Dear Madam,

PROPOSED CONSENT USE AND PERMANENT DEPARTURE: PORTION 38 OF THE FARM MATJESFONTEIN NO 304, DIVISION OF KNYSNA, BITOU MUNICIPALITY

1. The Manager: Land Use Management made the following decision on 19/01/2021:

2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:

   a) A permanent departure in terms of section 15(2)(b) of the Bitou Municipality Bylaw on Land Use Planning (2015) for the relaxation of the agriculture zone I building lines from 30m to be in line with the Site development plan (Plan No 38-304/SDP/Rev01) dated 09-12-2020 to accommodate the existing as built structures on site.

   b) A consent use in terms of section 15(2)(o) from the Bitou Municipality bylaw on Land Use Planning(2015) to allow one (1) additional dwelling unit.

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 the 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. The applicant is to ensure that all proposed building work is permitted in terms of the National Building Regulations;

   iii. The development on site should be generally In accordance with the site development plan (Plan No 38-304/SDP/Rev01) dated 09-12-2020 drawn by Marike Vreken Town Planners;

   iv. The conditions of approval letter dated 09 October 1991 shall be adhered to.

4. Reasons for the above decision are as follows:

   a) The existing as built structures on their surveyed locations can be lawfully accommodated;

   b) The proposal is consistent with the provisions of an Agriculture Zone I in terms of the Section 8 Zoning Scheme Regulations;

   c) No objections were received from the public;

   d) No objections were received from the external commenting authorities;

   e) The proposed development is consistent with the character of the area;
f) The proposal will not have any negative impact on surrounding property owners land use rights.

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 the notification was served.


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

[Signature]

Ludolph Gericke
Director: Economic Development and Planning