Dear Madam,

PROPOSED CONSENT USES: PORTION 98 OF THE FARM GANSE VALLEI NO 444

1. The Manager: Economic Development and Planning made the following decision on 02/03/2021:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
   a) A Consent use in terms of Section 15(2)(o) of the Bitou Municipality Bylaw on Land Use Planning (2015) to accommodate four (4) ‘guest houses’;
   b) A Consent use in terms of Section 15(2)(o) of the Bitou Municipality Bylaw on Land Use Planning (2015) for a tourist facility to allow for wellness centre & ancillary uses.

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. This approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
   ii. This approval does not constitute building plan approval in terms of the National Building Regulations and Building Standards Act 1977;
   iii. This approval will lapse after a period of five (5) years from the date that this approval comes into operation, if all the conditions of approval have not been complied with;
   iv. That the proposed development be in accordance to the Site Development Plan dated 12 June 2020, ref: Dwg No: MS - 1100 drawn by Marcelo Murchio Architects.
   v. The total number of guest rooms to be operated by the ‘guest houses’ shall be limited to 7 bedrooms.
   vi. The conditions imposed by SANRAL in their letter dated 05 February 2021 shall be adhered to.
   vii. Provision of any additional municipal services should be to the satisfaction of council.

4. Reasons for the above decision are as follows:
   a) No Objections were received from the Public.
   b) The land use will contribute to tourism growth in the Bitou Municipality.
c) The decision should not adversely affect the character of the surrounding area, and should not have a detrimental effect on the views or privacy of neighbouring property owners.

d) The proposal will not adversely affect the current land use rights enjoyed by surrounding property owners.

e) The dwelling houses in which the guest houses will be operated can be retained in a form which can be reused as a single dwelling house.

f) The development proposal will have no impact on municipal or engineering services.

g) The decision will have no impact on the agricultural potential of the property.

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. 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.

7. 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.

8. 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 the notification was served.


10. 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

[Signature]

Chris Schliemann
Manager: Economic Development and Planning