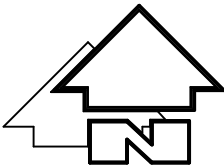
Beacon Survey
Professional Land Surveyors
and Sectional Title Practitioners
103 Longships Drive P.O.Box 350 Plettenberg Bay
Tel: (044) 533 2230 Fax: (044) 533 0264
e-mail: beaconsurvey@mweb.co.za

CLIENT
CEDAR BUSH INV. (PTY) LTD

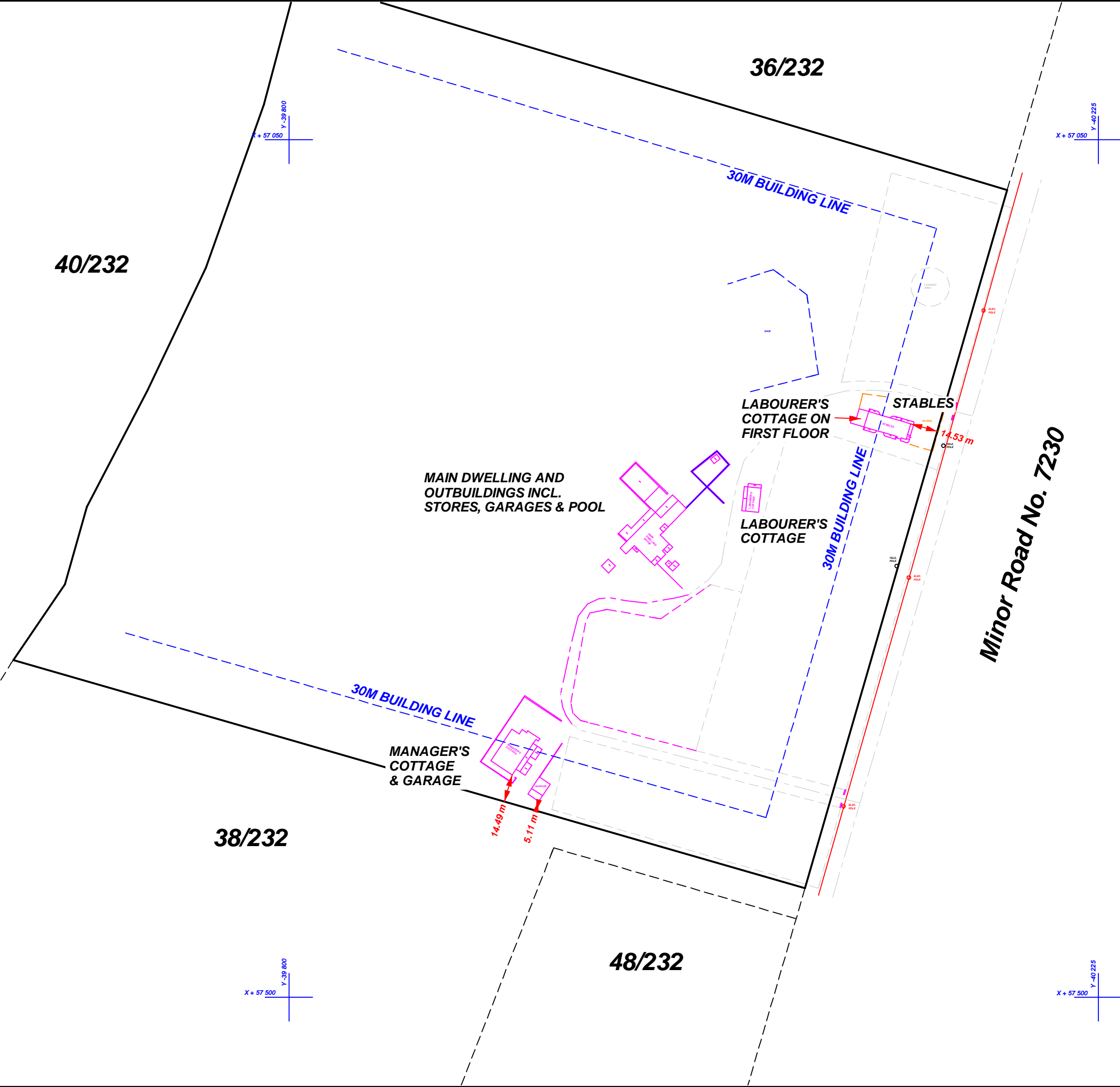
PROJECT
**PORTION 37
REDFORD No. 232**

TITLE
**SITE
DEVELOPMENT PLAN**

DWG NO. **F232P37SDP-1** REV.



SCALE 1:2000
WG23



C		
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A		
NO	DESCRIPTION	
REVISIONS		
DATE: MARCH 2024		SCALE: 1:2000
SURVEYED P.G. TEGGIN		APPROVED
THIS DRAWING STORED IN FILE F:\PLETTBERG\AMBSF22037SDP.DWG		
<div><div>Beacon Survey Professional Land Surveyors and Sectional Title Practitioners 103 Longships Drive P.O.Box 350 Plettenberg Bay Tel: (044) 533 2230 Fax: (044) 533 0264 e-mail: beaconsurvey@mweb.co.za</div></div>		
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DWG NO	F232P37SDP-1	REV



maitsopelele amabalele municipalities

to be the best together

Private Bag X1002 Plettenberg Bay 6600
Tel +27 (0)44 501 3000 Fax +27(0)44 533 3485

LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	PHILIP GEORGE		
Surname	TEGGIN.		
South African Council for Planners (SACPLAN) registration number (if applicable)			
Company name (if applicable)	BEACON SURVEY		
Postal Address	PO Box 350		
	Plettenberg Bay	Postal Code	6600
E-mail	beaconsurvey@mvweb.co.za.		
Tel		Cell ^{note} 074 072 767 6974	044-5332230

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Name of registered owner(s)	CEDAR BUSH INVESTMENT PROPRIETARY LIMITED		
E-mail	lizzy.sweet@icloud.com		
Tel		Cell 074 ^{note} 072 7725810332	

PART C: PROPERTY DETAILS (in accordance with title deed)

Property Description (Erf No / Farm No):	PORTION 37 OF THE FARM REDFORD NO 232		
Physical/ Street Address (if available)	RONDERSCH ROAD (Mndi Road No 7230) REDFORD.		
Town	PLETTENBERG BAY		
Current Zoning	Agriculture Zone 1	Land Use	

Extent	15,1296 m ² / ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Title Deed number and date	T 53043 / 2023		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
If Yes, list such condition(s)			

Are the restrictive conditions in favour of a third party(ies)?		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
If Yes, list the party(ies)			

Is the property bonded?		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
If yes, (attach proof) If no proof is d provided upon submission a copy of Bondholders Consent must be provided prior to decision being taken.			

Are there any existing unauthorized buildings and/or land use/s on the subject property(ies)?	Y <input type="checkbox"/>	X <input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y <input type="checkbox"/>	X <input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

PART D: PRE-APPLICATION CONSULTATION

Was a pre-application consultation held with the Municipality?	X <input checked="" type="checkbox"/>	N <input type="checkbox"/>	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	M. M. Buskes	Date of consultation	March 2024 ,

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)

Tick	Section	Type of application
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;
<input type="checkbox"/>	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
<input type="checkbox"/>	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
<input type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;
<input type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;

<input type="checkbox"/>	2(g)	a permission required in terms of the zoning scheme;
<input type="checkbox"/>	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
<input type="checkbox"/>	2(i)	an extension of the validity period of an approval;
<input type="checkbox"/>	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
<input type="checkbox"/>	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
<input type="checkbox"/>	2(l)	a permission required in terms of a condition of approval;
<input type="checkbox"/>	2(m)	a determination of a zoning;
<input type="checkbox"/>	2(n)	a closure of a public place or part thereof;
<input type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;
<input type="checkbox"/>	2(p)	an occasional use of land;
<input type="checkbox"/>	2(q)	to disestablish a home owner's association;
<input type="checkbox"/>	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
<input type="checkbox"/>	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

APPLICATION AND NOTICE FEES (please note the following)

1. Application fees are determined by Council annually in terms of the approved Municipal tariffs. An invoice will be sent to the applicant after an application is confirmed to be complete.
2. Application fees that are paid to the Municipality are non-refundable. Applications will only be processed after the application fees are paid in full and proof of payment is submitted to the Municipality.
3. The applicant is liable for the cost of publishing and serving notice of an application by.
4. The Municipality may request the applicant to undertake the publication and serving of notices
5. The Municipality will be responsible to serve notices to External Commenting Authorities, if necessary.

PART F: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING
APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation has been submitted.

Primary Documentation

Y <input checked="" type="checkbox"/>	N	Power of Attorney
Y <input checked="" type="checkbox"/>	N	Company Resolution
Y <input checked="" type="checkbox"/>	N	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	N <input checked="" type="checkbox"/>	Executive Summary of the Motivation
Y <input checked="" type="checkbox"/>	N	Locality plan
Y <input checked="" type="checkbox"/>	N	Site development plan or conceptual layout plan
Y <input checked="" type="checkbox"/>	N	Full copy of Title Deed
Y <input checked="" type="checkbox"/>	N	S.G. diagram / General plan extract
Y	N <input checked="" type="checkbox"/>	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N <input checked="" type="checkbox"/>	Land use plan / Zoning plan
Y	N <input checked="" type="checkbox"/>	Consolidation plan
Y	N <input checked="" type="checkbox"/>	Proposed subdivision plan
Y	N <input checked="" type="checkbox"/>	Proof of agreement or permission for required servitude
Y	N <input checked="" type="checkbox"/>	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)

Y	N	<input checked="" type="checkbox"/>	Abutting owner's consent
Y	N	<input checked="" type="checkbox"/>	Services Report or indication of all municipal services / registered servitudes
Y	N	<input checked="" type="checkbox"/>	Conveyancer's certificate
Y	N	<input checked="" type="checkbox"/>	Street name and numbering plan (Applicable to Subdivision Only)
Y	N	<input checked="" type="checkbox"/>	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	<input checked="" type="checkbox"/>	Landscaping Plan(if applicable)
Y	N	<input checked="" type="checkbox"/>	Home Owners' Association consent
Y	N	<input checked="" type="checkbox"/>	Proof of failure of Home owner's association
Y	N	<input checked="" type="checkbox"/>	Other (Specify)

PART G: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

Y	N	<input checked="" type="checkbox"/>	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N	<input checked="" type="checkbox"/>	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)
Y	N	<input checked="" type="checkbox"/>	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	<input checked="" type="checkbox"/>	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	<input checked="" type="checkbox"/>	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
Y	N	<input checked="" type="checkbox"/>	Other (specify)

PART H: SUBMISSION OF APPLICATION

The application together with supporting information and documentation should be electronically lodged on the AFLA PORTAL system. This AFLA PORTAL has been designed and developed by Esri South Africa to assist Bitou Municipality to diminish queues and promote faster turnaround times on land development applications.

The AFLA system is accessible to members of the public, enabling online submission of town planning applications at Bitou Municipality using GIS.

A profile by either the owner of agent needs to be created before an application can be lodged on the Portal. Below is a link to the AFLA Portal.

<https://maps.bitou.gov.za/aflaportal/>

Hard copies will not be accepted by the Municipality unless supporting documentation and information may only be provided upon request by the Municipality.

SECTION I: DECLARATION

I hereby confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed in terms of the Bitou Municipality: Land Use Planning Bylaw (2015) as amended.
6. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services may be payable by the owner as a result of the proposed development.
7. I am aware that by lodging an application, the information in the application and obtained during the process, may be made available to the public.

SUBMISSION REQUIREMENTS

Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
---------------------------------------	----------------------------	--

Applicant's signature:



Date:

18/04/2024

Full name:

PHILIP GEORGE TEGGINS

Professional capacity:

LAND SURVEYOR
PLS 1118

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O. Box 350 Plettenberg Bay
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

17 April 2024

Ref: F232P37BM-1

The Municipal Manager
Bitou Municipality

Att : Mr M. Buskes

By email:

**PORTION 37 OF THE FARM REDFORD No. 232 - DEPARTURE FROM THE
DEVELOPMENT PARAMETERS OF THE ZONING SCHEME (BUILDING LINES)**

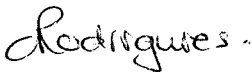
Herewith please find the following documents relating to the above:

- 1) Motivation Report, appendix and annexures A - D.
- 2) Application Form.
- 3) Copy of Company Resolution.
- 4) Copy of Special Power of Attorney

We hereby make application in terms of the Planning By-Law for the departure from the development parameters of the zoning scheme (building lines).

Yours faithfully

Beacon Survey



PGT/cr

Beacon Survey

Professional Land Surveyors and Sectional Title Practitioners

103 Longships Drive P.O. Box 350 Plettenberg Bay
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

17 April 2024

Ref: F232P37PA-1

Provincial Department of Agriculture
Private Bag X1
ELSENBURG
7607

By post & email: Cor.VanderWalt@westerncape.gov.za
Brandon.Layman@westerncape.gov.za

**PORTION 37 OF THE FARM REDFORD No. 232 - DEPARTURE FROM THE
DEVELOPMENT PARAMETERS OF THE ZONING SCHEME (BUILDING LINES)**

Herewith please find the following documents relating to the above:

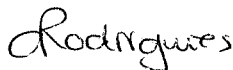
- 1) Motivation Report, appendix and annexures A - D.
- 2) Copy of Company Resolution.
- 3) Copy of Special Power of Attorney.

Please provide your comment on the proposal as motivated.

Yours faithfully

Beacon Survey

Per:



PGT/cr

C.C. National Department of Agriculture
By email: LUAHelpdesk@dalrrd.gov.za
TinguvaM@Dalrrd.gov.za

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

103 Longships Drive P.O. Box 350 Plettenberg Bay
Tel: (044) 533 2230 Fax: (044) 533 0264

e-mail: beaconsurvey@mweb.co.za

17 April 2024

Ref : F232P37PR-1

The Department of Transport & Public Works

Att: Mr E. Burger

By email: Evan.Burger@westerncape.gov.za
Vanessa.Stoffels@westerncape.gov.za

**PORTION 37 OF THE FARM REDFORD No. 232 - DEPARTURE FROM THE
DEVELOPMENT PARAMETERS OF THE ZONING SCHEME (BUILDING LINES)**

Herewith please find the following documents relating to the above:

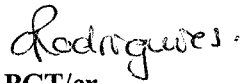
- 1) Motivation Report, appendix and annexures A - D.
- 2) Copy of Company Resolution.
- 3) Copy of Special Power of Attorney.

We hereby make application in terms of Act 21 of 1940 for the proposed subdivision.

Yours faithfully

Beacon Survey

Per:



PGT/cr

SPECIAL POWER OF ATTORNEY

I, the undersigned,

RORY SWEET

duly authorised, do hereby nominate, constitute and appoint **PHILIP GEORGE TEGGIN** of the firm **BEACON SURVEY**, Land surveyors, with power of substitution to be my lawful agent, in my name, place and stead to make application, as described below, to the relevant authorities and to sign all application forms, documents and other papers as may be required in such application.

DESCRIPTION OF PROPERTY:

PORTION 37 OF THE FARM REDFORD No. 232

NATURE OF APPLICATION:

- 1) CONSENT USE FOR ADDITIONAL DWELLINGS.
- 2) DEPARTURE (BUILDING LINES).

SIGNED AT KRISTIANSDAL, NORWAY

THIS 16TH DAY OF JULY 2023.

Rory Sweet.

OWNER/AUTHORISED AGENT

WITNESSES

1. Ellen Blomberg ELLEN BLOMBERG
2. Kai H. Blomberg KAI H. BLOMBERG