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File ref: 18/870/KH

22 June 2020

VPM Surveyors and Planners
PO Box 173
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Dear Madam

PROPOSED REZONING TO SUBDIVISIONAL AREA FOR THE PURPOSE OF THREE SINGLE RESIDENTIAL ERVENS (Agricultural Zone I to Single Residential Zone)

The Acting Director: Local Economic Development and Planning made the following decision under delegated authority on:

That the following be approved in terms of Section 60 of the Bitou Land Use Planning Bylaw (2015):

1. Rezoning of Erf 870 from Agriculture Zone I to Subdivisional Area for:
   - Three Residential Zone I erven
   - Servitude access road

That the above approval is subject to the following conditions laid down in terms of Section 66 of the Bitou Land Use Planning Bylaw (2015):

Environmental Approval and Environmental Management

(a) The area indicated as CBA may not be used for development. Only indigenous gardens are permitted.

(b) The subdivision must occur in accordance with “Diagram 3: Subdivision Plan” dated 3 December 2019, submitted by VPM.

(c) That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Agreement be submitted, and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment).
Reasons for the decision:

i. The proposal is in essence an extension of the Kranshoek residential area.
ii. The proposal will add a new higher value residential product to the market.
iii. The proposed development is situated in the urban edge and is consistent with the Bitou Spatial Development Framework (2017).
iv. No development will take place in the area designated as a CBA area.
v. The objections are adequately addressed by the applicant.

Chris Schlemann
MANAGER: TOWN PLANNING