



Enquiries

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File ref: 18/67/232

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By Email

info@urbanarrow.co.za

Dear Sir,

PROPOSED CONSENT USE AND PERMANENT DEPARTURE: PORTION 67 OF THE FARM REDFORD NO 232, DIVISION OF KNYSNA, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 24/07/2025:
2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a) A consent use on Portion 67 of the Farm Redford No 232, in terms of Section 15(2)(o) of the Bitou Municipality Bylaw on Land Use Planning (2015) to operate a Function Venue
 - b) Departure in terms of Section 15(2)(b) of the Bitou Municipality Bylaw on Land Use Planning (2015) to relax the maximum Size of a function venue from 500m² to 800m².
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - i. *That a Site development Plan Be submitted for approval. The Site development Plan must clearly indicate the Size of the Function Venue, Number of Parking bays and approved Access Point*
 - ii. *That the Function Venue be limited to a floor area of 800m²*
 - iii. *That services (water and sewage) be provided to the satisfaction of the Head: Municipal Services & Infrastructure Development.*
 - iv. *That conditions as contained as contained in the Western Cape Department of Public Works and Transport dated 15 August be adhered to.*
 - v. *That all the man-made dams be registered with the Breede-Gouritz Catchment Management Agency (BOCMA). Proof of registration must be provided to the Environmental Control Officer for record purposes.*
 - vi. *That the provisions off the Western Cape Noise Regulations dated 20 June 2013 shall apply for hosting major events.*
4. Reasons for the above decision are as follows:
 - a) The existing shed will be converted to accommodate the Function Venue
 - b) The public's interest has been adequately addressed by the applicant through appropriate mitigation measures.
 - c) Comments were received from the Internal Municipal Departments and were adequately addressed by the applicant.

- d) The size and scale of the facility is considered appropriate in the rural setting. The Size of the site will also be able to absorb the impact of the use associated with hosting of sporting events, functions and Weddings.
 - e) The proposal will diversify the use rights of the property that are aligned with the character of the surrounding area.
 - f) The proposal will facilitate skills development and contribute to the establishment and growing of hosting and the entertainment industry within Bitou Municipality.
 - g) The development proposal is consistent with the relevant spatial planning policies and objectives associated with tourism
 - h) The proposal is located outside the municipal urban edge and will have no impact on municipal service infrastructure.
- 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



Chris Schliemann

Manager: Land Use Management