



Enquiries

Marius Buskes

Contact details

044 501 3436

E-mail

mbuskes@plett.gov.za

File ref: 18/F491

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Email

beaconsurvey@mweb.co.za

Dear Sir,

PROPOSED COSOLIDATION: THE FARM NO 491, DIVISION OF KNYSNA, BITOU MUNICIPALITY

1. The Acting Director: Planning and Development made the following decision on 29/04/2025:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) The subdivision Farm 491 into two portions (Portion A Measuring 18.14ha and the Remainder measuring 27.72ha) in terms of Section 15(2)(d) of the Bitou Municipality Bylaw on Land Use Planning (2015).
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - a) The development parameters of Agriculture Zone I shall apply to Ptn A and the remainder of Farm No 491
 - b) The subdivision shall be in accordance with the subdivision Plan No F427P2&8&F491/SUB1 dated March 2023 drawn by Beacon Surveys.
 - c) That it be recorded that the Municipality has no responsibility towards the provision of services to either proposed Portion A or the Remainder.
 - d) The conditions contained in the letter from the Western Cape Department of Public Works and Transport dated 12 September 2023 be adhered to before transfer shall occur.
4. Reasons for the above decision are as follows:
 - a) The proposed land unit sizes are compatible and consistent to the norm for the area.
 - b) The property is bisected by physical feature (Road) The alignment of the subdivision is justified through the existence of the division road traversing the land unit.
 - c) The subdivision will create 2 functioning land units each with its own independent access off the Divisional Road.
 - d) The Controlling Roads Authority supported the subdivision proposal subject to the adherence with conditions of approval.
 - e) The Municipality will not have any responsibility to provide services to any of the subdivided portions.

- f) No additional development will take place which may have a detrimental impact on any other properties.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.
 7. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of notification of this decision together with proof of payment of the appeal fee.
 8. If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
 9. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of registration of this letter.
 10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
 11. A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days this letter was emailed or sent to the electronic address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Minne', written over a horizontal line.

Marcel Minne
Director: Planning and Development