



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 134/2025

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

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 134/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Portion 20 of the farm 433	<ul style="list-style-type: none">Application is made in terms of Section 15(2)(a) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the rezoning of Portion 20 of Farm No. 433 from 'Agriculture Zone I' to 'Community Zone I'.Application is also made in terms of Section 15(2)(b) for a permanent departure from the development parameters of the zoning scheme for the relaxation of the western boundary from 5m to 0m in order to accommodate the trailer carport and carport in accordance with the Site Development Plan.
Gedeelte 20 van die plaas 433	<ul style="list-style-type: none">Aansoek word ingevolge Artikel 15(2)(a) van die Bitou Munisipaliteit: Grondgebruikbeplanningsverordening, 2022 (die 'Beplanningsverordening') gedoen vir die hersonering van Gedeelte 20 van Plaas No. 433 vanaf 'Landbousone I' na 'Gemeenskapsone I'.Aansoek word ook ingevolge Artikel 15(2)(b) gedoen vir 'n permanente afwyking van die ontwikkelingsparameters van die soneringskema vir die verslapping van die westelike grens van 5m tot 0m ten einde die sleepwa-motorafdak en motorafdak in ooreenstemming met die terreinontwikkelingsplan te akkommodeer.
Icandelo 20 leFama 433	<ul style="list-style-type: none">Isicelo senziwa ngokweCandelo 15(2)(a) likaMasipala waseBitou: uMthetho kaMasipala woCwangciso loSetyenziso loMhlaba, 2022 ('uMthetho kaMasipala woCwangciso') wokwabiwa kwakhona kweCandelo lama-20 leFama uNombolo 433 ukusuka 'kwiNdawo yezoLimo I' ukuya 'kwiNdawo yoLuntu I'.Isicelo senziwa ngokweCandelo 15(2)(b) sokuphambuka ngokusisigxina kwimigaqo yophuhliso lwesikimu sokwahlula ukuphumla komda wasentshona ukusuka kwi-5m ukuya kwi-0m ukuze kuhlaliswe i-trailer carport kunye ne-carport ngokungqinelana nesiCwangciso soPhuhliso lweNdawo.

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 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.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality



Enquiries
Olwethu Yonke

Contact details
044 501 3317

E-mail
townplanning@plett.gov.za

Our ref: 18/20/433

07 April 2025

Sir/Madam

PROPOSED REZONING AND PERMANENT DEPARTURE FOR PORTION 20 OF THE FARM JACKALSKRAAL NO. 433, 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; the application details are as follows:

1. Application is made in terms of Section 15(2)(a) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the rezoning of Portion 20 of Farm No. 433 from 'Agriculture Zone I' to 'Community Zone I'.
2. Application is also made in terms of Section 15(2)(b) for a permanent departure from the development parameters of the zoning scheme for the relaxation of the western boundary from 5m to 0m in order to accommodate the trailer carport and carport in accordance with the Site Development Plan.

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



MOTIVATION REPORT

LAND USE APPLICATION

Portion 20 of the Farm Jackals Kraal No. 433

REZONING AND BUILDING LINE DEPARTURES



October 2023

CONTENT PAGE

EXECUTIVE SUMMARY	3
1. INTRODUCTION	4
1.5. THE APPLICATION	6
2. TITLE DEED	6
3. THE PROPOSAL	7
3.6. BUILDING LINES	13
3.6.3. MOTIVATION	14
3.9. THE DECISION-MAKING CRITERIA	16
3.9.3. DESIRABILITY	17
4. CHARACTER OF THE AREA	18
4.1. SURROUNDING LAND USES	18
4.2. IMPACT ON THE CHARACTER OF THE AREA	20
4.3. HERITAGE / CULTURAL IMPACT	21
5. IMPACT ON NEIGHBOURS	21
6. SITE CHARACTERISTICS: TOPOGRAPHY	22
7. SITE CHARACTERISTICS: AGRICULTURAL POTENTIAL	24
8. SITE CHARACTERISTICS: ECOLOGICAL THREAT STATUS	25
9. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK	27
10. RURAL AREA GUIDELINES	41
11. PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK	44
12. APPLICATION OF SPLUMA LAND USE PRINCIPLES	46

APPENDIX: THE DECISION-MAKING CRITERIA

ANNEXURES

ANNEXURE A: LOCALITY PLAN

ANNEXURE B: SURVEYOR-GENERAL DIAGRAM

ANNEXURE C: TITLE DEED

ANNEXURE D: PROPOSED SITE DEVELOPMENT PLAN

ANNEXURE E: DETAIL PLAN ILLUSTRATING PROPOSED PARKING BAYS
NO. F433P20DP-1

EXECUTIVE SUMMARY

Portion 20 of Farm No. 433, is located in an area known as Jakalskraal, which is situated to the north of Kranshoek. The Equine-Librium College currently operates from the property. While the property comprises several structures and uses typically associated with an 'Agriculture Zone I' zoning, such as stables, paddocks, training arenas and horse livery, the use of the property as a 'place of instruction' is not permissible within its current zoning. This necessitates the application for the rezoning of Portion 20/433 from 'Agriculture Zone I' to 'Community Zone I' in order to formalise the use of Equine-Librium College on the property. Additionally, two carports encroach on the western building line of the property. Consequently, in order to regularise these structures, application is made for the relaxation of the western building line.

Despite the proposed rezoning to 'Community Zone I', it's important to highlight that the property will maintain its inherent rural character. As mentioned above, many of the structures and features on the property align with traditional agricultural facilities and uses. Furthermore, the buildings that are exclusively used for education purposes do not stand out in any manner that they would detract from the rural character of the area. The property therefore for all intents and purposes resembles an agricultural 'equestrian' property with the added function of serving as an educational facility.

1. INTRODUCTION

PROPERTY INFORMATION

PROPERTY NAME	PORTION 20 OF THE FARM JACKALS KRAAL NO. 433 IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, WESTERN CAPE PROVINCE
TITLE DEED	T239/08
OWNER	Ronel Van Der Sijde
SIZE	10 ha
ZONING	Agriculture Zone I
APPLICABLE ZONING SCHEME	Bitou Municipality: Zoning Scheme By-law, 28 July 2023

- 1.1. Portion 20 of the Farm Jackals Kraal No. 433 is located within the Bitou Municipality, and is situated approximately 1,5 km to the north of Kranshoek as depicted in Figures 1 and 2 below. A copy of the Locality Plan is attached as Annexure 'A'.
- 1.2. Portion 20 of the Farm Jackals Kraal No. 433, referred to as Portion 20/433, is 10 ha in extent and zoned as 'Agriculture Zone I' in terms of the Bitou Municipality: Zoning Scheme By-Law, 28 July 2023.
- 1.3. An extract of the SG Diagram is shown in Figure 3 below and attached as Annexure B.
- 1.4. Access to Portion 20/433 is obtained via a servitude road off of Divisional Rod No. 1770 (Robberg Road). As depicted in the SG Diagram 455/2007 (refer to Figure 3 and Annexure B), the servitude road measures 10m in width across Portion 15/433 and 6m in width across Rem/2/433.

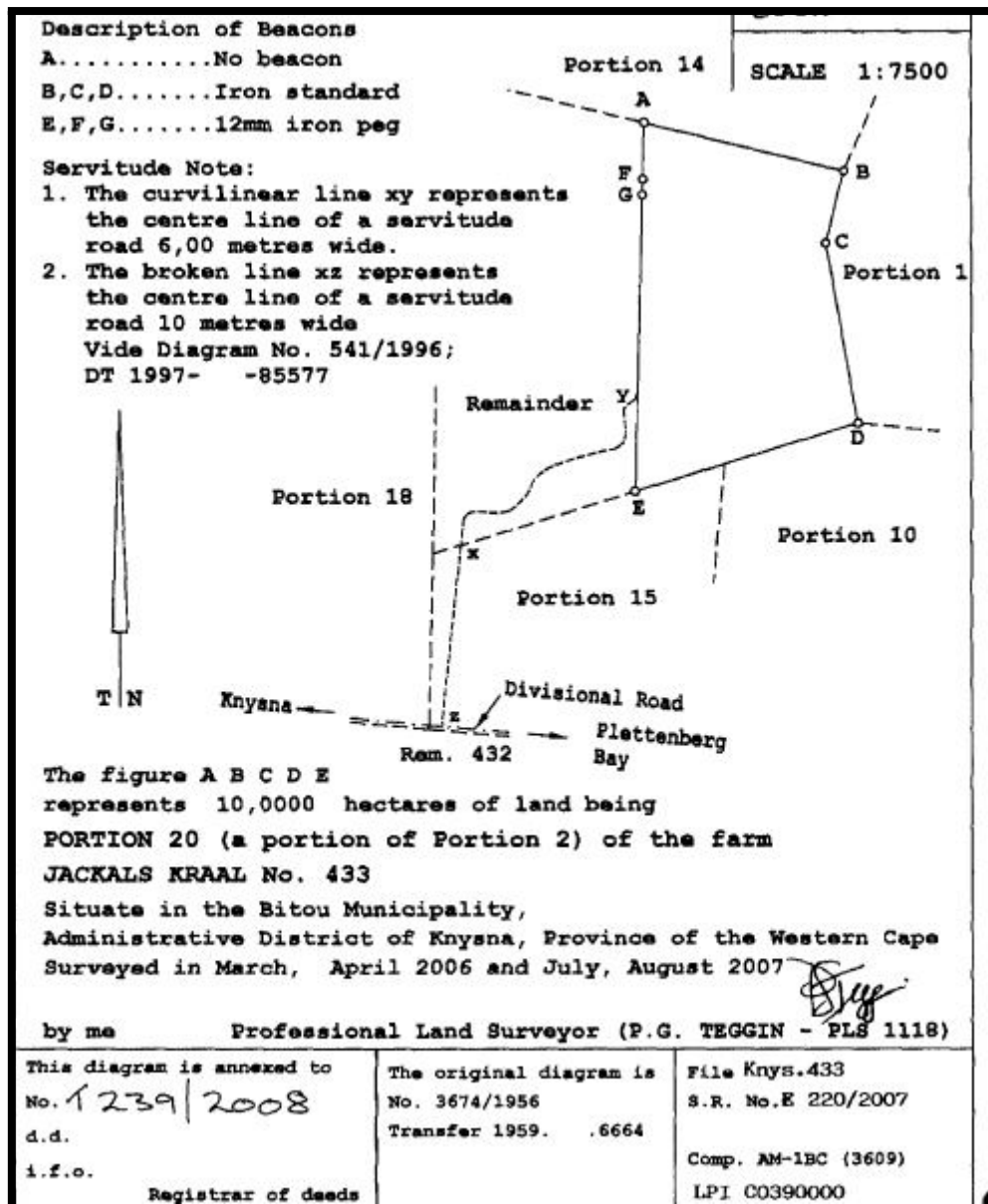


FIGURE 3: EXTRACT OF SG DIAGRAM

1.5. THE APPLICATION

- 1.5.1. Application is made in terms of Section 15(2)(a) of the Bitou Municipality: Land Use Planning By-Law, 2022 (the 'Planning By-Law') for the rezoning of Portion 20 of Farm No. 433 from 'Agriculture Zone I' to 'Community Zone I'.
- 1.5.2. Application is also made in terms of Section 15(2)(b) for a permanent departure from the development parameters of the zoning scheme for the relaxation of the western boundary from 5m to 0m in order to accommodate the trailer carport and carport in accordance with the Site Development Plan.

2. TITLE DEED

- 2.1. A copy of the title deed for Portion 20 of Farm No. 433 is attached as Annexure 'C'. There are no restrictive conditions of title that have any impact on the current application.
- 2.2. Conditions C and E pertain to the property's access through a servitude road, which has been discussed in paragraph 1.4 above.

C. **ONDERHEWIG VERDER** aan die volgende voorwaarde soos vervat in Transportakte Nr T49854/1997, wat as volg lees:-

"Remainder

By virtue of Deed of Transfer T85577/1997, the withinmentioned property is entitled to a servitude road, 10 metres wide, the centre line of which is indicated by the curvilinear line x y on diagram S G 541/1996 annexed thereto which servitude is indicated by the broken line xz on diagram SG No 455/2007;

- E. **GEREGTIG VERDER** aan die serwituut reg van weg oor Restant van die Plaas Jackals Kraal no. 433, welke serwituut 'n verlenging is van die serwituut waarna verwys word in paragraaf (c) hierbo, opgelê as 'n voorwaarde van onderverdeling deur die Bitou Munisipaliteit in terme van Artikel 42 van Ordonnansie 15 van 1985, die middellyn van die serwituut 6 (ses) meters wyd aangedui deur die lyn xy op Diagram SG no. 455/2007 hierby aangeheg.

3. THE PROPOSAL

- 3.1. Equine-Librium College currently operates on the property. Equine-Librium originated in 2007 and has organically grown over the years into a fully accredited College offering a BSc Veterinary Physiotherapy degree. As Equine-Librium is an educational institution with a strong emphasis on practical training, it encompasses and necessitates various practical components, including therapy clinics, horse training facilities, and so forth.
- 3.2. While the college incorporates various structures and functions that are permissible within the existing 'Agriculture Zone I' zoning (stables, paddocks, training arenas), the current zoning does not permit the operation of a 'place of instruction'. Consequently, in order to formalise Equine-Librium College on the property, application is made for the rezoning of the property from 'Agriculture Zone I' to 'Community Zone I'.

COMMUNITY ZONE I		
Primary Use	Place of Instruction	
LAND USE RESTRICTIONS		
Floor factor	Shall be determined by the Municipality, but shall not exceed 1,2	The maximum floor factor shall not be exceeded as is evident from the site development plan
Coverage	Maximum coverage of 60%	The coverage of the proposed site

		development plan easily complies with the 60% coverage restriction
Height	Maximum height of 10,67m	The structures on the property will comply with the height restriction.
Building lines	Street, side and rear building lines of at least 5m	The as-built trailer carport and carport encroach on the western building line. Application is made for the relaxation of the western building line from 5m to 0m.
Parking and access	<p>Parking and access must be provided on the land unit in accordance with the By-Law</p> <p>A place of instruction requires 1,5 bays per classroom/office plus 1 per 6 students</p>	<p>The College consists of 6 offices, and 9 'classrooms' inclusive of practical classrooms. Therefore the classrooms/office require 22,5 (23) parking bays.</p> <p>The College accommodates a total of 72 students (although only 60 are present on site at any time). The 72 students therefore equates to a requirement of 12 parking bays.</p> <p>Thus the cumulative parking bay requirements equate to 35 parking bays.</p> <p>35 parking bays are provided for as indicated in the site development plan below.</p>
Refuse room	A refuse room must be provided in accordance with the zoning scheme by-law	Provision will be made for a refuse room

- 3.3. The proposed Site Development Plan is attached as Annexure 'D' and shown in Figure 4a below. Additionally, the Detail plan showing the proposed parking is attached as Annexure 'E' and an extract shown in Figure 4b below.

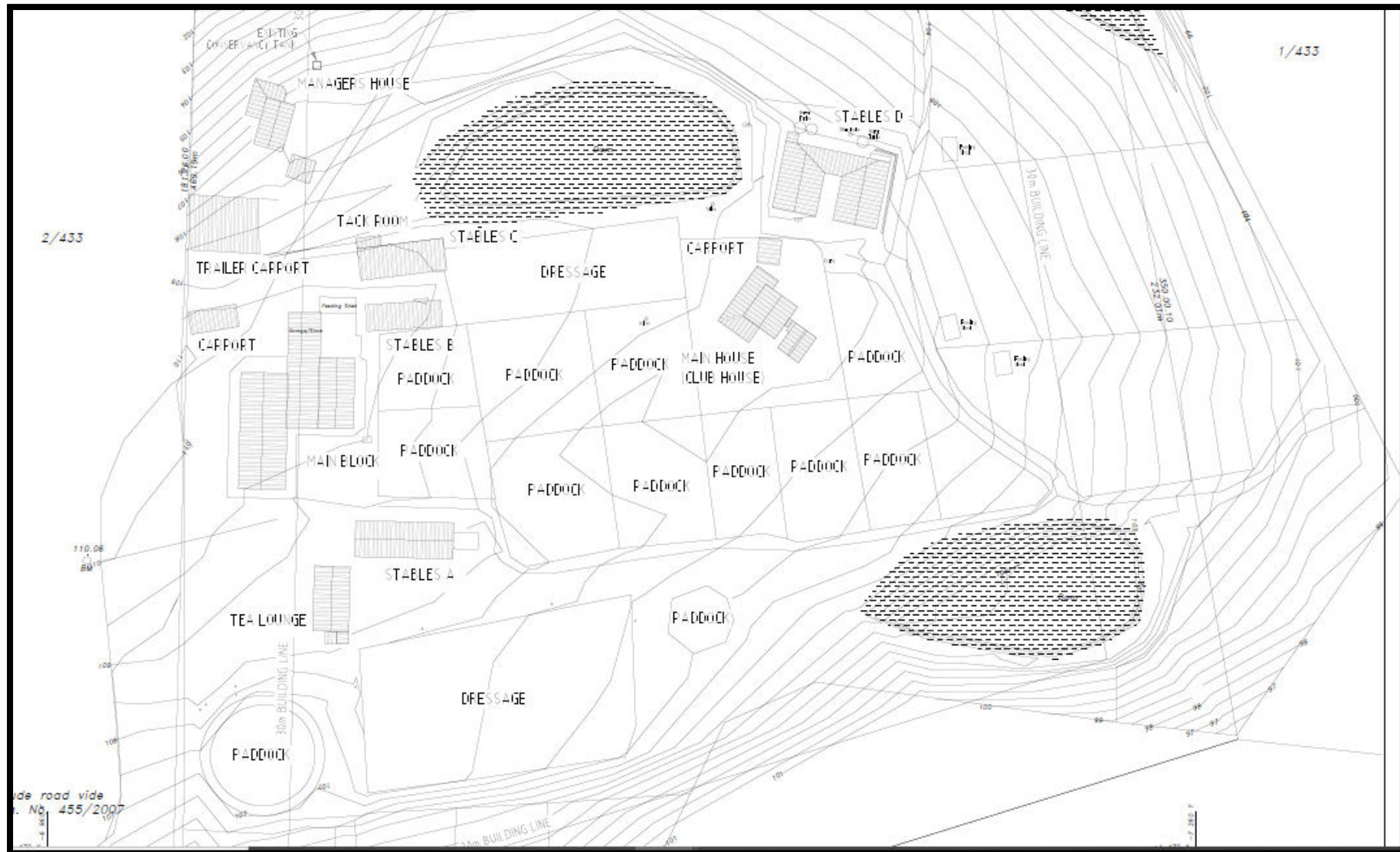


FIGURE 4A: PROPOSED SITE DEVELOPMENT PLAN

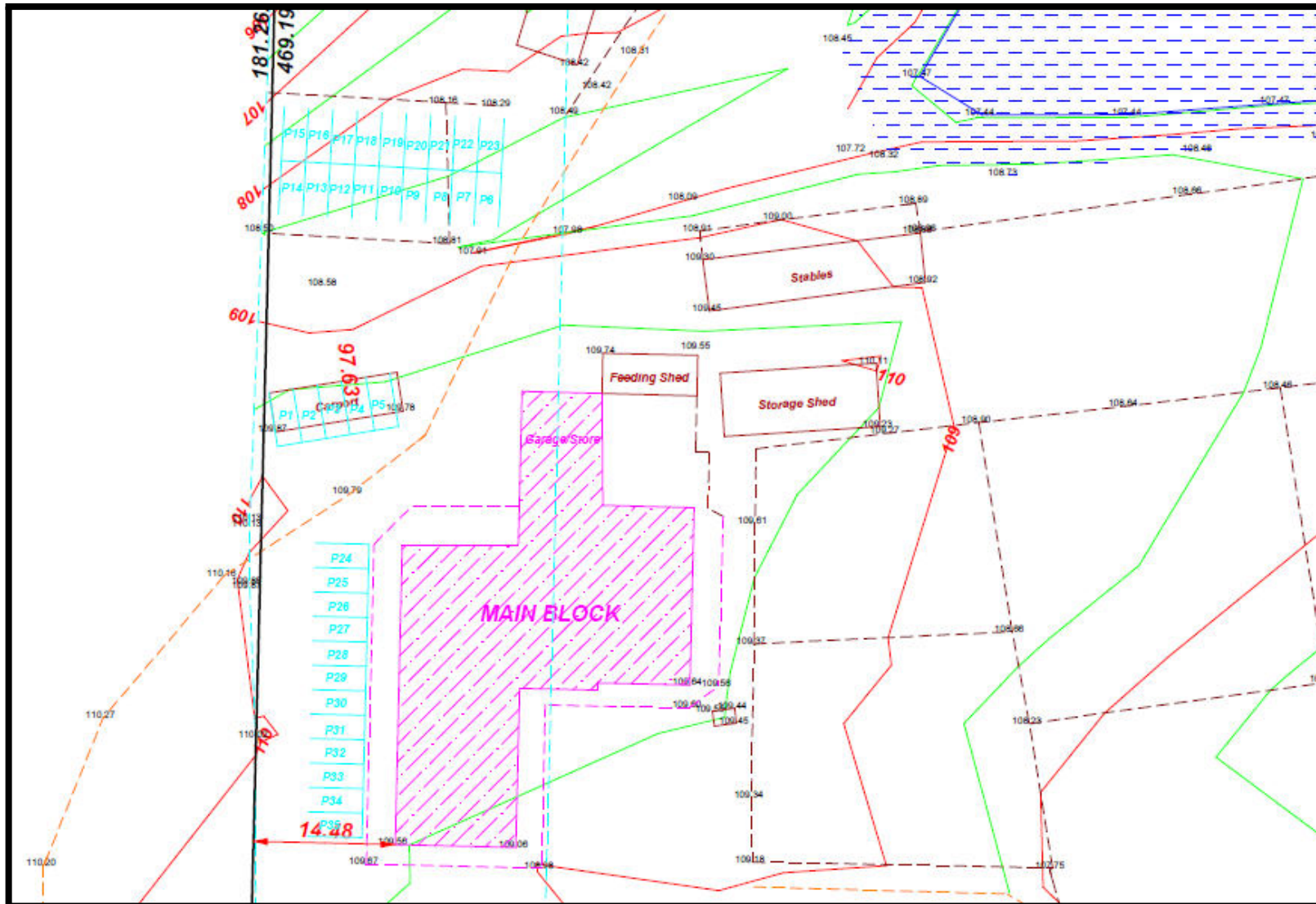


FIGURE 4B: DETAIL PLAN ILLUSTRATING PROPOSED PARKING BAYS

3.4. As indicated on the Site Development Plan, the structures and features on the property consist of the following:

- 3.4.1. Main block;
- 3.4.2. Tea lounge;
- 3.4.3. Managers house;
- 3.4.4. Main house / Clubhouse
- 3.4.5. Stables A-C;
- 3.4.6. Tack room;
- 3.4.7. Trailer carport;
- 3.4.8. Carport;
- 3.4.9. 2 Dressage areas;
- 3.4.10. 12 Paddocks;
- 3.4.11. 4 Feeding sheds;
- 3.4.12. Water tanks;
- 3.4.13. Conservancy tanks; and
- 3.4.14. 2 Large Dams.

3.5. Figure 6 below depicts an aerial photograph of the subject property.



FIGURE 5: AERIAL PHOTOGRAPH

3.6. BUILDING LINES

- 3.6.1. As stated above, 5m building lines are applicable for properties zoned as 'Community Zone I'.
- 3.6.2. As depicted in Figure 6 below, the only structures that extend beyond the stipulated 5m 'Community Zone I' building lines are the Trailer Carport and the Carport. This necessitates the application for the relaxation of the western building line from 5m to 0m in order to regularise these structures.

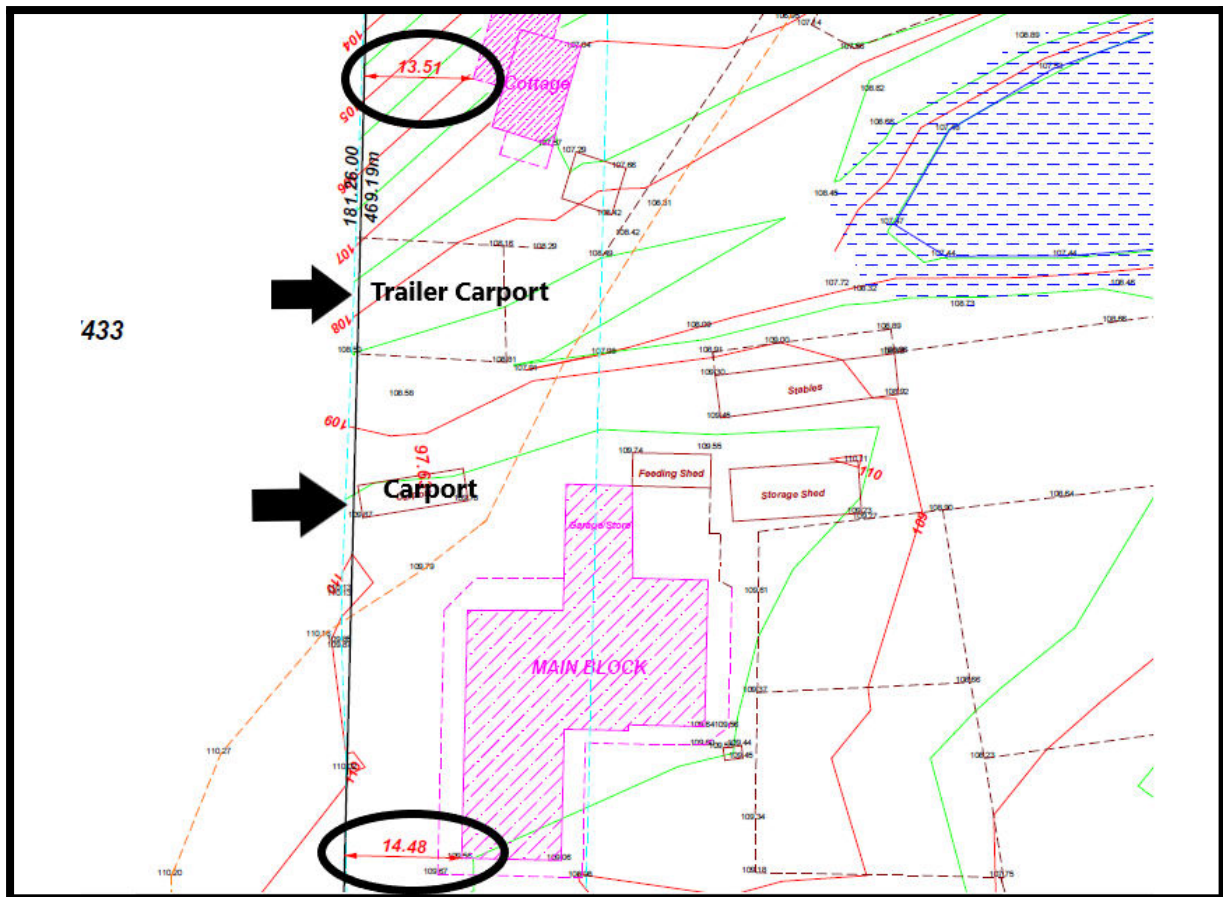


FIGURE 6: EXTRACT OF SITE DEVELOPMENT PLAN WITH DIMENSIONS

3.6.3. MOTIVATION

3.6.3.1. The only property that could potentially be affected by the proposed relaxation of building lines is Re/2/433. It is however not anticipated that the positioning of the carports would have any significant adverse impacts on the owner of Re/2/433.

3.6.3.2. This is particularly the case as access to Portion 20/433 is obtained through a servitude road situated on Re/2/433. Consequently, vehicular activity along the boundary of Re/2/433 has already been established. Moreover, the presence of the carports will not contribute to an increase in vehicular activity. Furthermore, the trailer carport will only be accessed periodically and will not be in constant use.

- 3.6.3.3. As a result, it is anticipated that the proposed relaxation of the building lines will have no significant adverse impact on the owner of Re/2/433.

3.7. IMPACT ON SERVICES

3.7.1. ACCESS

- 3.7.1.1. Access to Portion 20 is obtained via a servitude road off of Division Road No. 1770 (Robberg Road). As depicted in the SG Diagram 455/2007, attached as Annexure B, the servitude road is 10m wide over Portion 15/433 and 6m wide over Rem/2/433.

3.7.2. IMPACT ON TRAFFIC

- 3.7.2.1. The Equine-Librium College has been in operation for several years. Additionally, given its limited size due to its hands-on practical nature, it is not anticipated that the College would have any substantial impact on traffic or require any additional infrastructure upgrades.

3.7.3. ELECTRICITY:

- 3.7.3.1. Electricity is supplied by ESKOM and no expansion is necessary or required.

3.7.4. REFUSE:

- 3.7.4.1. Refuse will be taken to a collection point along the Divisional Road No. 1770 (Robberg Road) where it will be collected by the Municipality on a weekly basis. The proposed formalisation of the existing land uses will have no additional impact on this service.

3.7.5. SEWAGE:

3.7.5.1. Adequate conservancy tanks have been installed to accommodate the College. No additional services will be required in this regard.

3.7.6. WATER:

3.7.6.1. The property obtains its water requirements from a borehole and rain water harvesting methods. The formalisation of the existing land uses will not require any additional services.

3.8. Therefore, the proposed formalisation of Equine-Librium College would not have any significant impact on municipal services.

PRINCIPLE	LEGISLATION	SECTION
Current/future state/cost and impact of services	SPLUMA	Section 7(b)(v) and 42(1)(9)(c)(v)
	LUPA	Section 59(2)(a)(v)
	PLANNING BY-LAW	Section 65(1)(h)
Affordability to the Municipality	SPLUMA	Section 7(b)(i)
Development resource-frugal and within means of Municipality	LUPA	Section 59(2)(a)(i)
Optimise the use of existing resources and infrastructure	SPLUMA	Section 7(c)(i)
	LUPA	Section 59(3)(a)

3.9. THE DECISION-MAKING CRITERIA

3.9.1. Certain decision-making criteria prescribed in terms of the Land Use 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.

3.9.2. Section 49 of LUPA stipulates that when a municipality considers and decides on a land use application the municipality must have regard to at least:

- 3.9.2.1. (a) the applicable spatial development frameworks;
- 3.9.2.2. (b) the applicable structure plans;
- 3.9.2.3. (c) the principles referred to in Chapter VI;
- 3.9.2.4. (d) the desirability of the proposed land use; and
- 3.9.2.5. (e) guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land uses.

3.9.3. DESIRABILITY

3.9.3.1. The term desirability in land use planning context may be defined as the degree of acceptability of and uses on the land units concerned. The desirability of the intended land use changes can relate to the following:

- 3.9.3.1.1. The physical characteristics of the site;
- 3.9.3.1.2. The proposed land uses;
- 3.9.3.1.3. Accessibility of the site;
- 3.9.3.1.4. Provision of services;
- 3.9.3.1.5. The compatibility of the proposal with the character of the surrounding area;
- 3.9.3.1.6. Potential of the site; and
- 3.9.3.1.7. The compatibility of the proposal with the planning documentation, spatial frameworks, legislation and policies.

4. CHARACTER OF THE AREA

4.1. SURROUNDING LAND USES

- 4.1.1. Figures 7 - 8 illustrates the surrounding land uses in the Kranshoek/Robberg/Airport vicinity in close proximity to Portion 20 of Farm No. 433.
- 4.1.2. The surrounding land uses are predominantly rural in character, comprising a mix of (limited) intensive agricultural uses, agricultural properties and small holdings (rural accommodation, tourist facilities and accommodation), an airport and the Kranshoek settlement to the south. The Piesang Valley River is situated to the north of the property.
- 4.1.3. It is evident that intensive agricultural properties are sparse in the area, whilst many of the agricultural properties are either agricultural residential in nature, or make use of ancillary land uses such as tourist facilities and accommodation.
- 4.1.4. Tourist facilities include Plettenvale Wines (Pt 68/440); Ice Dream Land (Pt 10/440); Ziplines in Plett (Pt 61/440); Dirt Therapy (Pt 15/443). Tourist accommodation in relatively close proximity to the property include Dragon Fly Cottage (Pt 58/440); Rondebosch Country House (Pt 37/440); Stoneridge Farm (Pt 36/440); Uitsig Farm and Cottages (Pt 67/440).
- 4.1.5. Other land uses include Vantel Quarry (Pt 7/433); AFC Rural Ministries Rehab Church (Pt 10/443); Cairnbrogie Farm (Re/432), Forest Fresh Mushrooms (Pt 10/433).

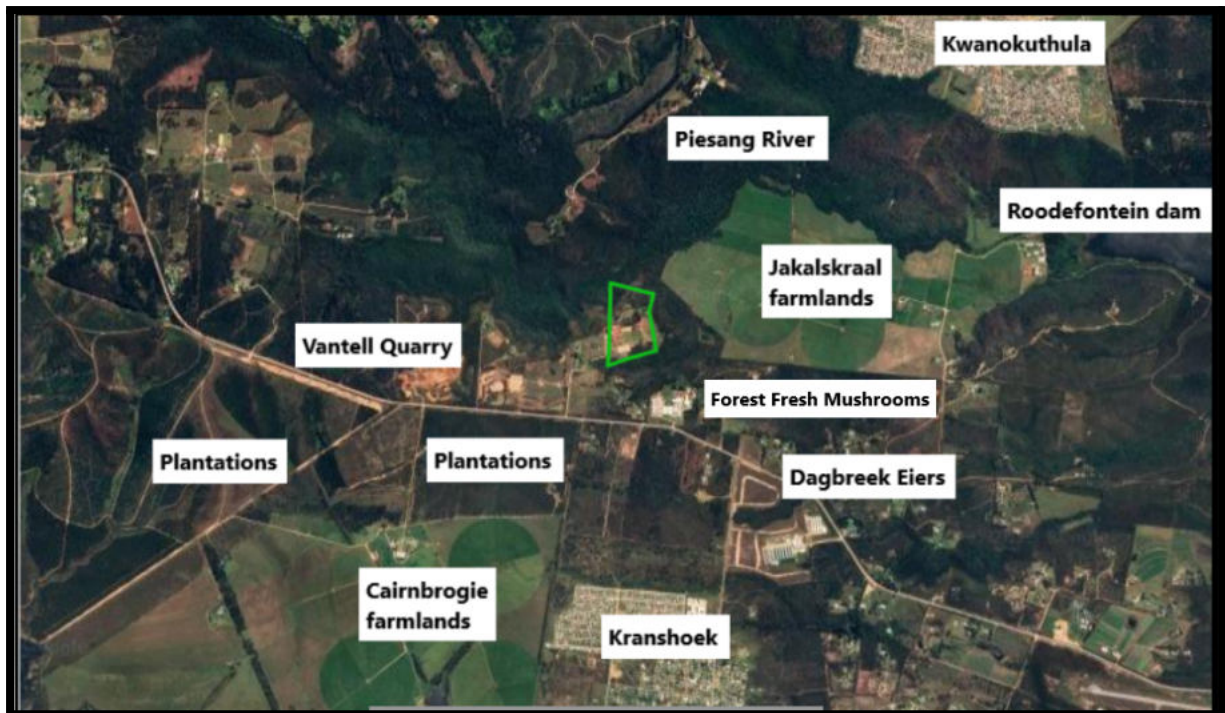


FIGURE 7: SURROUNDING LAND USES

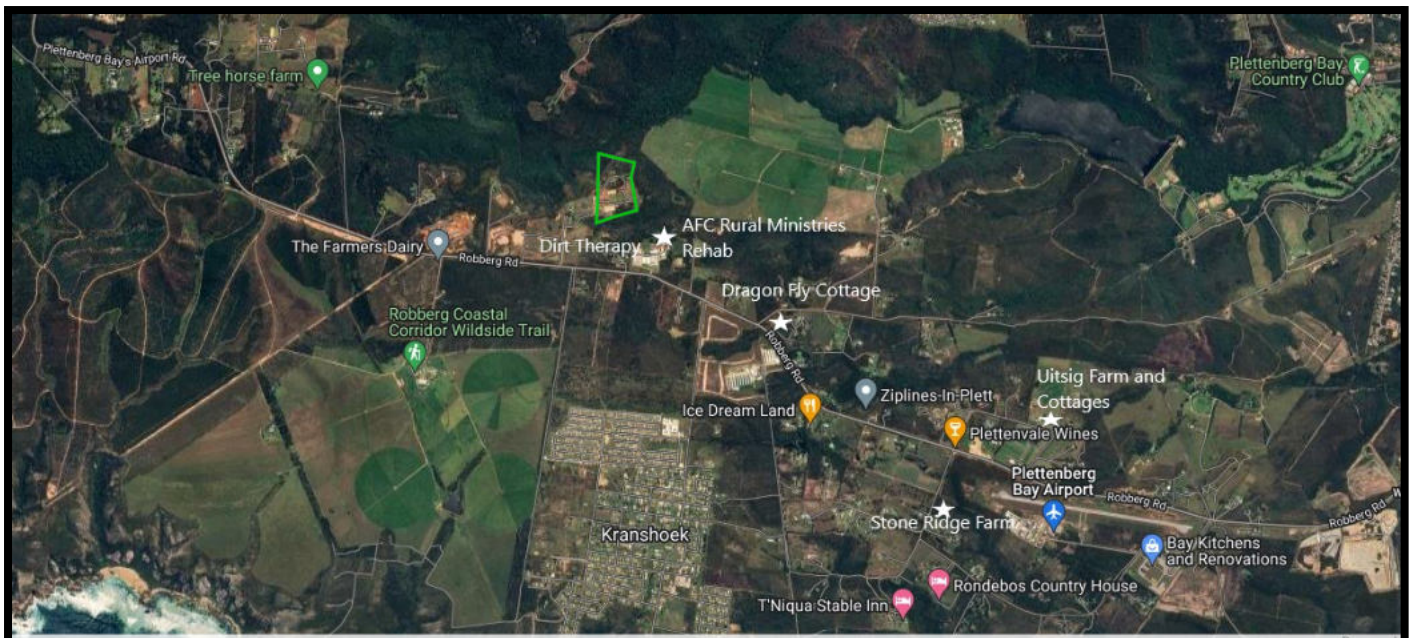


FIGURE 8: SURROUNDING LAND USES

4.2. IMPACT ON THE CHARACTER OF THE AREA

- 4.2.1. In summary, the surrounding area is primarily rural in nature, with the Kranshoek settlement situated to the south of the property. Intensive agricultural crop production and agri-processing activities are limited in this region. The only intensive crop production are situated on large properties. Instead, many agricultural properties supplement their income through ancillary agricultural uses such as tourist facilities and accommodations. This diversification of land uses on agricultural properties is a common practice in the Bitou Municipality, given that agriculture is not a predominant economic sector in the area. Furthermore, the Rural Area Guidelines promote the diversification of the rural landscape.
- 4.2.2. While the formalisation of the Equine-Librium College requires a rezoning from 'Agriculture Zone I' to 'Community Zone I', it's important to emphasise that the property will nevertheless retain its rural character.
- 4.2.3. Many of the structures and features on the property align with typical agricultural facilities such as large stables, paddocks, tack rooms, feeding sheds, and training areas. Furthermore, the buildings that are exclusively used for education purposes do not stand out in any manner that they would detract from the rural character of the area. The property therefore for all intents and purposes resembles an agricultural property with the added function of serving as an educational facility.
- 4.2.4. In summary, although the Equine-Librium College is an educational land use, its agricultural characteristics will allow it to integrate, and align with the rural character of the area, albeit with a more intensive use.

4.3. HERITAGE / CULTURAL IMPACT

- 4.3.1. The property does not have any inherent cultural or heritage value, nor will the proposal have any impact on cultural landscapes.
- 4.3.2. Although the Robberg Road is earmarked in the SDF to be transformed into a scenic route, the site is not visible from this road. Notwithstanding the above, had it been visible, due to the rural characteristics (look and feel) of Equine-Librium College, it would in any event not have detracted from the rural character of the area, and would not have had any significant adverse visual impact.

PRINCIPLE	LEGISLATION	SECTION
Heritage resources	LUPA	Section 59(2)(b)(ii)
Landscapes or other natural features of cultural importance	LUPA	Section 59(2)(b)(iii)

5. IMPACT ON NEIGHBOURS

- 5.1. As mentioned above, the Equine-Librium College retains many agricultural components and is for all intents and purposes an 'equestrian farm' with an educational component. The College's hands-on and practical nature inherently limits the number of students that can be enrolled at any given point in time. Due to the above, it is not expected that the proposed formalisation of the Equine-Librium College would have any significant adverse impact on any neighbours. This is particularly so given that many of the structures and uses on the property would have been allowable within its current 'Agriculture Zone I' zoning.

6. SITE CHARACTERISTICS: TOPOGRAPHY

- 6.1. The Site Development Plan and Figures 9 - 10 below illustrates that the developed area is characterised by a generally flat terrain. The undeveloped northern section of the property slopes downward toward the Piesang River.
- 6.2. Considering that the property is already developed, and the site development plan doesn't entail any new development in the northern portion of the property, the slopes in this area will have no impact on the application. Moreover, it's apparent that the developed area of the property is significantly elevated, thus mitigating any potential flooding concerns.

PRINCIPLE	LEGISLATION	SECTION
Areas unsuitable for development, including steep slopes	LUPA	Section 59(2)(b)(iii)
Factors such as geological formations	LUPA	Section 59(2)(e)

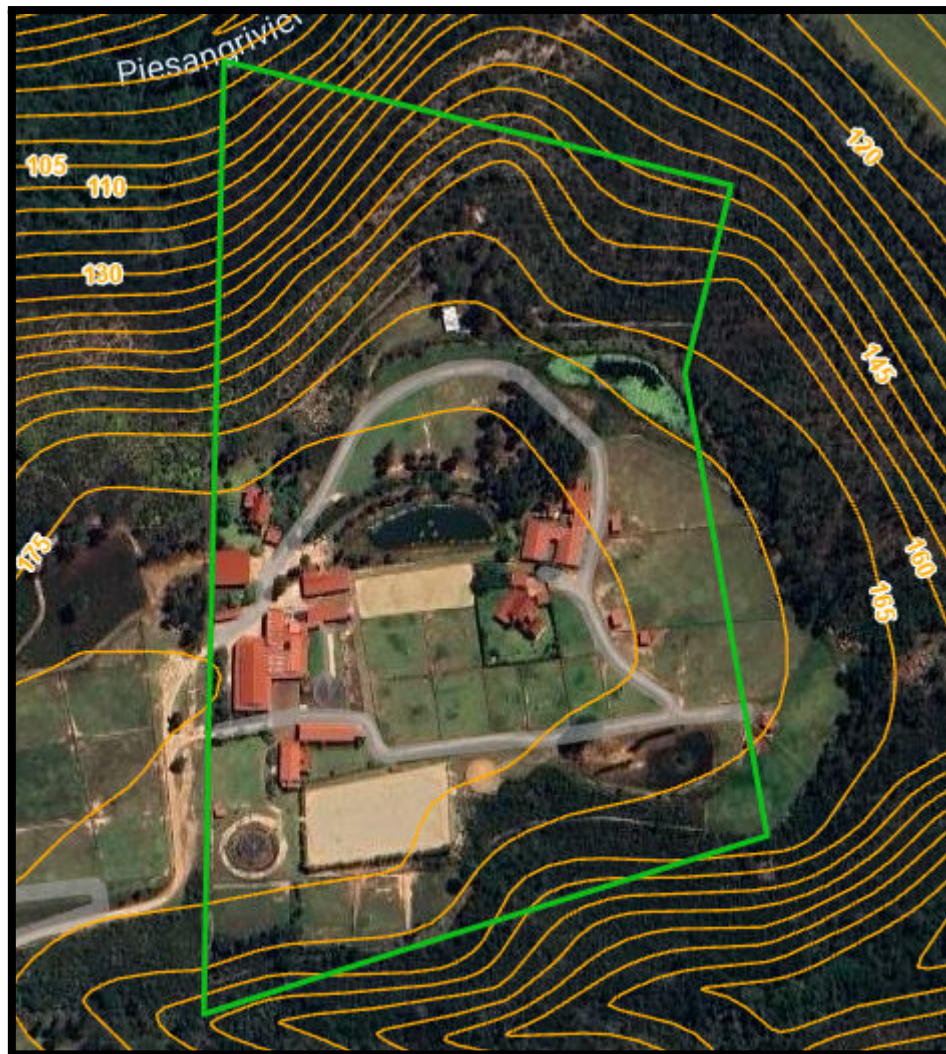


FIGURE 9: ILLUSTRATING 5M CONTOURS



FIGURE 10: EXTRACT FROM GOOGLE EARTH ILLUSTRATING TOPOGRAPHY

7. SITE CHARACTERISTICS: AGRICULTURAL POTENTIAL

- 7.1. As indicated by the Department of Agriculture, Forestry, and Fisheries Land Capacity (2016) layer on Cape Farm Mapper, Figure 11 demonstrates that the property generally exhibits low land capability. This is reinforced by the low grazing capacity, which ranges from 101 to 140 hectares per large stock unit, as shown in Figure 12 below.
- 7.2. While the above doesn't serve as an agricultural specialist report, it offers insight into the agricultural potential of the land. Coupled with the property's limited size of 10 hectares, it suggests that the property holds relatively low agricultural potential. Moreover, as previously stated, even after the proposed rezoning, the property will maintain various agricultural structures and functions such as stables, paddocks, training arenas, and horse training activities.

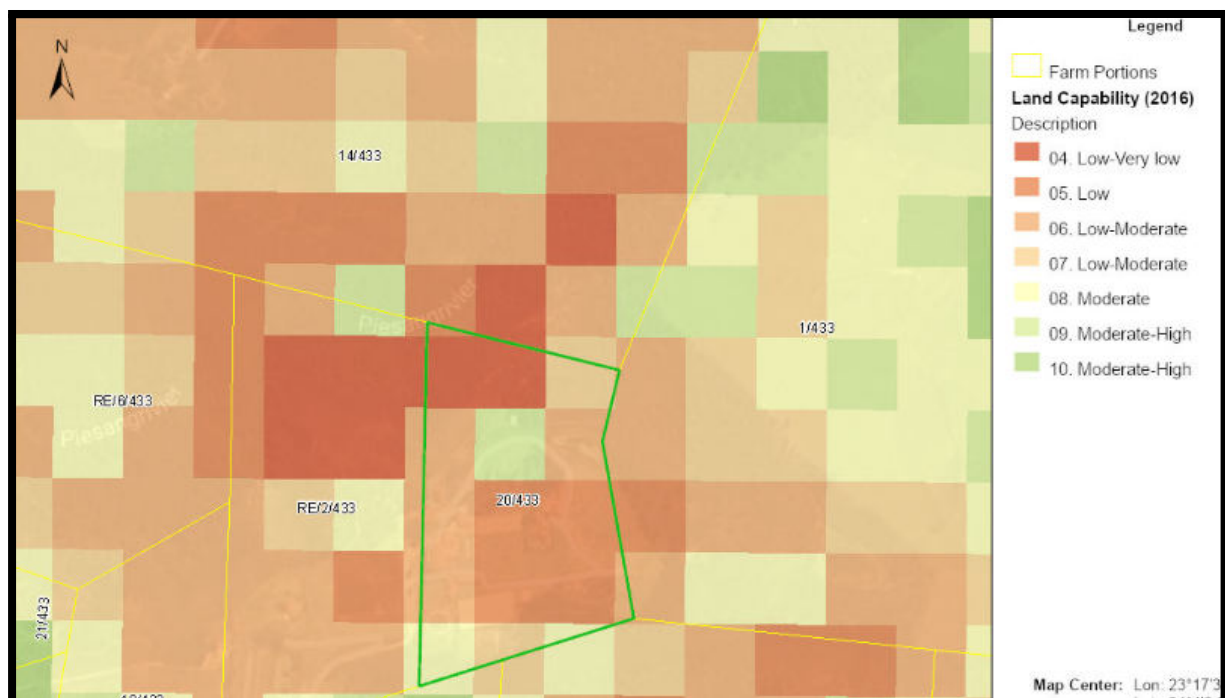


FIGURE 11: DAFF LAND CAPABILITY 2016



FIGURE 12: DAFF GRAZING CAPACITY 2018

8. SITE CHARACTERISTICS: ECOLOGICAL THREAT STATUS

- 8.1. Figure 13 below is an extract from Cape Farm Mappers Vegetation Map based on the South African National Biodiversity Institute (2006-2018). It is evident that the majority of Portion 20/433 is classified as South Outeniqua Sandstone Fynbos while a very small corner of the property is classified as Southern Afromontane Forest.

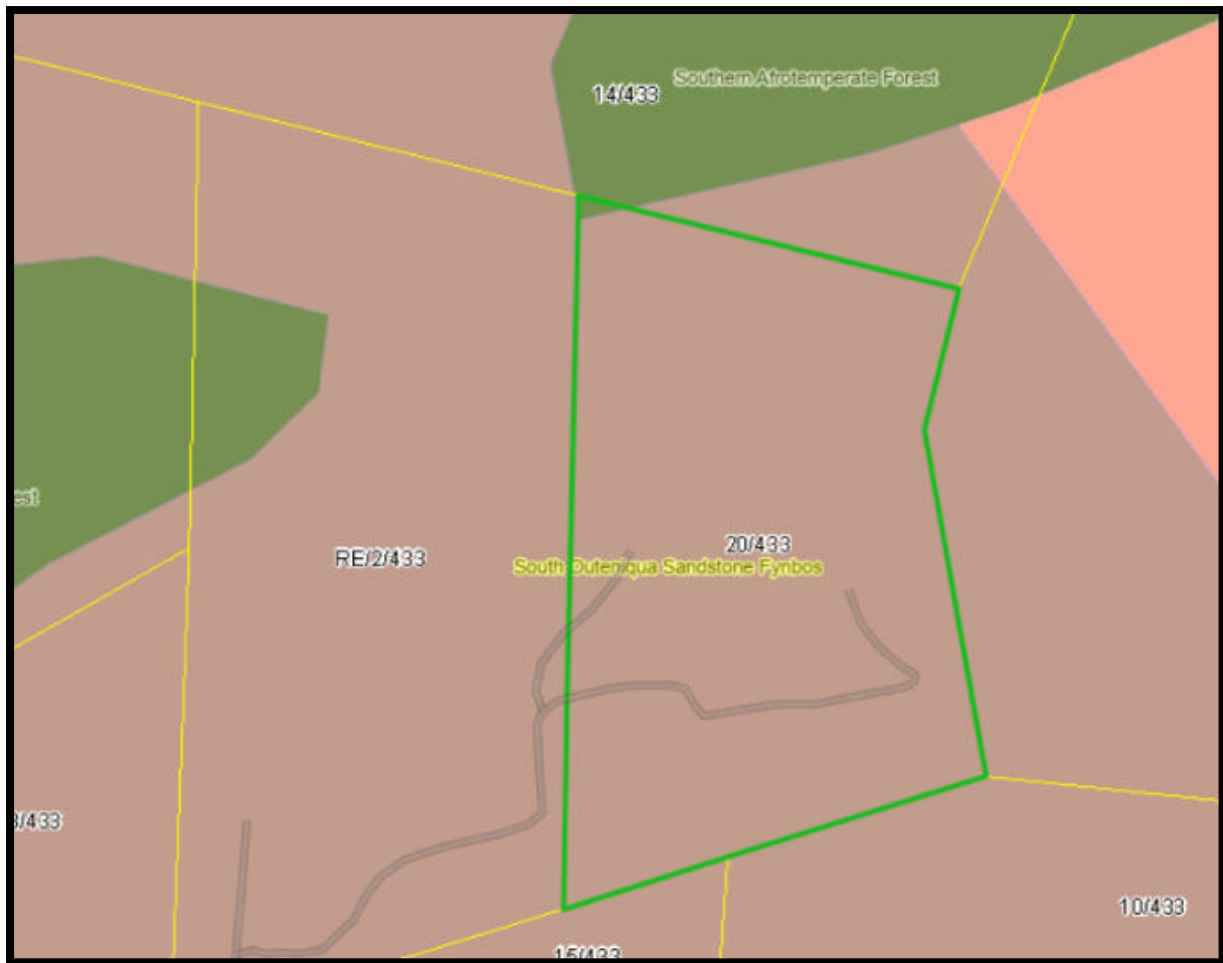


FIGURE 13: VEGETATION MAP

- 8.2. The Western Cape Biodiversity Spatial Plan 2017 The Ecosystem Threat Status reflects the current threat status of ecosystems in the Western Cape Province. Figure 14 below is an extract from Cape Farm Mapper in which Ecosystems are based on the SA Vegetation Map (2012 version) and the relevant indigenous forest types (DAFF, 2010). It is evident from the Figure below that Portion 20/433 is identified as Vulnerable.
- 8.3. Notwithstanding the above, it is imperative to note that the property is already developed. The proposal formalisation of the Equine-Librium College will have no impact on the ecosystem threat status, or any potentially sensitive biodiversity areas.

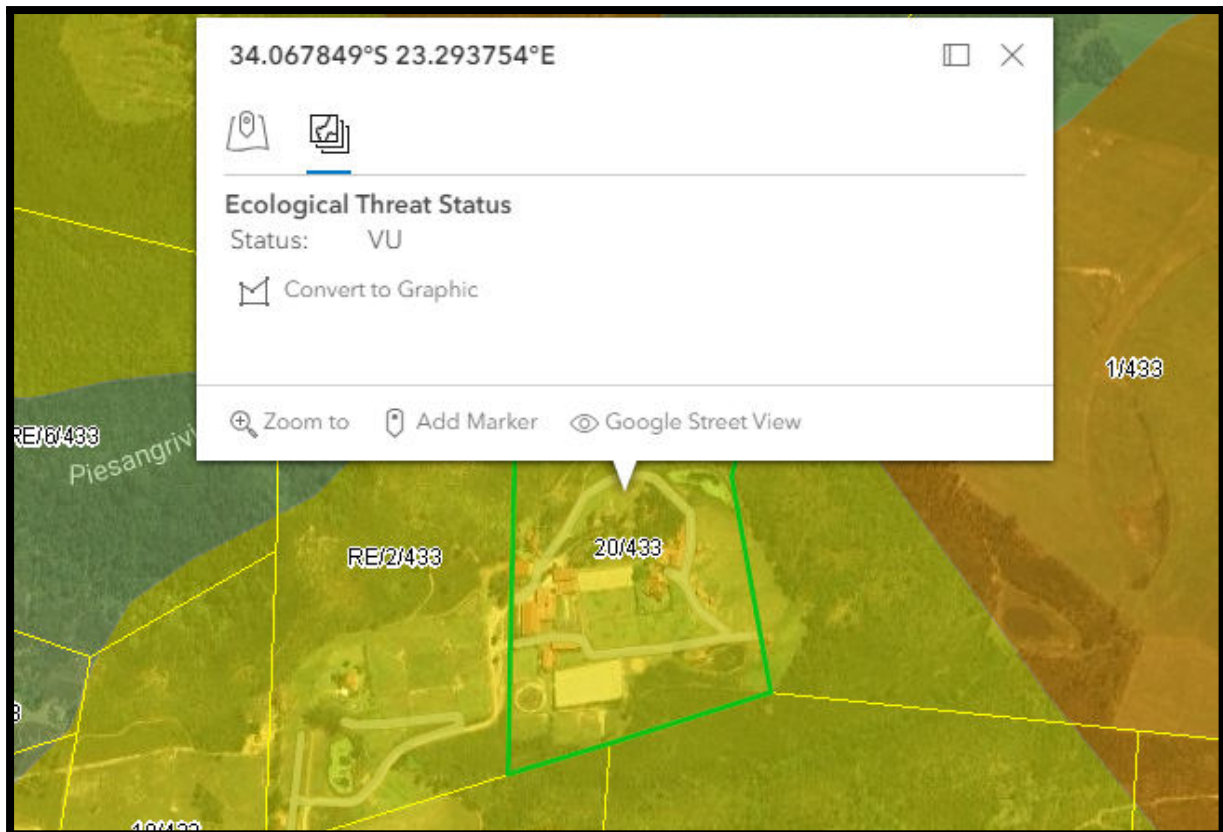


FIGURE 14: ECOSYSTEM THREAT STATUS

9. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

9.1. Several key aspects of the Bitou Municipal Spatial Development Framework (SDF) pertain to the current application:

9.1.1. Agriculture's Limited Role in Bitou's Economy:

- 9.1.1.1. Agriculture does not constitute a significant portion of Bitou's economic activity.
- 9.1.1.2. The SDF encourages promoting agricultural activities in designated agri-focus areas.

9.1.2. Kranshoek/Robberg/Airport Spatial Proposals:

- 9.1.2.1. Kranshoek's primary development focus extends from the existing urban area towards the north and east.

9.1.2.2. There is an intensification of agricultural uses envisioned to the west.

9.1.2.3. There are limited intensive agricultural uses in the immediate area.

9.1.3. Property Location and Classification:

9.1.3.1. The property is situated within an area classified as agricultural and buffer SPC's.

9.1.3.2. Although the mapping is not at cadastral level, it appears that the current transformed area corresponds to the agricultural SPC.

9.1.4. MOTIVATION:

9.1.5. Equine-Librium College's Agricultural and Rural Character:

9.1.5.1. The unique facts and circumstances surrounding the history and model of the college must be taken into consideration. As mentioned above the college originated in 2007 on a modest scale and, over time, organically evolved into a fully accredited institution. Given the College's core philosophy and hands-on approach, its operation relies heavily on agricultural infrastructure and uses, including large stables, paddocks, feeding sheds, tack room, and training arenas. While all these structures and functions align with permissible agricultural uses, an educational facility is generally associated with urban use.

9.1.5.2. However, in this unique case, the educational aspect is closely integrated with, and reliant upon the agricultural structures and uses mentioned above. The college essentially operates as an 'equestrian farm' with an educational aspect. Consequently, the educational component could be regarded as an intensification of a rural land use in addition to a non-place bound business which

complements and integrates with the rural character of the area.

9.1.5.3. It must be highlighted that the Rural Area Guidelines makes provision for non-place bound businesses to operate in rural areas in certain circumstances when the proposed land use cannot be accommodated in urban areas.

9.1.5.4. Notwithstanding the above, the Rural Area Guidelines includes a provision for allowing non-place bound businesses to operate under unique circumstances in rural areas. It is submitted that Equine-Librium College falls into this unique circumstances category.

9.1.6. Alternative sites:

9.1.6.1. Given the college's establishment and years of active operation, it is neither economically viable nor realistically practical to relocate the entire facility to an alternative site closer to an urban node which can accommodate its (rural) infrastructure. This would entail significant costs and logistical challenges, whilst interrupting student programs. In practical terms, the property is situated in close proximity to the second-order settlement of Kranshoek. This strategic location ensures that any economic job opportunity stemming from the College's operation would be readily accessible to the residents of Kranshoek.

9.1.7. No-go options (Alternative use of property)

9.1.7.1. Given the property's low agricultural potential, the most favourable alternatives would include low-intensity agricultural activities (which would not likely yield high returns), or capital-intensive agri-processing endeavours. However, a more realistic outcome would likely resemble that of nearby properties, in which properties are not actively

used or maintained and therefore susceptible to invasive alien species infestations.

9.1.8. The imperative for diversification of land uses

- 9.1.8.1. Bitou Spatial Development Framework clearly recognises that *“commercial agriculture does not make a significant contribution in the Municipal area since only a relatively small area can be cultivated.”*¹
- 9.1.8.2. The SPLUMA² and LUPA³ principles relating to the integration and diversification of land uses at the scale of a single property and on a broader scale are as applicable to the rural area as it is to an urban environment.
- 9.1.8.3. The rural space-economy is not only about agricultural development, but also broad based agrarian transformation, diversifying the rural economy, tourism and functional ecosystems. The Western Cape’s Spatial Agenda opens up opportunities in the rural space-economy by accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general⁴.
- 9.1.8.4. As mentioned above, an education facility is typically not associated with rural land uses. However, its unique circumstances must be taken into consideration such as the operational needs of the College (agricultural infrastructure), and its inherent rural character. In this context, the College can be viewed as being compatible with the rural character of the area and should be viewed as a non-place bound rural business.

¹ MSDF 3.2.8.1

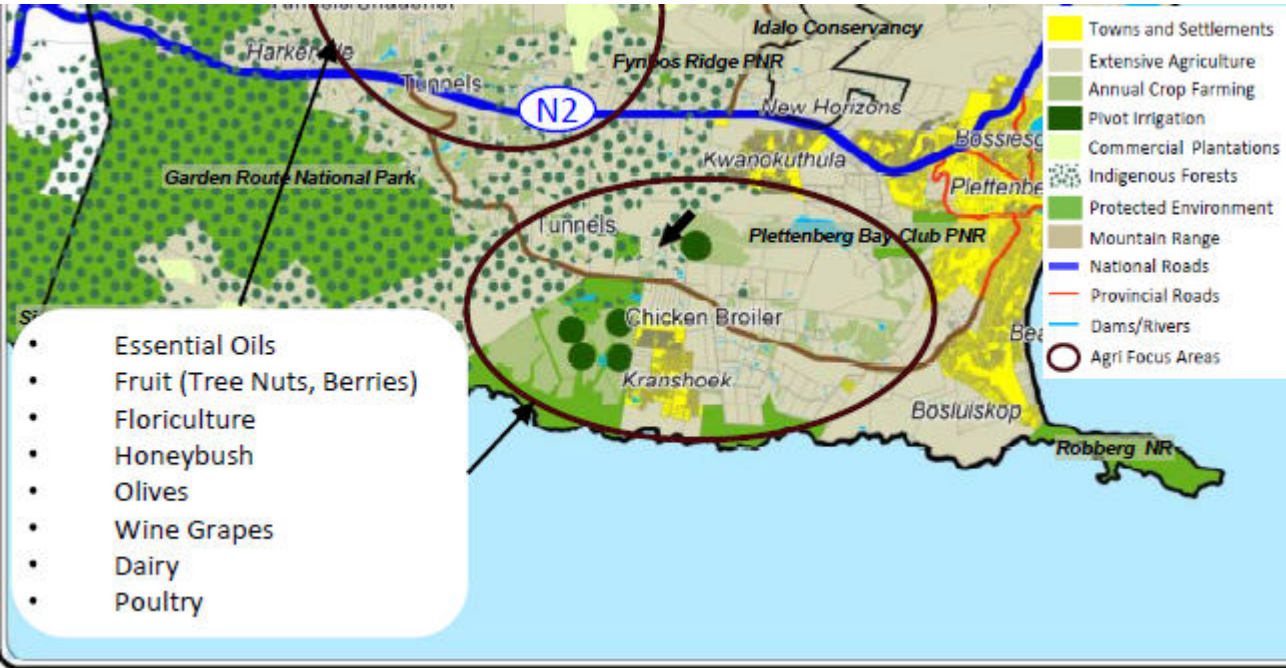
² SPLUMA S7(b)

³ LUPA 59(3)(b)(iv)

⁴ Western Cape Land Use Planning Guidelines Rural Areas pg 12

Applicable and relevant MSDF sections	How sections are addressed/complied with: Consistency, compliance, deviation
<p>Spatial proposal: Agriculture, although a minor economic sector in the Bitou economy remains important as a creator of low skilled jobs and the limited amount of arable land means that protection and better use of this resource should occupy a high priority.</p>	<p>It has been established that the agricultural potential of the property is considered low, and regardless of rezoning, the property will maintain numerous agricultural features like large stables, paddocks, and training arenas. Consequently, the property essentially functions as an 'equestrian farm' with an educational aspect.</p>
<p>Objective 1: Facilitate the protection and sustainable management of the natural environmental resources.</p>	
<p>Action 1.1: Contain development and manage rural areas through appropriate application of Spatial Planning Categories (SPCs)</p>	<p>It has been determined that the property encompasses both an agricultural and buffer SPC. The transformed (and developed) section of the property falls within the agricultural SPC. Given the property's existing development, no further development is proposed in the Site Plan that encroaches on natural areas. It should be noted that the most sensitive vegetation is on the northern portion of the property where it slopes towards the Piesang River. The site plan excludes any development on this portion of the property.</p>
<p>Action 1.2: Establish ecological corridors to protect continuous biodiversity patterns and to adapt to environmental changes.</p>	<p>Ecological corridors are discussed at a later stage in this report.</p>
<p>Objective 2: Direct and align growth to capacity, resources and</p>	<p>This is accomplished through the proposals alignment with its designated SPC's. Furthermore, aspects related to the Rural</p>

<p>opportunity in relation to a regional settlement hierarchy. Action 2.3: Manage development in rural and agricultural landscapes</p>	<p>Area Guidelines were discussed above.</p>
<p>Objective 6: Identify and optimally utilise economic development opportunities in a sustainable manner. Action 6.5: Promote agriculture focusing on priority commodities in four functional areas</p>	<p>Although the property falls within an agricultural functional area, it has been established that the property does not inherently have high agricultural potential. Furthermore, the property will retain many agricultural structures and uses irrespective of the proposed rezoning to accommodate the use of a College on the property.</p>
<p>3.4.3.2 Agriculture Areas to the north, east and west of Kranshoek produce commodities like essential oils, fruit (mainly tree nuts and berries), floriculture, honeybush, olives, wine grapes, dairy and poultry;</p>	<p>Only a few properties engage in the production of the mentioned commodities. Furthermore, many of these commodities require significant capital investment. Given that large capital has been invested into stables, paddocks etc on the property, these commodities do not necessarily provide economically feasible alternatives for the site.</p>

	
<p>3.4.5.1 Education</p> <p>The availability of tertiary education facilities such as FET colleges and training centres are limited with the South Cape College located in Kwanokuthula being the most prominent.</p>	<p>It is evident that there is a need for Tertiary level colleges in the Bitou Municipality Area.</p>

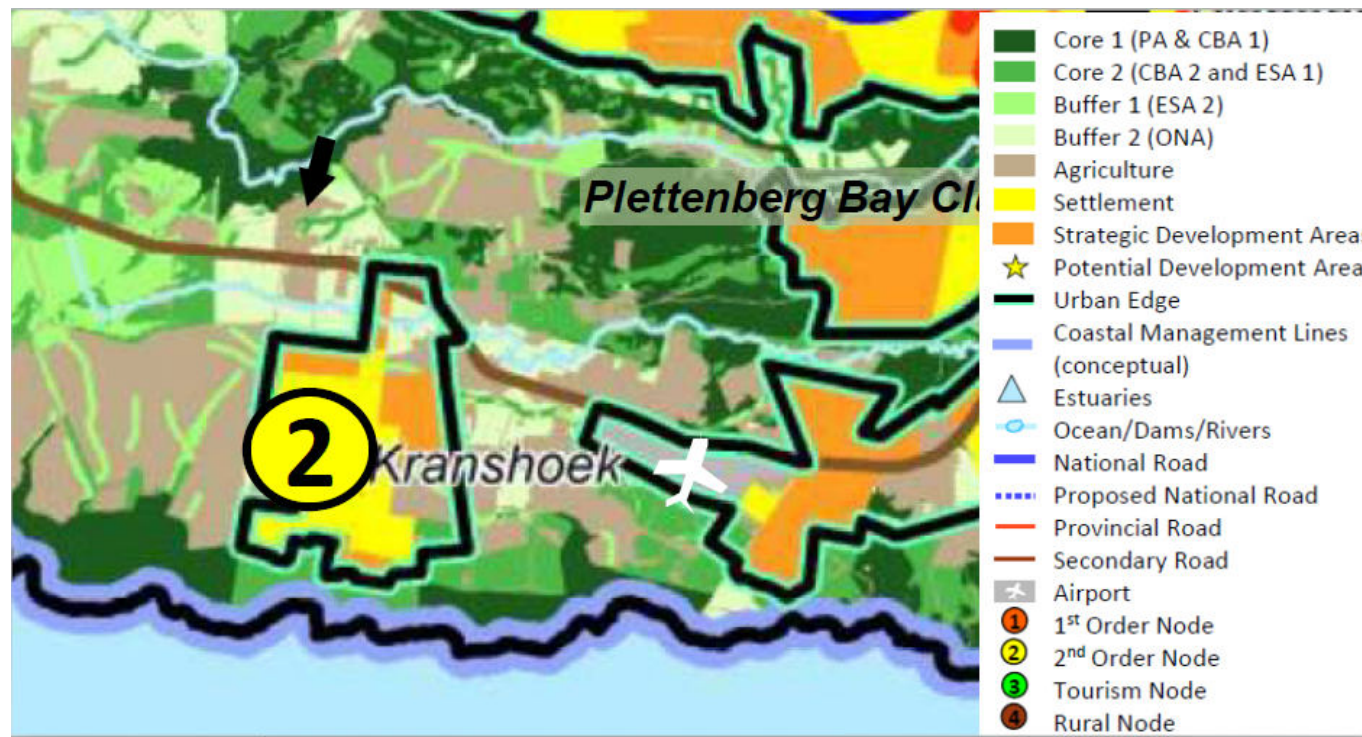
	<p>The property is situated within an Agricultural focus area. However, its agricultural potential has been discussed along with the retention of many agricultural structures and functions irrespective of the proposed rezoning.</p>
<p>Settlement footprints should be contained at all cost in order to alleviate pressure on the natural resources of the municipality and to optimise the efficient use of resources (e.g. land) and infrastructure (e.g. engineering services) within existing towns and settlements.</p>	<p>The proposal is not of such an extent that it would lead to an urban node, nor would it lead to an 'unwarranted' expansion of the Kranshoek settlement. Furthermore, as the property is already developed, and that the transformed portion of the property was designated as agricultural SPC, it will not place any pressure on natural resources insofar as it relates to biodiversity. Furthermore, it has already been established that the proposal will not have any significant impact on municipal services or infrastructure.</p>

4.3.1 Environmental Management Objective 1: To facilitate the protection and sustainable management of the natural environmental resources

Action 1.1: Contain development and manage rural areas through appropriate application of Spatial Planning Categories (SPCs) The Western Cape Biodiversity Spatial Plan (WCBSP) has identified Protected Areas (PAs), Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs) and Other Natural Areas (ONAs) for the whole of the Bitou LM area. These categories should inform decision-making regarding developments, their location and context and should guide planning, environmental assessments, authorisations and resource management within the Bitou LM.



Firstly, the property has already been developed with large transformed areas. It is evident from the Site Development Plan that there are no proposed (unbuilt) structures that would encroach upon sensitive areas. Additionally, it is evident that the transformed area does not fall within the classification of CBA or ESA. Consequently, the proposal to formalise Equine-Librium College will not have any impact on potentially sensitive biodiversity areas as the property is already largely developed.



While the map is not at the cadastral level, it does appear to indicate that the property is designated for agricultural and buffer purposes. As previously mentioned, the transformed and developed portions appear to fall within the Agricultural SPC. Notably, in accordance with the site development plan, there is no development proposed on the northern section of the property which appears to be classified as buffer SPC⁶.

While it appears as though the majority of the property is categorised as an Agricultural SPC, it's crucial to note that the most important objective of an Agricultural SPC is to safeguard high potential agricultural land and preserve agricultural activities. In this instance, Portion 20/433 does not comprise high intensity agricultural activities. It has already been established that

Agricultural SPC usually includes:

- Intensive agriculture including Irrigated crop cultivation (annual and perennial).
- Dry land crop cultivation including tillage of non-irrigated crops (annual and perennial).
- Forestry and timber plantations and space extensive agricultural enterprises (e.g. piggeries, intensive feed-lots, poultry battery houses, packs sheds, cooling stores).
- Extensive agriculture including extensive livestock or game farming⁵.

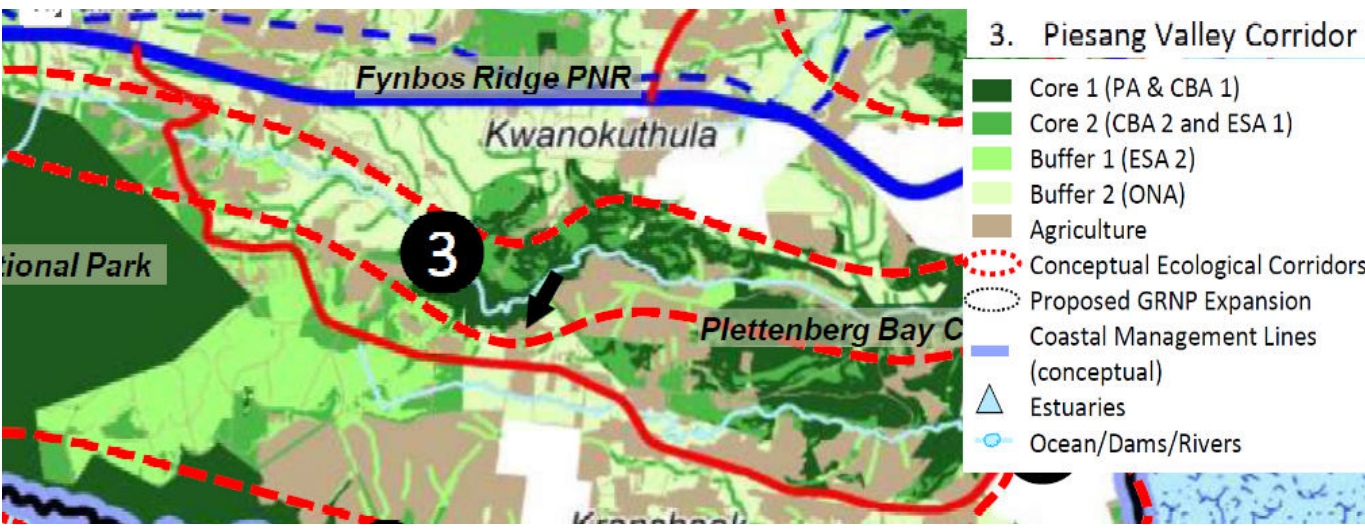
⁵ Rural Area Guidelines page 26

⁶ Proposed structures that have not yet been constructed

	<p>the property has low agricultural potential. Additionally, the property does not have any water rights for irrigation purposes. Furthermore, the agricultural-like activities on the property are directly associated with the operation of the Equine-Librium College.</p>
<p>Agriculture: Comprises existing and potential intensive agricultural footprint (i.e. homogeneous farming areas made up of cultivated land and production support areas). It includes areas in which significant or complete loss of natural habitat and ecological functioning has taken place due to farming activities. Existing and potential agricultural landscapes should be consolidated and protected; sustainable agricultural development, land and agrarian reform, and food security should be facilitated and ecosystems must be stabilised and managed to restore their ecological functionality.</p>	<p>It has been previously noted that the property's agricultural potential is limited, and its size is restricted to 10 hectares. Additionally, numerous agricultural structures and functions, including large stables, paddocks, training arenas, and more, will be retained.</p>

Action 1.2: Establish ecological corridors to protect continuous biodiversity patterns and to adapt to environmental changes.
Piesang Valley Riparian and Catchment Corridor



 <p>3. Piesang Valley Corridor</p> <ul style="list-style-type: none"> Core 1 (PA & CBA 1) Core 2 (CBA 2 and ESA 1) Buffer 1 (ESA 2) Buffer 2 (ONA) Agriculture Conceptual Ecological Corridors Proposed GRNP Expansion Coastal Management Lines (conceptual) Estuaries Ocean/Dams/Rivers 	<p>It is apparent that the property falls within the conceptual ecological Piesang Valley Corridor. However, it is important to note that the property is already largely developed and application is only made for the formalisation of the land use. Furthermore, the vegetation and ecologically most sensitive areas (north-eastern corner of the property) is maintained in its natural state.</p>
<p>Action 1.5: Manage and mitigate flood risk</p>	<p>Due to the elevation of the property, the structures on the property are not subject to flooding risks.</p>
<p>New development should not be allowed to occur on slopes steeper than 1: 4 as this new construction and land cleared for development increases erosion and stream siltation.</p>	<p>Application is made for the formalisation of the existing use on the property. The site plan does not indicate any structures on slopes steeper than 1:4.</p>
<p>Action 2.3: Manage development in rural and agricultural landscapes Development in the rural and agricultural landscapes of the Bitou LM should be managed in line with the guidelines provided in Western Cape Province Land Use Planning Guidelines: Rural Areas (2019) as summarised in Annexure B in this report. By implication these guidelines indicate the type of land uses that can be developed outside the urban edge as well as the</p>	<p>Refer to the Rural Area Guidelines section below.</p>

conditions applicable.	
------------------------	--



The spatial proposals for the Robberg/Airport/Kranshoek Area does not provide any specific development proposals for the property other than its designation as agriculture and biodiversity area.

10. RURAL AREA GUIDELINES

Applicable and relevant sections	How sections are addressed/complied with: Consistency, compliance, deviation
<p>Private educational and institutional facilities, as well as rehabilitation and wellness centres, are classified as businesses rather than community facilities and are typically suited for placement in urban areas.</p> <p>Rural Business: non-place bound business</p> <p>However, the Rural Area Guidelines makes provision for non-place bound businesses to operate in rural areas in certain circumstances. These circumstances would be where the proposed land use cannot be accommodated in urban areas such as petrol stations, hardware stores, truck stops, transport contractors, and wellness centres.</p> <p>Furthermore, decision makers have the flexibility to consider and approve land development applications that deviate from these guidelines.</p>	<p>It has been established that the operational nature of the College requires extensive agricultural structures and agricultural-like uses. Such structures and uses cannot be accommodated in an urban area.</p> <p>As mentioned above the college originated in 2007 on a modest scale and, over time, organically evolved into a fully accredited institution. Given the College's core philosophy and hands-on approach, it relies heavily on agricultural infrastructure and uses, including large stables, paddocks, feeding sheds, tack room, and training arenas. Part of the operation of the college involves horse livery, horse training, horse riding lessons and so forth. While all these structures on functions align with permissible agricultural uses (albeit as a consent use), an educational facility is typically associated with urban use. However, in this unique case, the educational aspect is closely integrated with, and reliant upon the agricultural structures and uses mentioned above. The college essentially operates as an 'equestrian farm' with an educational aspect. Consequently, the use of Equine-Librium College cannot be accommodated in an urban area and would align with a principle of a non-place bound rural business. It is therefore submitted that the Equine-Librium College falls within the category of unique circumstances.</p>

	<p>The College provides positive socio-economic benefits insofar as it relates to further specialised educational opportunities, and economic (job) opportunities. Its close proximity to Kranshoek means that any economic opportunities that arise from the operations of the College would be readily accessible to the residents of Kranshoek.</p>
<p>The Rural Area Guidelines place a lot of emphasis on diversification of land uses in the rural areas. This imperative for diversification is therefore just as applicable in the rural landscape as it is in urban areas.</p>	<p>The Equine-Librium College aligns with the imperative for diversification of the rural landscape at a scale which is appropriate for the specific rural context.</p>
<p>Development in rural areas should not:</p>	
<p>Have a significant impact on biodiversity ecological system services or the coastal environment</p>	<p>This has already been addressed and established that the proposal will not have a significant impact on biodiversity or ecological system services</p>
<p>Lead to the loss or alienation of agricultural land or has a cumulative impact there upon</p>	<p>It has already been established that the agricultural potential of the land is low.</p>

Be inconsistent with the cultural and scenic landscape in which it is situated	The area does not have any specific cultural or scenic landscapes other than its rural characteristics which have been discussed.
Lead to inefficient service delivery or unsustainable extensions to the municipality's reticulation network	The proposal will not have any significant impact on Municipal services
Impose real costs or risks to the municipality delivering on their mandate and	See above
Infringe on the authenticity of the rural landscape	The Equine-Librium College retains agricultural characteristics and therefore will not have any significant adverse impact on the rural landscape

11. PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

Policy No.	Applicable and relevant PSDF sections	How sections are addressed/complied with
R1	<p>POLICY R1: PROTECT BIODIVERSITY AND ECOSYSTEM SERVICES</p> <ul style="list-style-type: none"> CBA mapping and SPC 	Refer to paragraph 8 and applicable sections of the MSDF table: the proposal to formalise the college will have no significant adverse impact on biodiversity or ecosystem services as the site is already developed and no new development is proposed in the site development plan for potentially sensitive areas.
R3	<p>POLICY R3: SAFEGUARD THE WESTERN CAPE'S AGRICULTURAL AND MINERAL RESOURCES, AND MANAGE THEIR SUSTAINABLE USE</p> <p>Record unique and high potential agricultural land (as currently being mapped by the Provincial Department of Agriculture)</p>	Refer to paragraph 7 and applicable sections in the MSDF table: site has low agricultural potential.
R5	<p>POLICY R5: SAFEGUARD CULTURAL AND SCENIC ASSETS</p> <ul style="list-style-type: none"> Protect heritage and scenic assets from inappropriate development and land use change. 	The site does not have any inherent heritage or scenic assets. Although the Roberg Road is earmarked to be transformed into a scenic route, the site is not visible from the road. Notwithstanding the above, the Equine-Librium College would not have detracted from the rural character of the area should it have been visible from the road.
E2	<p>POLICY E2: DIVERSIFY AND STRENGTHEN THE RURAL ECONOMY</p> <ul style="list-style-type: none"> Compatible and sustainable rural activities (i.e. activities that are appropriate in a rural context, generate positive socio- economic returns, and do 	It has been motivated that although the proposal has an educational component, that it is compatible with the surrounding rural landscape due to its inherent agricultural (equestrian) focus. Furthermore, the proposed Equine-Librium College is only one of two

	not compromise the environment or ability of the municipality to deliver on its mandate) and of an appropriate scale and form can be accommodated outside the urban edge	Tertiary Colleges in the Bitou Municipality. The proposal does not compromise the ability of the Municipality to deliver on its mandate.
--	--	--

12. APPLICATION OF SPLUMA LAND USE PRINCIPLES

- 12.1. 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 extent to which the proposal meets the objectives set out in these principles.
- 12.2. 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.
- 12.3. 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).
- 12.4. 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 centre), 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.
- 12.5. 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.

- 12.6. Having said the above, the principles that find direct application in the current matter is that of:

SUSTAINABILITY

Land development that is **within the fiscal, institutional and administrative means** of the country must be promoted. Prime and unique agricultural land must be protected and environmental management instruments applied to development. The effective and equitable functioning of the land market and development in locations that are sustainable and limit urban sprawl must be promoted.

- 12.6.1. Based on the land capability of the property, it can be deduced that the property is not considered to be prime and unique agricultural land;
- 12.6.2. Environmental instruments such as CBA's SPC's and ecological corridors were addressed in this report.

EFFICIENCY

Land development that **optimises the use of existing resources/infrastructure**, while minimising the negative financial, social, economic or environmental impacts, must be encouraged.

- 12.6.3. The Equine-Librium College will not have any significant impact on municipal services;
- 12.6.4. The proposal will promote mixed-land use in the rural landscape;
- 12.6.5. The proposal will not have any adverse environmental, social, economic or financial impacts.

Nicolette Gericke-Jones

October 2023

Bitou

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@mweb.co.za		
Tel		Cell	072 767 6974
			044-5332230

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

Name of registered owner(s)	RONEL VAN DER SIJDE		
E-mail	ronel@equine-librium.co.za		
Tel		Cell	082 551 8349

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

Property Description (Erf No / Farm No):	PORTION 20 (a portion of Portion 2) of the farm		
Physical/ Street Address (if available)	JACKALS CREEK No. 433		
Town	ADM. DISTRICT OF KNYSNA		
Current Zoning	AGRICULTURE ZONE 1	Land Use	

Extent	10 000 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 239 / 2008		

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)	No.		

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"/>	N <input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y <input type="checkbox"/>	N <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?		If Yes, complete the information below and attach the minutes of the pre-application consultation.	
Official's name		Date of consultation	
Mrs A. Sanchez.		SEPT/OCT 2023.	

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;

	2(g)	a permission required in terms of the zoning scheme;
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
	2(i)	an extension of the validity period of an approval;
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
	2(l)	a permission required in terms of a condition of approval;
	2(m)	a determination of a zoning;
	2(n)	a closure of a public place or part thereof;
	2(o)	a consent use contemplated in the zoning scheme;
	2(p)	an occasional use of land;
	2(q)	to disestablish a home owner's association;
	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;
	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	N <input checked="" type="checkbox"/>	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	N	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
---	---	--

Applicant's signature:



Date:

10/10/2023

Full name:

PHILIP GEORGE TEGGINS

Professional capacity:

PLANNING SURVEYOR

PLS 1118

APPENDIX

LAND USE PLANNING PRINCIPLES

THE DECISION-MAKING CRITERIA

The Land Use Planning and Land Use Management Act, 2013 (Act 16 of 2013) ('SPLUMA') came into operation on 1 July 2015 and has been implemented by the Bitou Municipality since 1 December 2015.

With the introduction of 'SPLUMA' legislation in the planning sphere became normatively-based. This implies that the law introduced five substantive principles¹ that must guide all aspects of land development, including spatial planning and decision-making². These land use principles are schematically depicted in Figure 1.

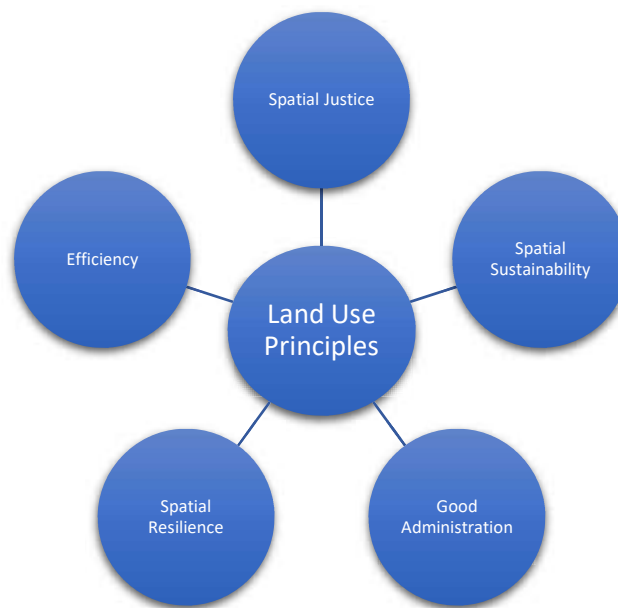


FIGURE 1

Normative legislation calls for a planning system which places the emphasis on considered judgements and the discretion of decision makers, as opposed to the application of standardised rules and regulations³.

The various land use principles been 'unpacked' in 'SPLUMA' to provide some clarity of what is required⁴.

¹ Section 7 of 'SPLUMA'.

² Section 6 (1) of 'SPLUMA'.

³ Paragraph 2.1.3.1 of the Green Paper on Development and Planning (1999).

⁴ Section 7 (a) – (e) of 'SPLUMA'.

The Provincial Government also promulgated its own Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)('LUPA'), which further entrenched⁵ and expanded⁶ upon these principles.

The overall objective of the principles is to directly influence planning decisions and to achieve planning outcomes that⁷:

- (a) Restructure spatially inefficient settlements;
- (b) Promote the sustainable use of land resources;
- (c) Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- (d) Take into account the fiscal, institutional and administrative capacities of role players, the needs of the communities and the environment;
- (e) Support an equitable protection of rights to and in land.

In addition to the land use principles, both 'SPLUMA'⁸ and 'LUPA'⁹ prescribe certain other factors that equally are to be taken into account by the Municipality when applications for land development are considered. Lastly, the Planning By-Law itself also introduced certain additional criteria that have to be considered¹⁰.

Figure 2 illustrates schematically how the various criteria and factors interact with each other and impact on an application for land development.

Notwithstanding the categorisation of the land use principles, they all apply to all aspects of spatial planning, land development and land use management¹¹. Decisions concerning land use and development have to be explicitly related to the extent to which the proposals meet the objectives set out in the principles¹². It is of particular importance to ensure that the land use principles are not applied on a one-by-one basis without regard for their overall intention and spirit¹³.

⁵ Section 58 of 'LUPA'.

⁶ Section 59 (1) – 59 (5) of 'LUPA'.

⁷ Paragraph 2.1 of the White Paper on Spatial Planning and Land Use Management (July 2001).

⁸ Section 42 (1) – 42 (2) of 'SPLUMA'.

⁹ Section 49 of 'LUPA'.

¹⁰ Section 65 (1) of the Planning By-Law.

¹¹ Section 6(2) of 'SPLUMA'.

¹² Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

¹³ Paragraph 2.2.2 of the Green Paper on Development and Planning (1999).

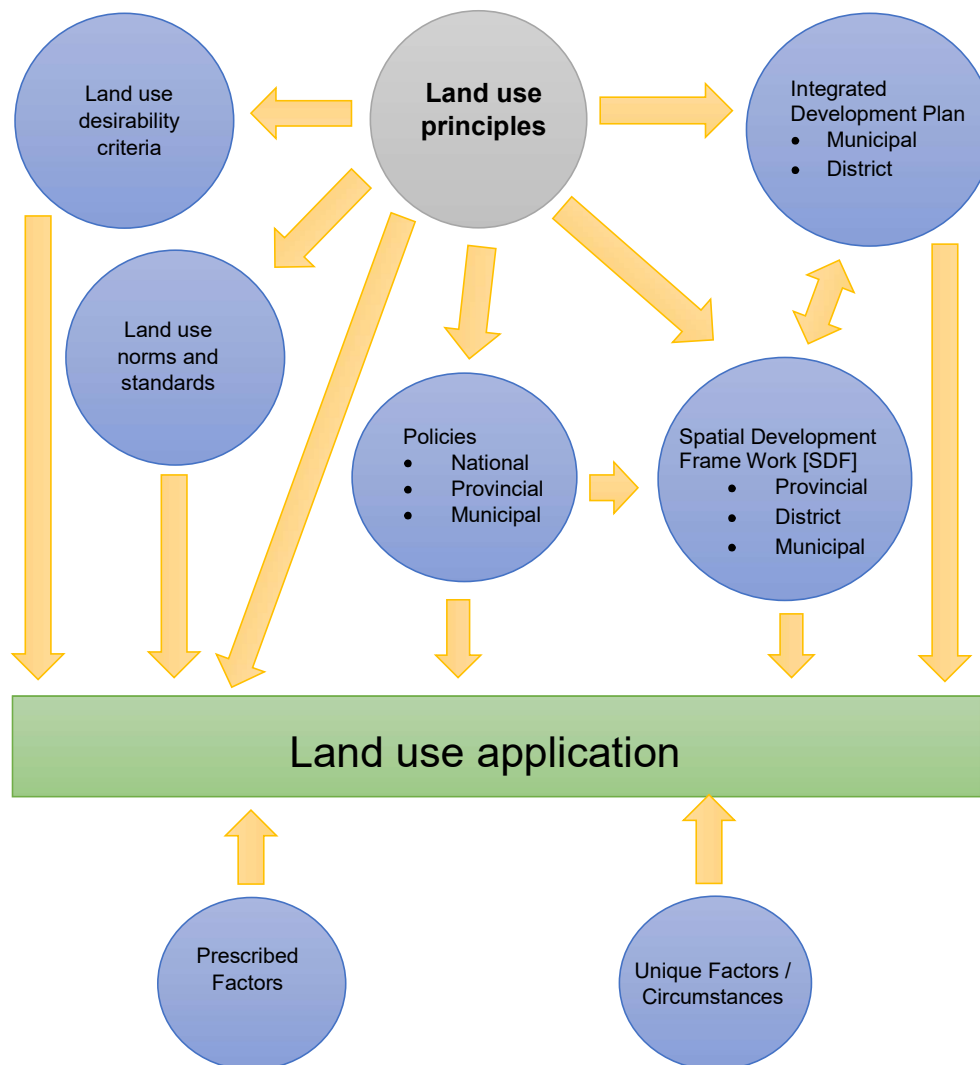


FIGURE 2

The principles do not prescribe ‘yes-or-no’ outcomes, and the interpretation and application thereof is context specific as the conditions upon which the principles have to be applied are not uniform throughout the municipal area¹⁴.

Lastly, if there is a potential conflict between more than one principle it is up to the decision-maker which one to favour. That decision however has to be clearly argued and reasoned, identifying why it is in that the particular context requires the favouring of one principle over the other¹⁵.

¹⁴ Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

¹⁵ Paragraph 2.2 of the White Paper on Spatial Planning and Land Use Management (July 2001).

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Ronel van der Sijde

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 20 OF THE FARM JACKALS KRAAL No. 433

NATURE OF APPLICATION:

REZONING OF A PART OF PORTION 20 OF THE ARM JACKALSKRAAL No. 433

SIGNED AT

THIS DAY OF 2022.

Philip George Tegg
OWNER/AUTHORISED AGENT

WITNESSES

1. W. J. S. R.

2. [Signature]

11C

63/

Jordaan & Pretorius Prokureurs/Aktebesorgers
Village Square
Hoofstraat
Plettenbergbaai
6600

Opgestel deur my

FEE
R500.00

TRANSPORTBESORGER
JORDAAN P

[Handwritten scribble]

DATA / CAPTURE
22 JAN 2008
GROENEWALD E

TRANSPORTAKTE T

000239 / 08

HIERBY WORD BEKEND GEMAAK DAT

JOHN WEST HENDRIKS

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

MARIA DE BEER
Identiteitsnommer 411226 0026 08 2
Ongetroud

DATA / VERIFY
04 FEB 2008
VAN WYK Z

geteken te PLETTENBERGBAAI op 19 Julie 2007

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

5

[Handwritten signature]

En genoemde Komparant het verklaar dat sy prinsipaal, op 4 Mei 2007, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

RONEL VAN DER SIJDE
Identiteitsnommer 680630 0001 08 2
Getroud buite gemeenskap van goed

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

GEDEELTE 20 ('n gedeelte van Gedeelte 2) van die Plaas JACKALSKRAAL NO 433
in die Bitou Munisipaliteit, Afdeling van Knysna, Wes-Kaap Provinsie;

GROOT 10,0000 (TIEN KOMMA NUL NUL NUL NUL) Hektaar

SOOS meer volledig sal blyk uit Kaart LG No 455/2007 hierby aangeheg en GEHOU kragtens Transportakte T49854/1997;

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Akte van Transport Nr T10934/1923;

B.

C. **ONDERHEWIG VERDER** aan die volgende voorwaarde soos vervat in Transportakte Nr T49854/1997, wat as volg lees:-

"Remainder

By virtue of Deed of Transfer T85577/1997, the withinmentioned property is entitled to a servitude road, 10 metres wide, the centre line of which is indicated by the curvilinear line x y on diagram S G 541/1996 annexed thereto which servitude is indicated by the broken line xz on diagram SG No 455/2007;

D. **ONDERHEWIG VERDER** aan die volgende voorwaardes soos opgelê deur die Minister van Landbou, kragtens Toestemming Nr 40035, gedateer 18 Augustus 2005, naamlik:



- (i) Die eiendom mag slegs gebruik word kragtens 'n spesiale zonerings (landelike behuising) doeleindes en verwante gebruike kragtens die zonerings.

E. **GEREGTIG VERDER** aan die servituut reg van weg oor Restant van die Plaas Jackals Kraal no. 433, welke servituut 'n verlenging is van die servituut waarna verwys word in paragraaf (c) hierbo, opgelê as 'n voorwaarde van onderverdeling deur die Bitou Munisipaliteit in terme van Artikel 42 van Ordonnansie 15 van 1985, die middellyn van die servituut 6 (ses) meters wyd aangedui deur die lyn xy op Diagram SG no. 455/2007 hierby aangeheg.



WESHALWE die komparant afstand doen van al die regte en titel wat

MARIA DE BEER, Ongetroud

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

RONEL VAN DER SIJDE, Getroud soos vermeld

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken sy dat die verkoopprijs die bedrag van R1 220 000,00 (Een Miljoen Twee Honderd en Twintig Duisend Rand) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad op


4 Januarie 2008

q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

3

VERBIND		MORTGAGED	
VR FOR R 1005 700,00			
000018251/2014			
2014-07-01			
		REGISTRATEUR/REGISTRAR	

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

9 October 2023

Ref: F433P20PA-1

Provincial Department of Agriculture
Private Bag X1
ELSENBURG
7607

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

**PROPOSED REZONING AND BUILDING LINE DEPARTURES - PORTION 20 OF
THE FARM JACKALS KRAAL No. 433, ADMINISTRATIVE DISTRICT OF
KNYSNA**

Herewith please find the following documents relating to the above application :


- 1) Motivation Report, appendix and annexures.
- 2) 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

9 October 2023

Ref : F433P20PR-1

The Department of Transport & Public Works

Att: Mr E. Burger

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

**PROPOSED REZONING AND BUILDING LINE DEPARTURES - PORTION 20 OF
THE FARM JACKALS KRAAL No. 433, ADMINISTRATIVE DISTRICT OF
KNYSNA**

Herewith please find the following documents relating to the above application :

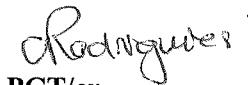
- 1) Motivation Report, appendix and annexures.
- 2) Copy of Special Power of Attorney.

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

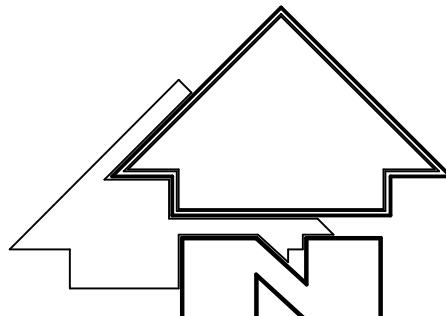
Yours faithfully

Beacon Survey

Per:



PGT/cr



SCALE 1:500
WG23

14/433

+1.070 X
-8.560 Y

+1.070 X
-7.260 Y

284.00.20
297.43m

13.46.40
94.25m

1/433

2/433

389.00.10
232.00m

10/433

Servitude road vide
S-G Dgm. No. 455/2007

+1.470 X
-8.560 Y

+1.470 X
-7.260 Y

72.47.50
292.31m

15/433

107.33
BM2

KEY

- ELEC. FENCE
- WOODEN FENCE
- CENTRE OF GRAVEL ROAD

NOTES:
1. HEIGHTS ARE ABOVE AN ARBITRARY DATUM.
2. BENCHMARK "BM" = 10MM IRON PEG.
HEIGHT = 110.06M.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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

CUSTOMER
Ms R. van der Sijde

PROJECT
**PORTION 20
JACKALS KRAAL No.433**

TITLE
DETAIL PLAN

DWG NO. **F433P20DP-1**

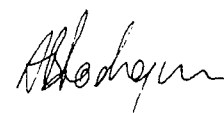
VPM SURVEYS

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES			
		Y		System: WG23	
		Constants-20 000,00		+3 770 000,00	
A B	382,27	252.47.50	A	-6 738,02	+1 606,02
B C	230,19	5.15.50	B	-7 103,20	+1 492,95
C D	126,53	275.15.50	C	-7 082,08	+1 722,17
D E	137,84	5.15.50	D	-7 208,07	+1 733,78
E F	464,93	95.15.45	E	-7 195,43	+1 871,04
F A	222,45	181.26.00	F	-6 732,46	+1 828,40
	(110) KNYS 54	△		-4 426,86	+1 327,57
	(111) KNYS 55	△		-7 480,89	+3 721,18

SG No.

2408/2004

Approved



for

SURVEYOR-
GENERAL

9-6-2004

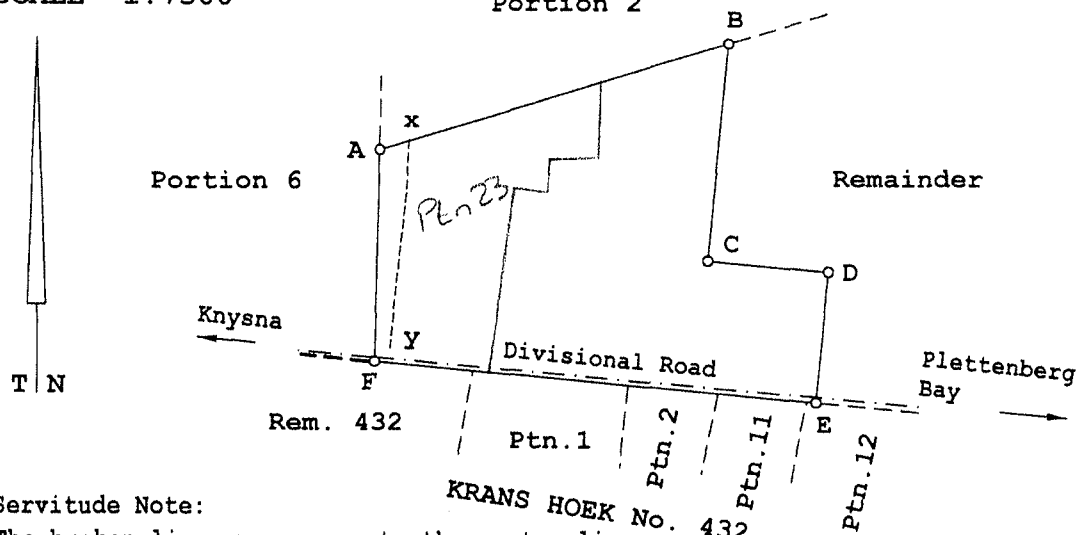
Description of Beacons

B.....Drill hole in planted stone

All other beacons are 20mm iron pegs

SCALE 1:7500

Portion 2



Servitude Note:

The broken line xy represents the centre line
of a servitude road 10 metres wide

Vide Diagram No. 541/1996 DT 1997 - -85577

The figure A B C D E F

represents 12,0000 hectares of land being

Portion 15 (a portion of Portion 10) of the farm

JACKALS KRAAL No. 433

Situate in the Bitou Municipality, Administrative District
of Knysna, Province of the Western Cape

Surveyed in December 1995 - January 1996

by me

Professional Land Surveyor (S.R. OLD - PLS 0984)

Surveyed in April 2004

by me

Professional Land Surveyor (P.G. TEGGIN - PLS 1118)

This diagram is annexed to

No. T100461/2004

d.d.

i.f.o.

Registrar of deeds

The original diagram is

No. 541/1996

Transfer 1997- -85577

~~Grant~~~~C.G.T.~~

File S Knys. 433

S.R. No. E 1079/2004

T.P.

Comp. AM-1BC (3609)

LPI C0390000

THIS PORTION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11 (6) OF ACT 21/1940.

Act 70/1970

NOT APPLICABLE

APPROVED IN TERMS OF SECT. 26
OF ACT 15/1988

T/KR 1/25/10/433

REF: 8642.2.512.4.X.III.16

DATE 31/03/2004

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

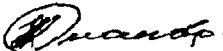
FARM 433/15 KNYSNA

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
995/2022	1682/2022	Ptn 23	4,00000g			8,00000g

S.J. McMillan
Professional Land Surveyor

LAND OF ORIGIN

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.C. No.
		Constants		± 0.00	+3700000.00	3063/2005
AB	141,22	289 24 40	A	-26414,72	+ 71354,35	Approved  for Surveyor-General 2005-07-07
BC	409,80	10 04 00	B	-26547,91	+ 71401,28	
CD	243,60	95 15 40	C	-26476,28	+ 71804,77	
DE	223,18	183 08 10	D	-26233,70	+ 71782,44	
EA	265,75	219 26 10	E	-26245,91	+ 71559,60	
<u>Servitude Data</u>						
FG	231,57	3 08 10	F	-26252,35	+ 71551,77	
EF	10,14	219 26 10	G	-26239,68	+ 71782,99	
		111 KNYS 55	Δ	-27480,89	+ 73721,18	
		113 KNYS 57	Δ	-36858,07	+ 75311,70	

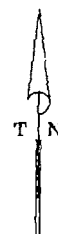
Beacon Description

All are iron standards

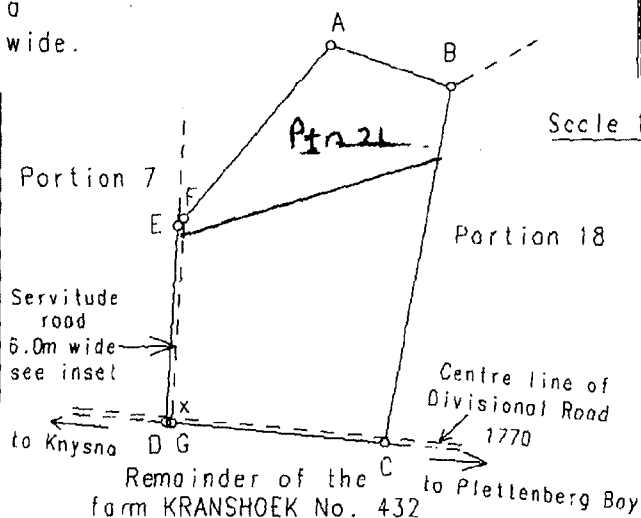
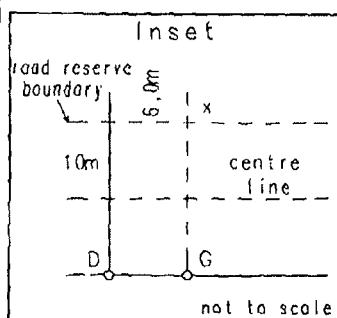
Servitude Note:

The line Fx represents the Eastern boundary of a servitude road 6,0m wide.

Remainder
Portion 6



Scale 1:7500



The figure A B C D E
represents 10,0051 hectares of land, being
PORTION 17 (a Portion of Portion 6) OF THE
FARM JAKKALS KRAAL No. 433

situate in
Bitou Municipality
Administrative District of KNYSNA
Province of the Western Cape
Surveyed in February 2005

[Signature]
S.J. McMillan 0910
Professional Land Surveyor

This diagram is annexed to

The original diagram is

File No. Knys.433

No. T6223/2006

No. 6820/1969 annexed to

S.R.No. E1385/2005

dated

Transfer

Comp. AM-18C (3609)

i.f.o.

No. 27017. 1971

LPI E0390000

Registrar of Deeds

Act 70/1970
NOT APPLICABLE

THIS PORTION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11 (6) OF ACT 21/1940.

APPROVED IN TERMS OF SECT. 25
OF ORD. 191/1988
REF. T/AR 1/22/6/423
DATE 2005-05-04

FOR ENDORSEMENT
SEE BACK OF DIAGRAM

Farm 433/17 Knysna

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

ENTRY	DIAGRAM NO.	SUBDIVISION	AREA HA./AC. IL.	TRANSFER IN.	INITIALED	REMOVED
SR1225/ 2013	2626/ 2013	Ptn. 21	3,964 Ha.	T 12718/ 2014	24.	

BEACON SURVEY

OFFICE COPY

SIDES		ANGLES OF		CO-ORDINATES	
metres		DIRECTION		Y	System: WG23 X
				Constants-20 000,00 +3770 000,00	
A B	257,43	284.00.20	A	-7 003,37	+1 058,46
B C	94,53	13.48.40	B	-7 253,15	+1 120,77
C D	232,01	350.00.10	C	-7 230,58	+1 212,56
D E	292,31	72.47.50	D	-7 270,86	+1 441,04
E A	469,19	181.26.00	E	-6 991,62	+1 527,50
INDICATORY DATA					
F A	73,00	181.26.00	F	-7 001,54	+1 131,43
G A	93,00	181.26.00	G	-7 001,04	+1 151,43

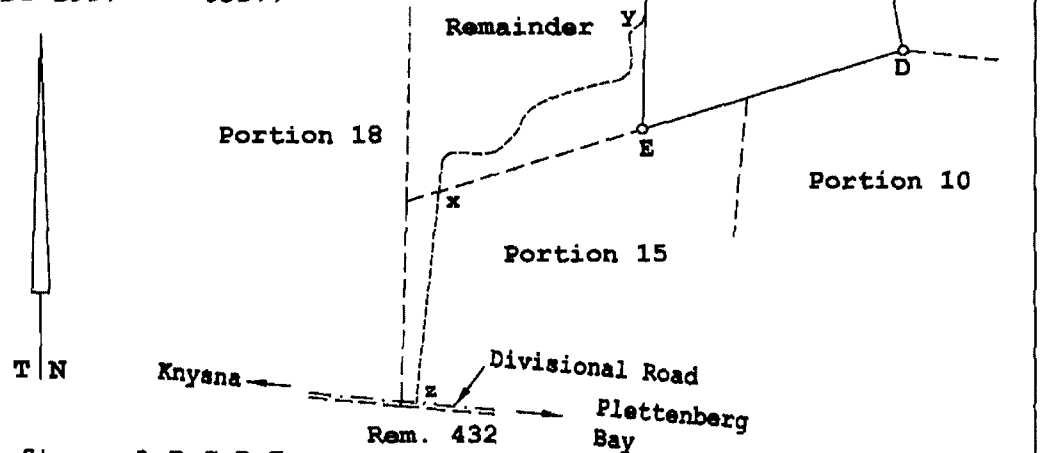
(111) KNYS 55 Δ -7 480,89 +3 721,18
 (113) KNYS 57 Δ -16 858,07 +5 311,70

Description of Beacons

A.....No beacon
 B,C,D.....Iron standard
 E,F,G.....12mm iron peg

Servitude Note:

1. The curvilinear line xy represents the centre line of a servitude road 6,00 metres wide.
 2. The broken line xz represents the centre line of a servitude road 10 metres wide
- Vide Diagram No. 541/1996;
 DT 1997- -85577



The figure A B C D E represents 10,000 hectares of land being PORTION 20 (a portion of Portion 2) of the farm JACKALS KRAAL No. 433

Situate in the Bitou Municipality, Administrative District of Knysna, Province of the Western Cape Surveyed in March, April 2006 and July, August 2007

by me Professional Land Surveyor (P.G. TEGGIN - PLS 1118)

This diagram is annexed to

No. 1239/2008

d.d.

i.f.o.

Registrar of deeds

The original diagram is

No. 3674/1956

Transfer 1959. .6664

File Knys.433

S.R. No.E 220/2007

Comp. AM-1BC (3609)

LPI C0390000

Farm No.433/20 KNYSNA

THIS PORTION IS SUBJECT TO
 CONDITIONS REFERRED TO IN
 SECT. 11 (6) OF ACT 21/1940.

APPROVED IN TERMS OF SECT 4
 OF ACT 70/1970

REF 40035
 DATE 2005-08-18

APPROVED IN TERMS OF SECT. 25
 OF ORD. 15/1985

REF 14/7/2/1151
 DATE 2005-04-29

S

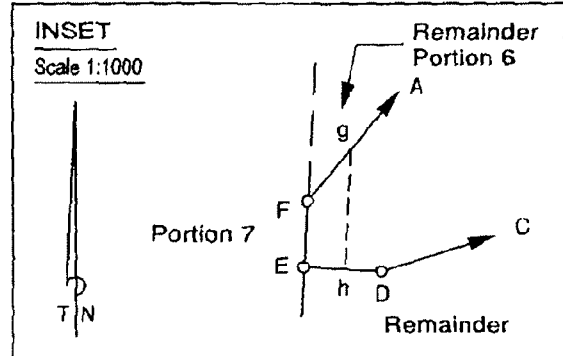
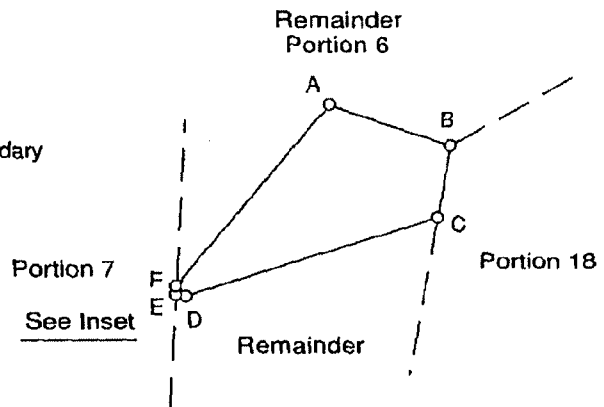
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		S.G. No. 2626/2013 APPROVED for Surveyor-General Date 18.11.2013
		Constants			
			+ 0,00	+ 0,00	
A B	141,22	289 24 40	A	-26 414,72	+3 771 354,35
B C	81,67	10 04 00	B	-26 547,91	+3 771 401,28
C D	290,59	72 16 50	C	-26 533,63	+3 771 481,70
D E	11,48	93 08 10	D	-26 256,83	+3 771 570,14
E F	9,93	183 08 10	E	-26 245,37	+3 771 569,51
F A	265,75	219 26 10	F	-26 245,91	+3 771 559,60
111		KNYS 55	Δ	-27 480,89	+3 773 721,18
113		KNYS 57	Δ	-36 858,07	+3 775 311,70

Beacon Descriptions

A B F iron standard
C D E 15mm iron peg

Servitude Note

The line g h represents the eastern boundary of a Servitude Road 6,00 metres wide.
Vide S.G. Dgm. No. 3063/2005
D/T No. 2006- -6223 (Farm 433/17)



SCALE 1:7500

The figure A B C D E F represents 3,0641 hectares of land, being
PORTION 21 (a portion of portion 17) OF THE FARM JACKALS KRAAL NO. 433
Situate in Bitou Municipality
Administrative District of Knysna
Province of Western Cape
Surveyed in February 2005 to November 2013
by me

S.J. McMillan (PLS 0910)
Professional Land Surveyor

This diagram is annexed to
Deed of
Number
dated T12718/2014
i.f.o.
Registrar of Deeds

The original diagram is
S.G. No. 3063/2005
annexed to
Deed of Transfer
No. 2006- -6223

File: Knys. 433
SR No. 1235/2013
Comp: AM-1BC (3609)
LPI C0390000

APPROVED SUBJECT TO CANCELLATION
OF THE REGISTRATION OF
DIAGRAM 2626/2013
FARM 433/22

Act 70/1970

NOT APPLICABLE

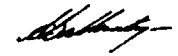
EXEMPT FROM PROVISIONS
OF CHAPTER III
OF ORD. 15/1998
Boundary Adjustment

COMPONENTS

1. The figure E F G h D represents Remainder Portion 17
of the Farm Jackals Kraal No. 443,
vide S.G. Dgm. No. 3063/2005 annexed to D/T No. 2006- -6223
2. The figure A B C h represents Portion 18
of the Farm Jackals Kraal No. 443,
vide S.G. Dgm. No. 3064/2005 annexed to D/T No. 2006- -62024

S.G. No.
2627/2013

APPROVED



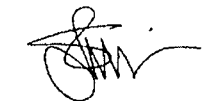
for
Surveyor-General
Date 18.11.2013

SHEET 1 OF 2 SHEETS

Servitude Note

The line x y represents the eastern boundary of a Servitude Road 6,00 metres wide,
vide S.G. Dgm. No. 3063/2005 ; D/T No. 2006- -6223 (Farm 433/17)

The figure A B C D E F G
represents 17,4605 hectares of land, being
PORTION 22 OF THE FARM JACKALS KRAAL NO. 433
(and comprises the properties 1. and 2. above)
Situate in Bitou Municipality
Administrative District of Knysna
Province of Western Cape
Compiled in November 2013
by me



S.J. McMillan (PLS 0910)
Professional Land Surveyor

This diagram is annexed to
Deed of
Number
dated
i.f.o.

Registrar of Deeds

The original diagrams
are as quoted above.

File: Knys. 433
SR No. COMPILED
Comp: AM-1BC (3609)

LPI C0390000

Beacon Survey

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES y System: WG23 x	
			Constants -20 000,00	+3 770 000,00
A B	237,44	252.47.50	A - 6 738,02	+ 1 606,02
B C	78,95	0.12.10	B - 6 964,84	+ 1 535,79
C D	49,52	88.25.30	C - 6 964,56	+ 1 614,74
D E	35,13	4.16.00	D - 6 915,06	+ 1 616,10
E F	36,81	97.33.50	E - 6 912,45	+ 1 651,13
F G	194,58	6.55.30	F - 6 875,96	+ 1 646,29
G H	120,55	95.15.40	G - 6 852,50	+ 1 839,45
H A	222,45	181.26.00	H - 6 732,46	+ 1 828,40
(110) KNYS 54		△	- 4 426,86	+ 1 327,57
(111) KNYS 55		△	- 7 480,89	+ 3 721,18

S-G No.

1682/2022

Approved

[Signature]

for
SURVEYOR-
GENERAL

2022-08-16

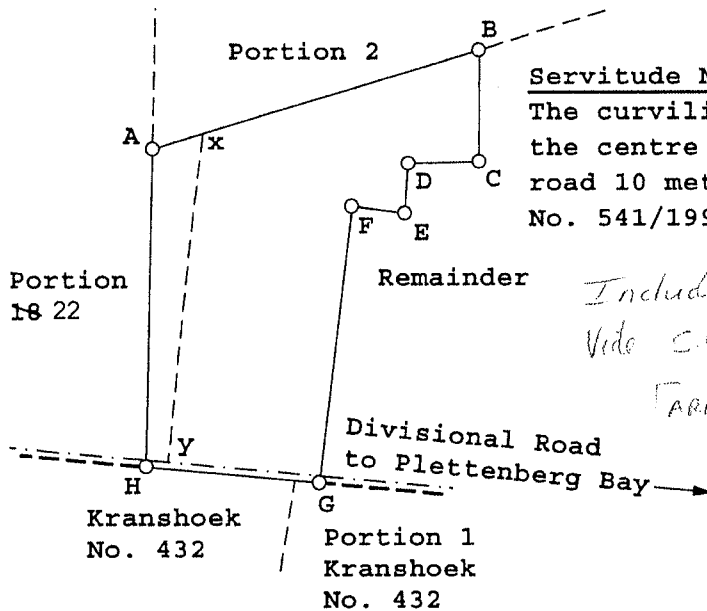
SCALE 1:5000

THIS PORTION IS SUBJECT TO
ACT 21/1940

APPROVED SUBJECT TO SIMUL-
TANEOUS REGISTRATION OF
DIAGRAM 1683/2022
Ptn. 24 of Farm No. 433
BEING

APPROVED IN TERMS OF SECT. 4
OF ACT 70/1970
56673
23-05-2022
REF DATE

Exempt i.t.o. Section 24(1)(g)(i-ii)
of Municipal Land Use Planning Bylaw
18/2 & 15/433
Ref: 18/2 & 15/433
Date: 20 May 2022



Description of Beacons :

A, H 20mm iron peg
B, C, D, E, F, G ... 12mm iron peg

The figure A B C D E F G H
represents 4,0000 hectares of land being
PORTION 23 (a portion of Portion 15)
of the farm JACKALS KRAAL No. 433

Situate in the Bitou Municipality,
Administrative District of Knysna, Province of the Western Cape
Surveyed in March 2022
May

by me Professional Land Surveyor (P.G. TEGGIN - PLS 1118)

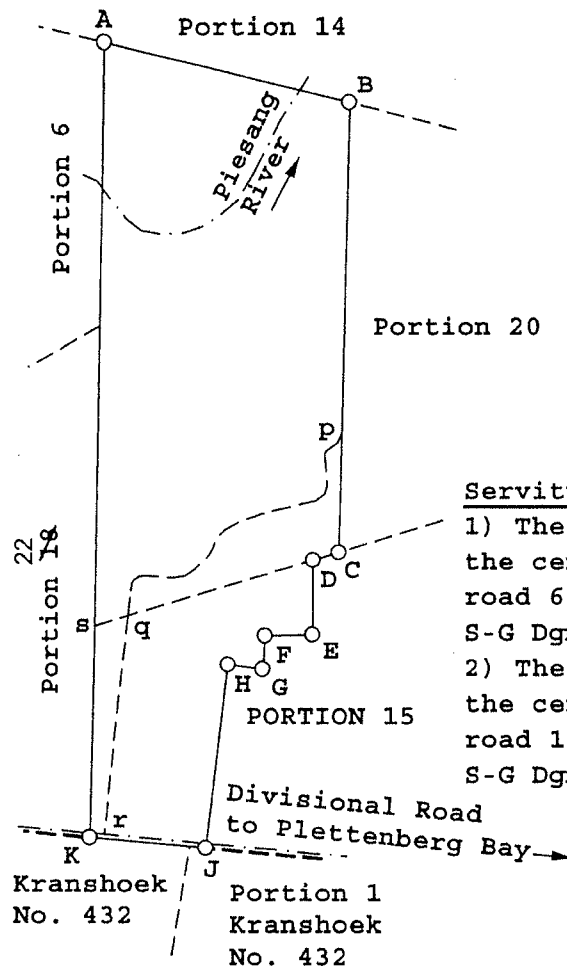
This diagram is annexed to
No.
d.d.
i.f.o.
Registrar of deeds

The original diagram is
No. 2408/2004
Transfer No.
2004. 100461

File Knys.433
S.R. No. 995/2022
Comp. AM-1BC (3609)
LPI C0390000

Farm 433/23 Knysna

Beacon Survey



S-G No.

1683/2022

Approved

[Signature]

for

SURVEYOR-
GENERAL

2022-08-16

Servitude Notes :

SCALE 1:7500

- 1) The curvilinear line pq represents the centre line of a servitude road 6,00 meters wide vide S-G Dgm. No. 455/2007; D/T 2008. .239
- 2) The curvilinear line qr represents the centre line of a servitude road 10 meters wide vide S-G Dgm. No. 541/1996; D/T 1997. .85577

Components:

1. The figure ABCs represents Remainder Portion 2 of the farm Jackals Kraal No. 433 vide S-G Dgm. No. 3674/1956; D/T 1959. .6664
2. The figure sDEFGHJK represents Portion 23 of the farm Jackals Kraal No. 433 vide S-G Dgm. No. 1682 / 2022 ; D/T

The figure A B C D E F G H J K represents 17,5628 hectares of land being

PORTION 24 of the farm JACKALS KRAAL No. 433 (and comprises the properties specified above)

Situate in the Bitou Municipality,
Administrative District of Knysna, Province of the Western Cape
Compiled in July 2022

[Signature]

by me Professional Land Surveyor (P.G. TEGGIN - PLS 1118)

Exempt i.o. Section 24(1)(g)(i-ii).
of Municipal Land Use Planning Bylaw
Ref: 18/2 & 15/433
Date: 20 May 2022

This diagram is annexed to
No.
d.d.
i.f.o.

Registrar of deeds

The original diagrams
are as quoted above.

File Knys.433
S.R. No. Compiled
Comp. AM-1BC (3609)

LPI C0390000

Farm 433/24 Knysna

PLAN NO. F433P20/LOC

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Ronel van der Sijde

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 20 OF THE FARM JACKALS KRAAL No. 433

NATURE OF APPLICATION:

REZONING OF A PART OF PORTION 20 OF THE ARM JACKALSKRAAL No. 433

SIGNED AT

THIS DAY OF 2022.

Philip George Tegg
OWNER/AUTHORISED AGENT

WITNESSES

1. W. J. S. R.

2. [Signature]

BITOU MUNICIPALITY

It is hereby notified that the application for the extension of a building is, in accordance with the provisions of the Building Control Office. It is recommended that the application be approved subject to the conditions as recommended by the Building Control Office.

HEAD, ECONOMIC DEVELOPMENT AND PLANNING DATE

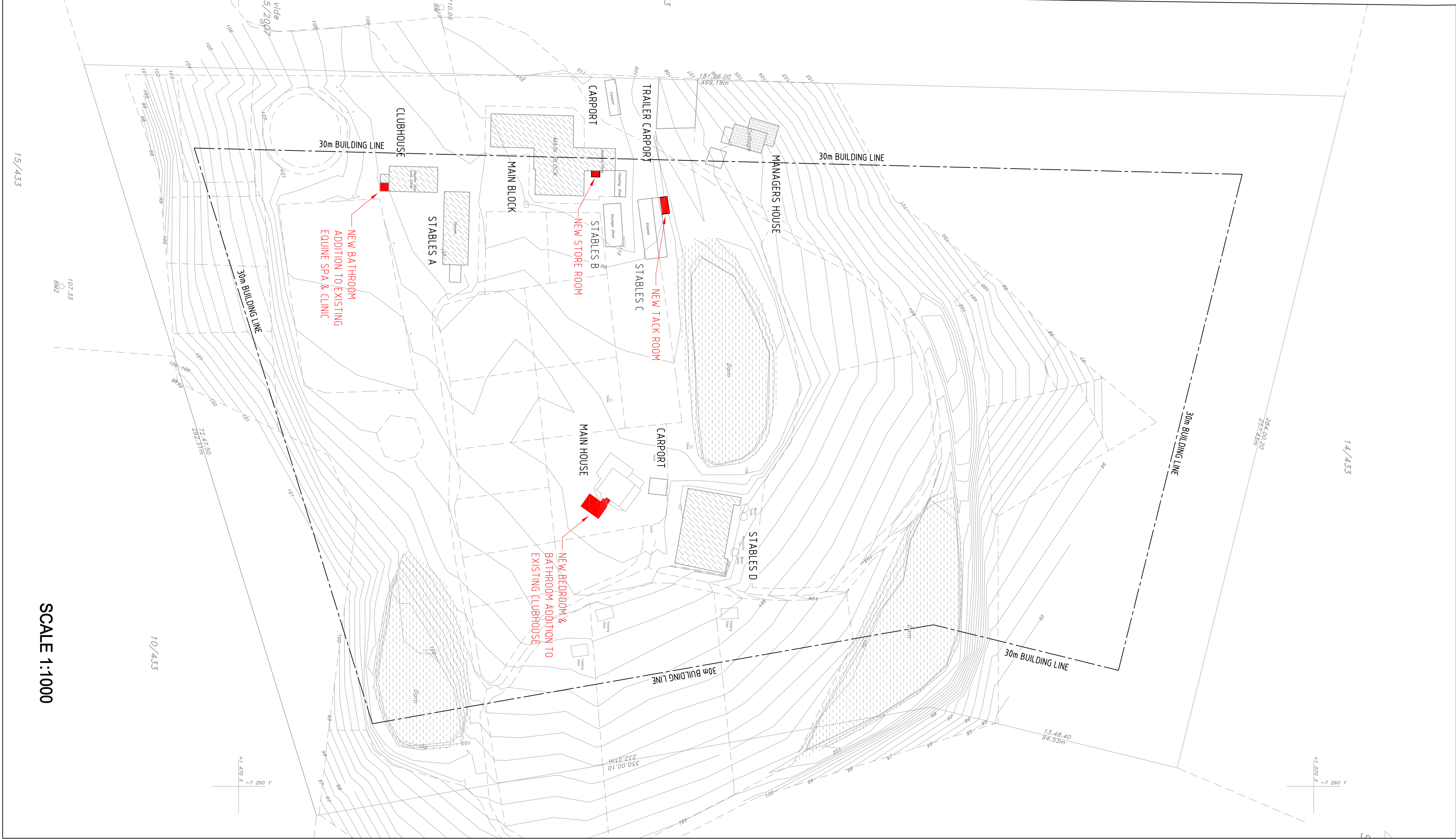
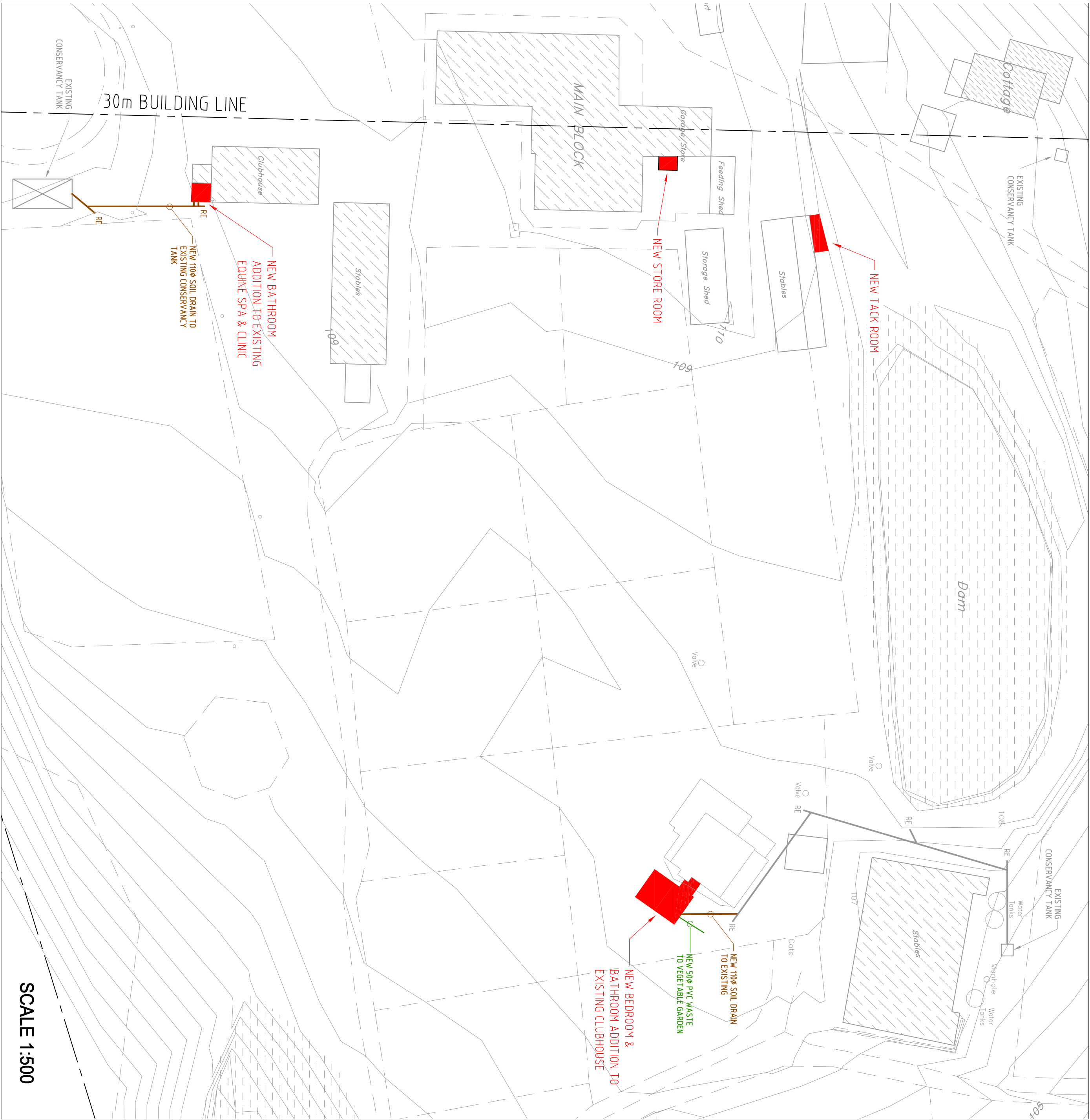
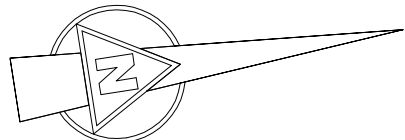
BITOU MUNICIPALITY

It is hereby notified that the application for the extension of a building is, in accordance with the provisions of the Building Control Office. It is recommended that the application be approved subject to the conditions as recommended by the Building Control Office.

DESIGNATION	SIGNATURE
BUILDING CONTROL	
HEALTH DEPT	
ELECTRIC DEPARTMENT	
FIRE DEPARTMENT	
CIVIL WORKS	
TOWN PLANNING & ROADS DEPARTMENT	

APPROVED

Subject to the following:
NHBRC Registered Builder
NHBRC Approved Contractor
In terms of Act No. 95 of 1988 Housing Consumer Protection Measure Act
For more information contact: 031 3650301
Customer Care Line: 0800200264



KORBERG DEUR ARGITEKTE VOORBEHOUD
COPYRIGHT RESERVED BY ARCHITECTS
DOOR TO DOOR

TRADE 1008 CC CK 2002/09/21/90/23

BRIAN SALTER

SACAP No: DO 0243

43 MAPLIN DRIVE PLETT 6600

CEL 065 752 9346

plettmasterhouse@gmail.com

NOTES: ALL WORK TO NATIONAL BUILDING REGULATIONS (SABS 0400)

FOUNDATIONS: AS PER PART 1H
800/250 STRIP FOUNDATIONS 200x250 CONCRETE OR PAID OR AS PER ENGINEERS SPECIFICATION.
HARD CORE FILL WELL COMPACTED IN 150mm LAYERS
250mm DPM PLASTIC UNDERLAY.
100mm CONCRETE SLAB WITH REF. 193 MESH
25-40mm CEMENT SCREED TOPPING.
FINISHED FLOOR LEVEL TO BE A MINIMUM 150mm FROM GROUND LEVEL (AS PER PART 1K 11.2 b)

BRICKWORK: (AS PER PART 1K)
CLAY BRICK MASONRY 750x250mm
INTERIOR WALLS: 250mm SINGLE WALLS.
BEARING WALLS: 250mm DOUBLE WALLS.
375mm DPC PLASTIC UNDER WALLS
BRICKWORK EVERY THIRD COURSE
Z-TIES 8 PER SQUARE METER
LINTOLS OVER OPENINGS GREATER THAN 900mm.

FLOOR SLABS
150mm IN SITU CONCRETE FLOOR SLABS AND STEEL REINFORCING TO ENGINEERS SPECIFICATION.

ROOF RAFTERS:
LEAN TO ROOF AT 7 DEGREES WITH 500mm OVERHANG.
90/30 LAM POST RAFTERS AT APPROXIMATELY 1000mm CENTRES WITH 20mm ISOBORAD CEILING WITH 50/76 RSF FLOORS FIXED TO TIGLUS SCREEN AND SKEN ON CEILING. CLIP ON S4H OR 400 COI OR BOND SHEETING WITH HEAD AND SIDE WALL FLASHINGS.
PLASTER:
SMOOTH PLASTER TO INTERNAL AND EXTERNAL WALLS.

PLUMBING: (AS PER PART P)
BY REGISTERED PLUMBER
110mm UG PVC PIPE AT MIN 1 IN 60 FALL
VENT MINIMUM 50mm
DRAIN TO NEW 3600 LITRE PLASTIC CONSERVANCY TANK ANY DRAIN UNDER PAVING TO BE PROTECTED IN CONCRETE SLEEVE. RODDING EYES AT MAX 25m INTERVALS.

ELECTRICITY: (AS PER PART O)
BY REGISTERED ELECTRICIAN AS PER LIGHTING AND PLUG DETAIL WITH SPECIFIED ENERGY SAVING LAMPS. KWIKOT DIAL 400 SOLAR GYSEYER AND PANELS.
WINDOWS AND DOORS: (AS PER PART N AND O).
CHARCOAL PC ALUMINIUM WINDOWS AND DOORS WITH GLAZING SELECTED AS PER PART XA AND SANNS 204 BY SPECIALIST SUPPLIER AND INSTALLER.
THE BATHROOM ARTIFICIAL VENTILATION VENTS AS PER 4.3.2.11 (d & d) WITH 10 AIR CHANGES PER HOUR AND 25 LITRES PER PERSON.
SINKY NOTES:

Project HORSE RIDING SCHOOL.

EQUINE LIBRIUM

Project Name
PORTION 20 OF 433
KRANSHOEK

Sheet Name

SITE PLAN

Project Number EQU-PLGTT

Date APRIL 2022

Drawn by: GM

Sheet Number page 2 of 10 Rev. No. 1

