munisipaliteit umasipala municipality
to be the best together
Private Bag X1002 Plettenberg Bay 6600
Tel+27 (0)44 501 3000 Fax +27(0)44 533 3485

Enquiries	Contact details	E-mail
Olwethu Yonke	**044 501 3317**	**townplanning@plett.gov.za**

Our ref: 18/2/290

03 October 2025

Sir/Madam

PROPOSED PROPOSED CONSENT USE FOR AN ADDITIONAL DWELLING AND SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN: PORTION 2 OF THE CRAGS No. 290, BITOU MUNICIPALITY

Applicant: Beacon Survey

Notice is hereby given that Bitou Municipality has received an application for a consent use and submission of an SDP 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 for consent for an additional dwelling unit.
2. Application for submission of a Proposed 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.

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 from the date this email was sent, and must include the name and contact details of the person concerned. Comments/ objections received after 30days 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 Management
Notice number : 335/2025

MOTIVATION REPORT

PORTION 2 OF THE CRAGS No. 290

PROPOSED CONSENT USE
FOR AN ADDITIONAL DWELLING
AND
SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN

JULY 2025

TABLE OF CONTENTS

LIST OF ANNEXURES

1. INTRODUCTION

1.1 Portion 2 of The Crags No. 290 is situated in The Crags approximately 15km north-east of Plettenberg Bay.

1.2 The property is 8,5663 hectares in extent.

1.3 The zoning of the property is Agricultural Zone I (AZI) in terms of the Bitou Municipality Zoning Scheme By-Law.

1.4 The property accommodates a dwelling house & carport, a home gym and labourer's quarters.

1.5 The purpose of this application is to make application for an additional dwelling house and also for the submission of a Proposed Site Development Plan for the property showing a proposed Riding School.

2. APPLICATION

2.1 Application is being made in terms of Section 15(2)(o) of the Bitou Municipality Land Use Planning By-Law for consent for an additional dwelling unit.

2.2 Application is being made in terms of the provisions of the Zoning Scheme in the definition of Agriculture for the submission of a Proposed Site Development Plan.

3. THE DECISION-MAKING CRITERIA

3.1 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. These will be applied, where applicable, to this application.

4. TITLE DEED

4.1 The title deed is attached as Annexure A.

4.2 There are no restrictive conditions of title relevant to the application.

5. BACKGROUND AND THE PROPOSAL

5.1 The only primary use allowed in AZI is Agriculture.

5.2 The definition of Agriculture allows for *inter alia* a riding school.

5.3 A Site Development Plan may be required.

5.4 An additional dwelling house is being applied for close to the proposed Riding School.

6. MOTIVATION : PROPOSED SITE DEVELOPMENT PLAN

6.1 The Bitou Spatial Development Framework states that *"development in the rural and agricultural landscapes of the Bitou LM should be managed in line with the guidelines provided in the Western Cape Province Land Use Planning Guidelines : Rural Areas 2019".*

6.2 The Rural Areas Guidelines Additional Dwelling Density Model allows for additional dwelling units of a density of 1 unit per 10 ha, with a maximum of 5 units, *"with the exception of one additional unit that can be allowed in all cases irrespective of the size of the agricultural land unit".*

6.3 This implies that the proposed additional dwelling unit complies with the Rural Areas Guidelines and is therefore consistent with the Bitou SDF.

6.4 The additional dwelling units are seen as a diversification strategy for agricultural properties in the Rural Area Guidelines as they provide the opportunity to diversify farm income through the introduction of non-agricultural land uses. Irrespective of whether the owner wishes to make use of the additional dwelling unit in such a manner as to generate additional income, the introduction of non-agricultural land uses and hence diversification of land uses is seen as desirable on all levels of strategic planning inclusive of all Spatial Development Frameworks. The proposed additional dwelling unit is therefore consistent with the Bitou SDF.

6.5 Furthermore, the proposed additional dwelling unit is in line with the applicable zoning scheme which allows an additional dwelling unit as a consent use for properties zoned 'Agriculture I' in all cases.

7. MOTIVATION : PROPOSED SITE DEVELOPMENT PLAN

7.1 The Proposed Site Development Plan is attached as Annexure G.

7.2 The Proposed Site Development Plan, prepared by DF Architecture, shows the existing and proposed uses on the property which include a dwelling house, home gym & staff quarter and an additional dwelling house and riding school respectively.

7.3 The proposed additional dwelling unit is motivated in 6. above.

7.4 The proposed riding school is a primary right in Agricultural Zone I as a result of its inclusion in the definition of "agriculture".

8. CHARACTER OF THE AREA AND IMPACT ON NEIGHBOURS

8.1 The trip generation resulting from the proposed consent use for one additional dwelling unit will have a minimal to negligible impact on traffic.

8.2 Notwithstanding the above, application is being made to the Department of Transport and Development Planning in terms of Act 21 of 1940.

8.3 The additional dwelling house will have a minimal to negligible impact on services. It is generally accepted that agricultural properties will make use of their one additional dwelling unit consent use which applies to agricultural properties.

8.4 The Riding School will contribute to the bucolic character of the neighbourhood which boasts polo clubs and other similar uses.

9. BIODIVERSITY AND CULTURAL SIGNIFICANCE

9.1 The application for consent use for an additional unit will have minimal negative effect on the biodiversity of the area.

9.2 The proposed riding school, which is a primary right in AZI, will contribute the sense of place of the area.

9.3 The small portion of land to be used for the additional dwelling is situated away from sensitive vegetation and watersheds and will not negatively effect the natural environment.

10. AGRICULTURE

10.1 The property is situated within the Redford area which is an agri-focus area in the Bitou Municipality Spatial Development Framework, 2022 ('SDF').

10.2 The proposed Consent Use for an Additional Dwelling and the Proposed Site Development Plan with the Riding School will have no negative effect on the agri-focus nature of the area.

10.3 The proposed uses will contribute to the established agricultural activities in the area.

11. APPLICATION OF PRINCIPLES

11.1 Notwithstanding the categorisation of land use principles, 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.

11.2 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.

11.3 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).

11.4 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 envisaged by the introduction of the land use principles.

11.5 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.

11.6 Having said the above, the only principles that find direct application in the current matter are :

11.6.1 The principle of spatial sustainability insofar as it relates to :

11.6.1.1 *"Promoting land development that is within the fiscal, institutional and administrative means of the Republic";*

11.6.1.1 The proposed additional dwelling unit and riding school require no significant new municipal services or infrastructure and fall within the Municipality's capacity to manage.

11.6.1.2 *"considering all current and future costs to all parties for the provision of infrastructure and social services in land developments ";*

11.6.1.2.1 The development requires no significant new infrastructure or social services and does not place a financial burden on the municipality or other providers.

11.6.1.3 *"promoting land development in locations that are sustainable and limit urban sprawl"*

11.6.1.3.1 Although located outside the urban edge the development is in a functional agricultural area. An additional dwelling unit is a permissible use supporting sustainable rural land use without contributing to urban sprawl. The riding school is a primary right.

11.6.1.4 *"results in communities that are viable".*

11.6.1.4.1 The development contributes to a viable rural community by allowing appropriate residential accommodation in a rural area without undermining the rural character or agricultural productivity of the area. The riding school will complement similar uses in the area and contribute to the agricultural viability of the property.

11.6.1.5 *"ensuring special consideration is given to the protection of prime and unique agricultural land"*

11.6.1.5.1 The additional unit and riding school will not detract from the agricultural potential of the property.

11.6.1.6 *"uphold consistency of land use measures in accordance with environmental management instruments"*

11.6.1.6.1 The area has already been transformed and no biophysical elements such as topography, biodiversity or water resources are impacted by the proposal.

11.6.2 The principle of efficiency insofar as it relates to :

11.6.2.1 *"Land development (that) optimizes the use of existing resources and infrastructure".*

11.6.2.1.1 The additional dwelling unit and riding school are efficient uses of existing infrastructure, services and land resources.

11.6.2.2 *"decision making procedures are designed to minimise negative financial, social, economic or environmental impacts"*

11.6.2.2.1 The decision to approve the additional dwelling unit and proposed site development plan with the riding school will have no adverse financial implication for the Municipality, will not negatively affect surrounding land uses or community well-being and will have no negative environmental impact.

1A

301 BENNIE OOSTHUIZEN

~~MOSDELL, PAMA &~~ COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
COX A J

FEE

R 650,00

VERBIND MORTGAGED

VIR
FOR R 3 000 000,00

B 117134/07

21 DEC 2007

REGISTRATEUR/REGISTRAR

DEED OF TRANSFER T 000103641 '2007

BE IT HEREBY MADE KNOWN THAT

DATA / VERIFY
JAN 2008

HENDRIK MALHERBE OOSTHUIZEN

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PLETTENBERG BAY on 27 August 2007 granted to him by

THOMAS PETER
Born on 31 January 1957
Married, which marriage is governed by the laws of GERMANY and
married [illegible] by his wife SVLANA PETER

And the appearer declared that his said principal had, on 9 July 2007, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

AMBER FALCON PROPERTIES 13 CC
No. 2007/024512/23

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

PORTION 2 OF THE FARM THE CRAGS NO 290
IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA
WESTERN CAPE PROVINCE;

IN EXTENT 8,5663 (EIGHT COMMA FIVE SIX FIVE THREE) HECTARES

First transferred by Deed of Transfer No T10478/1959 with Diagram No A9588/1952 relating thereto and held by Deed of Transfer No T13705/2005

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T66 dated 7 February 1890.

B. **SUBJECT FURTHER** to the following conditions mentioned in Deed of Transfer No T10478/1959 imposed by the Controlling Authority in terms of Act 21 of 1940, namely :

1. The land may not be subdivided without the written approval of the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.

2. Not more than one dwelling house together with such outbuilding as are ordinarily required to be used in connection therewith, shall be erected on the land, except with the written approval of the Controlling Authority as defined in Act 21 of 1940, read in conjunction with Act 44 of 1948.

3. The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act 44/1948.

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

THOMAS PETER, Married as aforesaid

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

AMBER FALCON PROPERTIES 13 CC
No. 2007/024512/23

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 470 000,00 (TWO MILLION FOUR HUNDRED AND SEVENTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 21 DEC 2007 2007

a.q.

In my presence

REGISTRAR OF DEEDS

Deeds Office Property

windeed
A LexisNexis® Product

THE CRAGS, 290, 2 (CAPE TOWN)

GENERAL INFORMATION

Deeds Office	CAPE TOWN
Date Requested	2021/02/24 13:16
Information Source	DEEDS OFFICE
Reference	-

PROPERTY INFORMATION

Property Type	FARM
Farm Name	THE CRAGS
Farm Number	290
Portion Number	2
Local Authority	MUN PLETTENBERG BAY
Registration Division	KNYSNA RD
Province	WESTERN CAPE
Diagram Deed	T10478/1959
Extent	8.5653H
Previous Description	-
LPI Code	C03900000000029000002

OWNER INFORMATION

Owner 1 of 1

Person Type	PRIVATE PERSON
Name	SWANEPOEL CORNELIA ELIZABETH
ID Number	7507090051084
Title Deed	T2314/2021
Registration Date	2021/01/22
Purchase Price (R)	3,700,000
Purchase Date	2020/08/11
Share	
Microfilm Reference	
Multiple Properties	NO
Multiple Owners	NO

ENCUMBRANCES (2)

#	Document	Institution	Amount (R)	Microfilm
1	B1403/2021	SB GUARANTEE COMPANY (RF) (PTY) LTD	2,800,000	
2	FARM KN 290/2	-	UNKNOWN	1985 0039 1266

HISTORIC DOCUMENTS (16)

#	Document	Owner	Amount (R)	Microfilm
1	B7910/2003	-	UNKNOWN	2005 0859 1088
2	B15475/2005	-	UNKNOWN	2008 0138 3012
3	B117134/2007	-	UNKNOWN	2008 0168 5733
4	T10478/1959	BENECKE LUCAS DAVID	UNKNOWN	
5	T22074/1984	MAGDA KOTWAL FAMILY TRUST	37,000	1986 0153 1978
6	T3329/1986	POPE ARNOLD T & A J M/I	47,250	1991 1943 1051

7	T72776/1991	MOSTERT CHRISTIAN J & E C L M/I	55,000	1992 0360 3312
8	T20737/1992	NIEKERK JAN MARTHINUS VAN	100,000	1993 0727 3487
9	T68322/1993	FRASER DELIA	100,000	1998 0399 1695
10	T68322/1993	FRASER CHARLES ROSS	100,000	1998 0399 1695
11	T43479/1998	GASSON MARK RICHARD	220,000	2003 0323 4682
12	T12018/2003	FABER GIELJAM JOHAN	255,000	2005 0859 1089
13	T12018/2003	FABER SHARON	255,000	2005 0859 1089
14	T13705/2005	PETER THOMAS	850,000	2008 0181 3157
15	T103641/2007	AMBER FALCON PROP 13 C C	2,470,000	2008 0168 5678

B

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Cornelia Elizabeth Swanepoel

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 2 OF THE FARM THE CRAGS No. 290

NATURE OF APPLICATION:

CONSENT USES FOR ADDITIONAL DWELLING & RIDING SCHOOL

SIGNED AT Plettenberg Bay

THIS 7 DAY OF April 2025.

Swanepoel

OWNER/AUTHORISED AGENT

WITNESSES

1. .....

2. .....

6

Standard Bank

Personal and Private Banking

MRS CE SWANEPOEL
PO BOX 429
BULTFONTEIN
0120

15 April 2025

Dear Sir/Madam

Request for Consent Use for an Additional dwelling and a Horse-Riding School

Account Number	**: 533707544**
In the Name of	**: MRS CE SWANEPOEL**
Property Description	**: PORTION 2 OF THE FARM THE CRAGS NO 290**

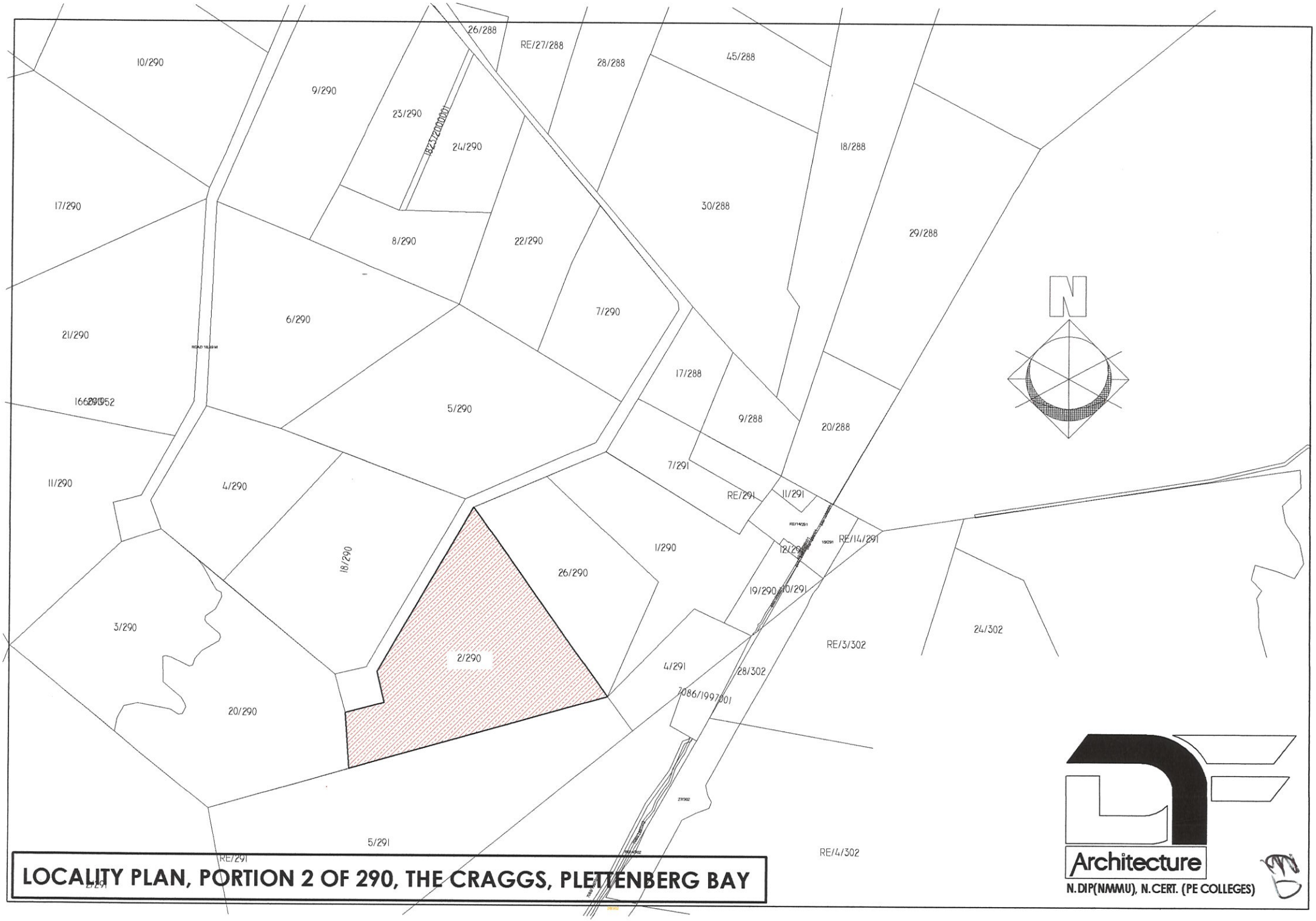
We are pleased to advise that the Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Request for Consent use for an Additional dwelling and a horse-riding school is approved subject to:

- Local municipality authority approval must be obtained.
- All municipal and town planning bylaws are to be adhered to.
- Once the rezoning is finalised at the local municipality authority, copy of consent use must be sent to the bank.
- The residential component is not compromised.
- The bank is not committing to finance new development.
- A copy of the approved plan will have to be sent to the bank on receipt.
- No buildings to be demolished without the Bank's consent.
- The building must comply with SBSA minimum specifications, should there be any further development.
- The bank reserves the right to review rate structures under the account and attend to frequent assessment updates whilst the property/stand is bonded to SBSA.
- The correct Insurance must be applied.
- Client to be advised where there are any existing access bond facilities, same will be revoked with immediate effect and no further lending (further / re-advance) on this property to be considered.
- Please note that the bank holds the right to withdraw or amend the given consent.

Yours faithfully

CUSTOMER SERVICE CONSULTANT
Consultant After Sales Customer Contact Centre : +27 0860 123 001



LOCALITY PLAN, PORTION 2 OF 290, THE CRAGGS, PLETTENBERG BAY

Architecture

N. DIP(NMMU), N. CERT. (PE COLLEGES)

N

Architecture

N.DIP(NMMU), N.CERT. (PE COLLEGES)

LOCALITY PLAN, PORTION 2 OF 290, THE CRAGGS, PLETTENBERG BAY

[illegible] Sect. 2 [illegible] of 1927.

Deducted from Plan. 956 LD.

OFFICE COPY

No. 9588/52

SIDES Cape Feet		ANGLES OF DIRECTION ° ' "	SYSTEM Lo 23° CO-ORDINATES y C.Ft.		x	
				- 100000·0	+	11900000·0
AB	1208·6	324 32 20	A	- 37571·2	+	37228·3
BC	1386·3	74 12 50	B	- 38271·2	+	38211·1
CD	289·2	175 20 20	C	- 36937·2	+	38588·2
DE	200·0	255 09 40	D	- 36913·7	+	38300·0
EF	157·6	165 09 40	E	- 37107·0	+	38248·8
FA	1004·1	210 09 40	F	- 37066·7	+	38096·5

Approved

P.L. van den Heuvel

for Surveyor-General.

4 NOV 1952

Description of Beacons

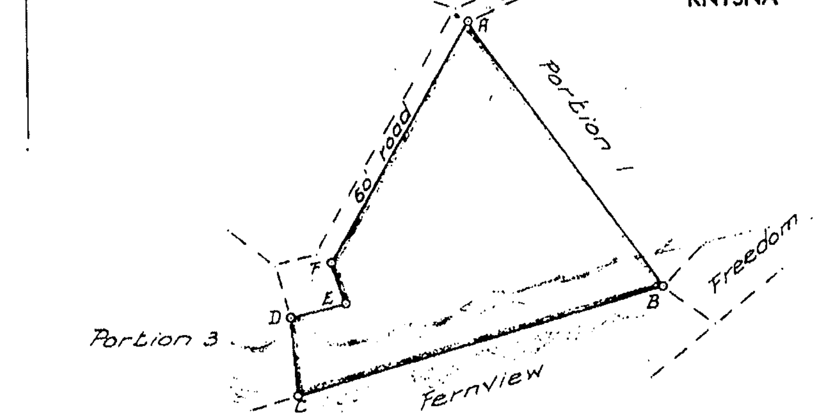
A,D,E,F : : Half iron standard with circular trench.
B : : : ½" x 2½" flat peg.
C : : : Half iron standard in old ant heap.

Portion 2 (.......)

(a portion of Portion ....) of the farm

The Crags No 290

KNYSNA



Scale 1 : 7500

The figure A B C D E F

represents 10·0000 morgen *of land being*

PORTION 2 OF THE FARM THE CRAGS

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

Surveyed in December 1951 *by me*

R. L. Barry

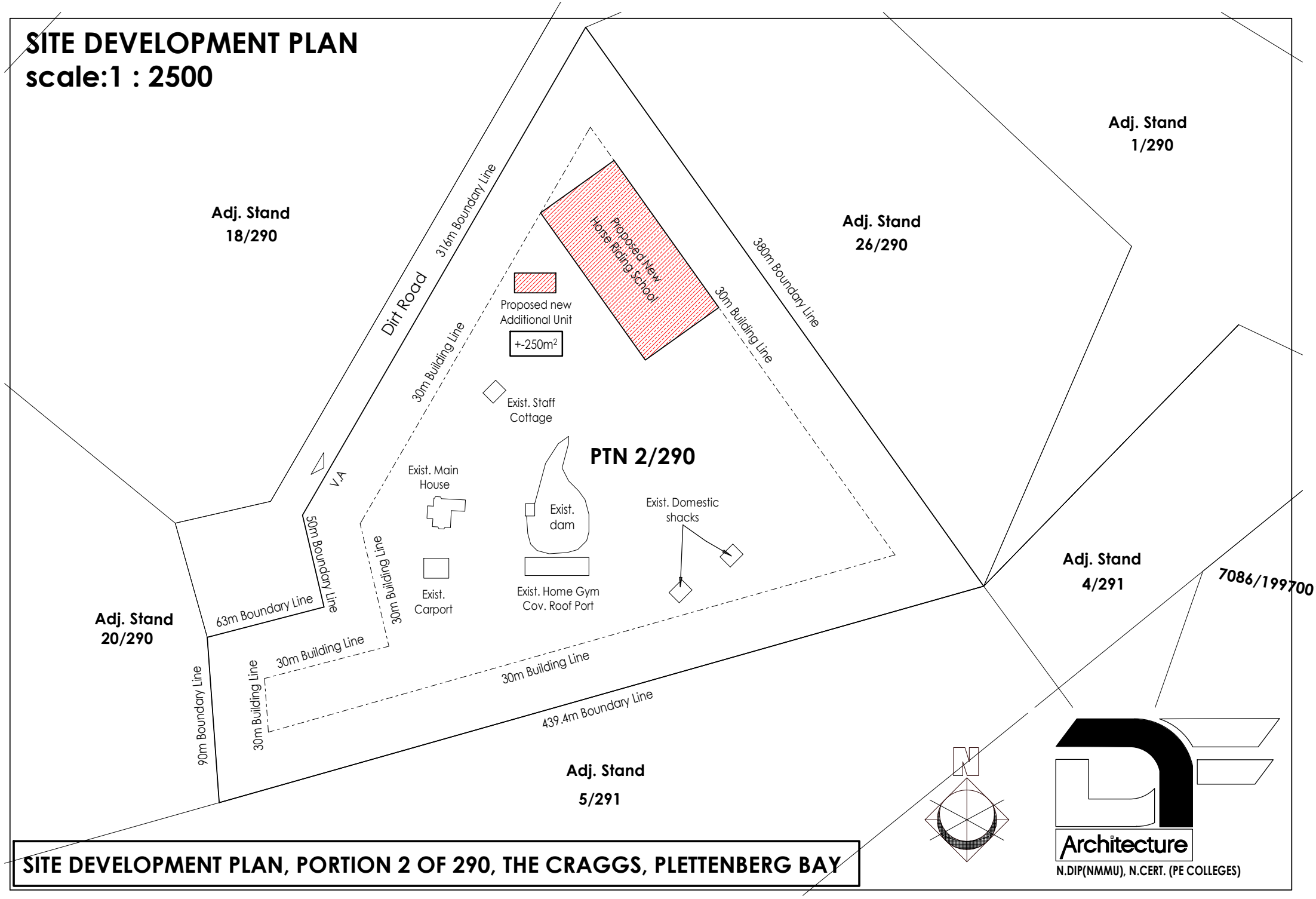
Land Surveyor.

This diagram is annexed to *Registrar of Deeds.*	*The original diagram is* *No.* 1659/52 *annexed to*	*File No.* S/11874 *S.R. No.* E. 258/52 Gen. Plan 956LD. BH - 7P Q26 Q 2-15.

A S.P.C.T. 6020

290/2

SITE DEVELOPMENT PLAN
scale:1 : 2500



SITE DEVELOPMENT PLAN, PORTION 2 OF 290, THE CRAGGS, PLETTENBERG BAY

Architecture
N.DIP(NMMU), N.CERT. (PE COLLEGES)

-1

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)	SWANEPOEL CORNELIA ELIZABETH		
E-mail	corne@ratex.co.za		
Tel		Cell 0674033804	

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

Property Description (~~Erf No~~ / Farm No):	PORTION 62 OF THE FARM THE CRAGS No. 290		
Physical/ Street Address (if available)	THE CRAGS		
Town	PLETTENBERG BAY		
Current Zoning	AGRKULTURE ZONE 1	Land Use	~~AGR~~ AGRICULTURE

Extent	8,5663 ~~m²~~/ ha		
Applicable Zoning Scheme	[illegible]		
	[illegible]		
Are there existing buildings?	Y ✓	N	
Title Deed number and date	T 2314/2021		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?		✓
If Yes, list such condition(s)		

Are the restrictive conditions in favour of a third party(ies)? N/A		
If Yes, list the party(ies)		

Is the property bonded?	✓	
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)?		✓	If yes, is this application to legalize the building / land use?		✓
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		✓	Are there any land claim(s) registered on the subject property(ies)?		✓

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	MR M. BUSKES.		Date of consultation	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF [illegible] (tick applicable option/s)

Tick	Section	Type of application
	[illegible]	a rezoning of land;
	[illegible]	a permanent departure from the development parameters of the zoning scheme;
	[illegible]	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;
	[illegible]	a subdivision of land that is not exempted in terms of section [illegible], including the registration of a servitude or lease agreement;
	[illegible]	a consolidation of land that is not exempted in terms of section [illegible];
	[illegible]	a removal, suspension or amendment of restrictive conditions in respect of a land unit;

✓	2(a)	a permission required in terms of the zoning scheme;
	2(b)	an amendment, deletion or imposition of conditions in respect of an existing approval;
	2(c)	an extension of the validity period of an approval;
	2(d)	an approval of an overlay zone as contemplated in the zoning scheme;
	2(e)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
	2(f)	a permission required in terms of a condition of approval;
	2(g)	a determination of a zoning;
	2(h)	a closure of a public place or part thereof;
✓	2(i)	a consent use contemplated in the zoning scheme;
	2(j)	an occasional use of land;
	2(k)	to disestablish a home owner's association;
	2(l)	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(m)	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		
✓		Power of Attorney
	✓	Company Resolution
✓		Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
	✓	Executive Summary of the Motivation
✓		Locality plan
✓		Site development plan or conceptual layout plan
✓		Full copy of Title Deed
✓		S.G. diagram / General plan extract
✓		Bondholders Consent

Supporting Information & Documentation (if applicable)		
	✓	Land use plan / Zoning plan
	✓	Consolidation plan
	✓	Proposed subdivision plan
	✓	Proof of agreement or permission for required servitude
	✓	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)

	✓	Abutting owner's consent
	✓	Services Report or indication of all municipal services / registered servitudes
	✓	Conveyancer's certificate
	✓	Street name and numbering plan (Applicable to Subdivision Only)
	✓	1 : 50 / 1:100 Flood line determination (plan / report)
	✓	Landscaping Plan(if applicable)
	✓	Home Owners' Association consent
	✓	Proof of failure of Home owner's association
✓		Other (Specify) AERIAL PHOTOGRAPHY PLAN

PART G: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION		
	✓	National Environmental Management Act, 1998 (Act 107 of 1998)
	✓	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)
	✓	National Heritage Resources Act, 1999 (Act 25 of 1999)
	✓	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
	✓	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
	✓	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
	✓	If required, do you want to follow an integrated application procedure in terms of section [illegible] Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
	✓	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		
✓		Soft copy of the application submitted on the AFLA PORTAL (see Part H)

Applicant's signature: _____ Date: 15/07/2025

Full name: PHILIP GEORGE TEGGIN

Professional capacity: PRS III & LAND SURVEYOR

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

15 July 2025 Ref: F290P2BM-1

The Municipal Manager
Bitou Municipality

Att: Mr M. Buskes

By AFLA Portal

PORTION 2 OF THE FARM THE CRAGS No. 290, ADMINISTRATIVE DISTRICT OF KNYSNA - PROPOSED CONSENT USE FOR AN ADDITONAL DWELLING AND SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN

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

1) Motivation Report with Annexures A - G.
2) Application form in terms of the Planning By-Law.
3) Copies of covering letters to the Department of Agriculture, the Department of Transport & Public Works and SANRAL.

We hereby make application for the proposed consent use for an additional dwelling and submission of a proposed development plan as motivated in terms of the Planning By-Law.

Yours faithfully
Beacon Survey
Per:

PGT/cr

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

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

e-mail: beaconsurvey@mweb.co.za

15 July 2025 Ref: F290P2PA-1

Provincial Department of Agriculture
Private Bag X1
ELSENBURG
7607

Att: Mr C. van der Walt

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

PORTION 2 OF THE FARM THE CRAGS No. 290, ADMINISTRATIVE DISTRICT OF KNYSNA - PROPOSED CONSENT USE FOR AN ADDITONAL DWELLING AND SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN

Herewith please find the following documents relating to the above:

1) Motivation Report.
2) Annexures A - G.

The property is not subject to Act 70 of 1970. 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

15 July 2025 Ref : F290P2PR-1

The Department of Transport & Public Works

Att: Mr E. Burger

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

PORTION 2 OF THE FARM THE CRAGS No. 290, ADMINISTRATIVE DISTRICT OF KNYSNA - PROPOSED CONSENT USE FOR AN ADDITONAL DWELLING AND SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN

Herewith please find the following documents relating to the above:

1) Motivation Report.
2) Annexure A - G.

We hereby make application in terms of Act 21 of 1940 for the proposed consent use for an additional dwelling and submission of a proposed development plan as motivated.

Yours faithfully

Beacon Survey
Per:

PGT/cr

Beacon Survey

Professional Land Surveyors
and Sectional Title Practitioners

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

e-mail: beaconsurvey@mweb.co.za

15 July 2025 Ref : F290P2NR-1

SANRAL

Att: Ms C. Runkel

By email : runkelc@nra.co.za

PORTION 2 OF THE FARM THE CRAGS No. 290, ADMINISTRATIVE DISTRICT OF KNYSNA - PROPOSED CONSENT USE FOR AN ADDITONAL DWELLING AND SUBMISSION OF A PROPOSED SITE DEVELOPMENT PLAN

Herewith please find the following documents relating to the above:

1) Motivation Report.
2) Annexures A - G.

We hereby make application in terms of Act 7 of 1998 for the proposed consent use for an additional dwelling and submission of a proposed site development plan as motivated.

Yours faithfully

Beacon Survey
Per:

PGT/cr

C.C. Mr R. De Kock
By email : dekock@nra.co.za