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Municipal Notice No: 220/2025

**NOTICE OF LAND USE APPLICATIONS/
GRONDGEBRUIKAANSOEK KENNISGEWING/
ISAZISO NGESICELO SOKUSETYENZISWA KOMHLABA**

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 220/2025**

Property description/ Grondbeskrywing/ Inkezo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Remainder Portion 5 of the Farm 232	The permanent departure from the Southern 30m street building line bordering Palmiet Drift Road to 10m to accommodate the proposed horse stables.
Res Gedeelte 5 van die plaas 232	The permanent departure from the Southern 30m street building line bordering Palmiet Drift Road to 10m to accommodate the proposed horse stables.
Icandelo eliseleyo 5 leFama 232	Ukuhamba ngokusingxina kumga wesakhiwo sesitrato esiseMazantsi e-30m kumda wePalmiet Drift Road ukuya kwi-10m ukulungiselela izitali zamahashe ezicetywayo.

Application is available for viewing at Municipal office, 50 Melville's Corner, during office hours/ Aansoek kan bestudeer word by Kantoer 50, Melville's Corner gedurende kantooreure/ Ikopi yesicelo iyafumaneka ukuze ijongwe kwi-ofisi kaMasipala kwiyunithi engu-50 Melville's Corner, ngamaxesha omsebenzi aqhelekileyo.

Enquiries may be directed to/ Navrae kan gerig word na/ Imibuzo inokubhekiswa kuyo Town planning at 044 501 3303/ townplanning@plett.gov.za

Comments/objections with reasons must be delivered or e-mailed to townplanning@plett.gov.za within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na townplanning@plett.gov.za gerig word binne 30 van publikasie van hierdie kennisgewing en moet 'n naam en kontakbesonderhede insluit./ Naziphi na izimvo/izichaso ezinezizathu mazisiwe okanye zithunyelwe nge-imeyile apha townplanning@plett.gov.za zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi saziyo, kwaye mazibandakanye igama neenkcukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality



THE REMAINDER OF PORTION 5 (A PORTION OF PORTION
2) OF THE FARM REDFORD NUMBER 232, DIVISION
KNYSNA, WESTERN CAPE PROVINCE
APPLICATION FOR PERMANENT DEPARTURE

Application prepared for:

Balderja (Pty) Ltd

Application prepared by:

Formation Planning and Development (Pty) Ltd
Plettenberg Bay, The Craggs
Tel: 0782794886
Email: jt@formationplanning.co.za
Web: formationplanning.co.za

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Author: JT Richards

Submitted: 2 May 2025

SACPLAN registration number: C/10192/2025

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Annexure A: Bitou Municipality Land Use Application Form

T2



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)	JAMES THOMAS LOUIS		
Surname	RICHARDS		
South African Council for Planners (SACPLAN) registration number (if applicable)	C/10192/2025		
Company name (if applicable)	FORMATION PLANNING AND DEVELOPMENT (PTY) LTD		
Postal Address	PORTION 12 OF THE FARM 232 REDFORD, IN THE BITOU MUNICIPALITY, DEVISION KNYSNA, WESTERN CAPE		
	Postal Code	6602	
E-mail	jt@formationplanning.co.za		
Tel		Cell 078 279 4886	
PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)			
Name of registered owner(s)	BALDERJA (PTY) LTD		
E-mail	deninabernard@me.com		
Tel		Cell 082 781 3155	
PART C: PROPERTY DETAILS (in accordance with title deed)			
Property Description (Erf No / Farm No):	THE REMAINDER OF PORTION 5 (A PORTION OF PORTION 2) OF THE FARM REDFORD NUMBER 232, IN THE BITOU MUNICIPALITY, DIVISION KNYSNA, WESTERN CAPE PROVINCE		
Physical/ Street Address (if available)			
Town	THE CRAGS, PLETTENBERG BAY		

Current Zoning	AGRICULTURE ZONE 1	Land Use	AGRICULTURE
Extent	5,2782 ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		X
	LUPO Scheme Regulations : - Section-8		
Are there existing buildings?	Y	N	
Title Deed number and date	T000005591/2024		

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

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

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

PART D: PRE-APPLICATION CONSULTATION

Was a pre-application consultation held with the Municipality?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name		Date of consultation	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)

Tick	Section	Type of application
✓	2(a)	a rezoning of land;
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;
✓	2(c)	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;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;

✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	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(s)	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

Y	✗	Power of Attorney
Y	✗	Company Resolution
Y	✗	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	✗	Executive Summary of the Motivation
Y	✗	Locality plan
Y	✗	Site development plan or conceptual layout plan
Y	✗	Full copy of Title Deed
Y	✗	S.G. diagram / General plan extract
✗	N	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N	Land use plan / Zoning plan
✗	N	Consolidation plan
✗	N	Proposed subdivision plan
✗	N	Proof of agreement or permission for required servitude

Y	N	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)
Y	N	Abutting owner's consent
Y	N	Services Report or indication of all municipal services / registered servitudes
Y	N	Conveyancer's certificate
Y	N	Street name and numbering plan (Applicable to Subdivision Only)
Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Landscaping Plan(if applicable)
Y	N	Home Owners' Association consent
Y	N	Proof of failure of Home owner's association
Y	N	Other (Specify)

PART G: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N	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)
Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
Y	N	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

Y	<input checked="" type="checkbox"/>	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
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Applicant's signature:		Date:	1 MAY 2025
Full name:	JAMES THOMAS LOUIS RICHARDS		
Professional capacity:	CANDIDATE TOWN PLANNER		
	SACPLAN REGISTRATION NUMBER: C/10192/2025		

SECTION I: PROPERTY DETAILS

1. SUMMARY OF PROPERTY DESCRIPTION

Property description	The remainder of portion 5 (a portion of portion 2) of the farm Redford number 232 Division Knysna
Extent	5,2782 Hectares
Current zoning	Agriculture I
Registered owner	Balderja (Pty) Ltd
Title Deed Number	T000005591/2024
Consultant	Formation Planning and Development (Pty) Ltd

SECTION II: OWNERS' INTENT AND BACKGROUND

2. OWNER'S INTENT AND BACKGROUND

The remainder of portion 5 (a portion of portion 2) of the farm Redford number 232, Division Knysna, hereafter referred to as the subject property, is located at the corner of Redford Road and Palmiet Drift Road, The Craggs (refer to **Plan 1 - Locality Plan**). The property owner, hereafter referred to as the owners, appointed Formation Planning and Development to submit a land use application on their behalf, refer to **Annexure B – Company Resolution and Annexure C - Power of Attorney**.

The owners acquired the property in 2023 and has implemented multiple upgrades to the agricultural potential of the farm. The owner has the vision to add Horse Stables to the property, to safely and effectively house up to 14 horses on the property. The proposal intends to develop an aesthetically pleasing horses stables including, storage rooms, staff quarters for the grooms attending to the care of horses, water tanks, battery room and communal area.

The below images depict how the subject property has been upgraded since change of ownership has taken place from 2023 until the present day. The owners have had a positive influence on the sustainable development of agriculturally zoned properties in the surrounding area, including a positive influence on the effective use of agricultural land and the creation of job opportunities.

The proposed departure and stables will be ensuring the land is effectively designed to make efficient use of the land and that a structure does not interfere but rather increases the sustainability of the land zoned as extensive agriculture.

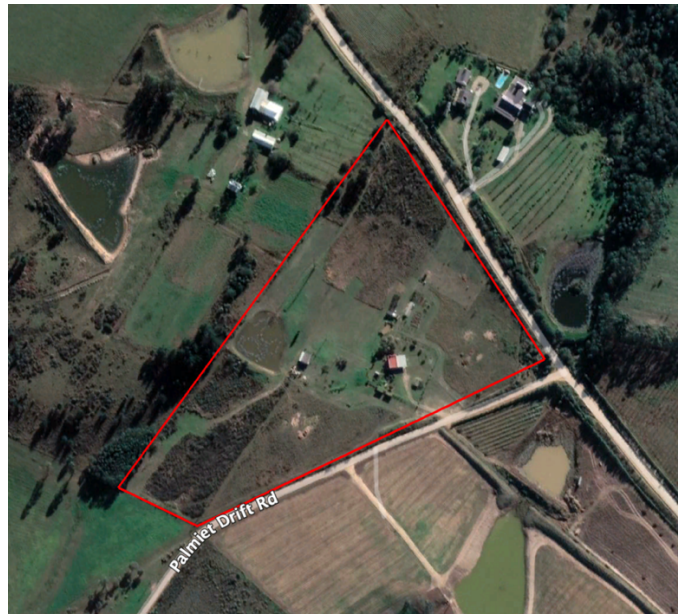


Figure 1: Subject property in 2021

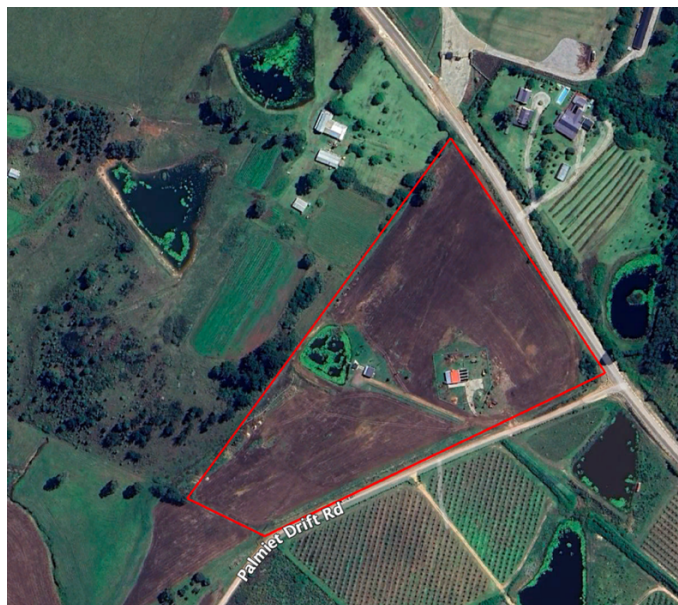


Figure 2: Subject property in 2025

The development parameters of the Bitou Local Municipality: Zoning Scheme By-Law regarding building lines on Agricultural properties has a street and common boundary building line parameter of 30m for agricultural properties larger than 4 hectares. The proposed horse stable structure is situated within the street building line.

As a result, approval of the following application is required:

- Permanent Departure from the Southern Street building line to allow for the proposed Horse Stables.

3. PROCEDURE TO ACHIEVE OWNERS' INTENT

Formation Planning and Development was appointed to compile and submit a land use planning application to materialise the envisaged owner's intent highlighted in Section 2 of this report. The following is proposed to achieve this:

A permanent departure in terms of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning (2015), as amended, to allow the following:

- The permanent departure from the Southern 30m street building line bordering Palmiet Drift Road to 10m to accommodate the proposed horse stables.

The proposed development of new horse stables on the farm represents a contextually appropriate improvement of the property's agricultural potential. The owners have improved and restructured the property to effectively distinguish between the dwelling units and the agricultural land, including upgrading of fencing to create a controlled zone and improvements to the condition of the pasture grass. The construction of purpose-built stables will significantly enhance the efficiency and quality of stabling practices on the property. Modern stabling facilities offer a controlled and secure environment for horses, ensuring compliance with best-practice standards. Additionally, well-designed stables enable structured management of land, grazing, and training activities. This supports a more sustainable farming structure where facilities are adapted to meet practical needs while preserving the surrounding environment.

The proposed stables will also include staff quarters for the ongoing care and management of the horses, as well as a communal area, water catchment system, and solar electricity provision. These elements further promote environmental resilience and align with a self-sustaining agricultural model that reduces reliance on municipal infrastructure.

At present, large portions of the property remain underutilised. The construction of stables provides an opportunity to use the land more effectively. The stables have been carefully located to enhance the functional layout of the farm, allowing for improved circulation, better organisation, and more efficient land management. This improvement will ensure that all portions of the land contribute to its agricultural purpose in a productive and sustainable manner.

The chosen location for the stables is also the most effective and logical for several reasons. The property entrance is situated on Palmiet Drift Road, which branches from Redford Road, the main feeder road for The Craggs. Locating the stables close to the existing entrance reduces traffic impacts by eliminating the need for a new access point, which could otherwise disrupt traffic patterns. Deliveries of horses and feed will be handled more efficiently, as the entrance provides ample turning radius, allowing for smooth vehicle circulation and minimal land disturbance.

Moreover, this location does not create visual interference, as it is buffered naturally by an existing berm, maintaining the area's rural character and aesthetic. Importantly, the site is one of the highest and flattest points on the property, making it ideal for construction and less susceptible to ground erosion. This also ensures ease in implementing necessary infrastructure such as sewage and drainage systems, enhancing the long-term sustainability of the facility.

Lastly, the proposed location ensures that the remainder of the property remains available for active farming. Alternative locations would compromise usable agricultural land and reduce overall productivity. As such, the proposed siting optimally balances operational efficiency, environmental sustainability, and the preservation of the property's rural integrity.

The proposed stables are appropriate within its context. The surrounding area is rural in nature, and the presence of stables is fully consistent with the activities typically associated with similar agricultural intensive properties. The stables will not introduce any negative visual, environmental, or operational impacts and will integrate sensitively into the existing built and natural environment.

There will be no impact on neighbouring properties, and the development is not expected to generate any adverse consequences such as increased traffic, noise, or land degradation. The stables are a low-impact, functional addition to the existing use of the subject property.

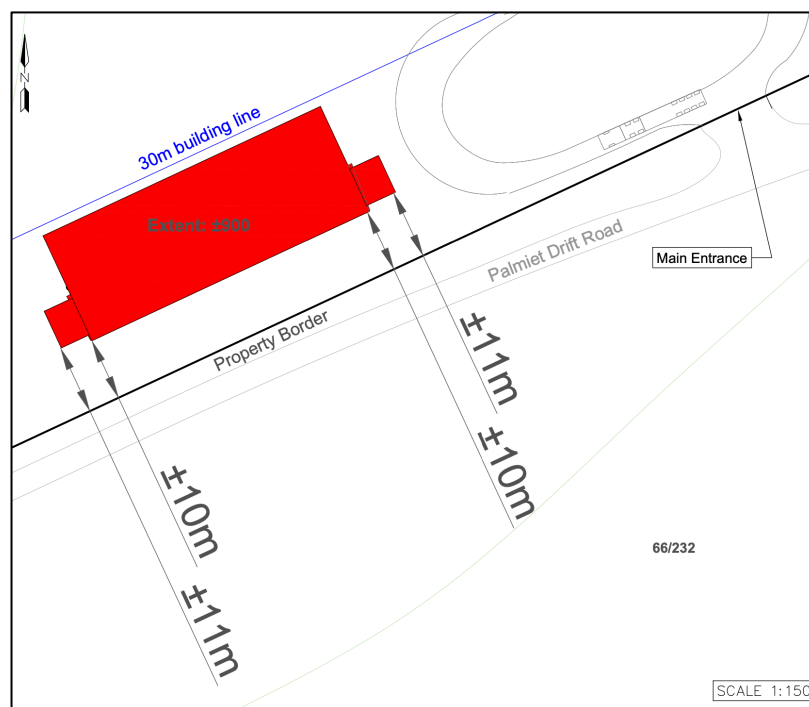


Figure 3: Site layout plan

Below are rendered images created by the appointed architect depicting the current design of the proposed horse stables. The design is subject to change but the location and overall design will be kept as shown. (Floor Plans are attached as Annexure G and H)



Figure 4: Architect render 1



Figure 5: Architect render 2



Figure 6: Architect render 3

4. APPLICATION

Considering the owners intent highlighted in Section II: Applicants Intent the following is applied for:

- A permanent departure in terms of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning (2015) as amended, for the relaxation of the Southern Street building line bordering Palmiet Drift Road from 30m to 10m.

SECTION III: CONTEXTUAL INFORMATION

5. LOCALITY

The remainder of portion 5 (a portion of portion 2) of the farm Redford number 232, Division Knysna is located within The Craggs, Plettenberg Bay. This subject area is situated on the corner of Redford Road and Palmiet Drift Road North of the N2.



Figure 7: Locality of the subject property

6. CURRENT LAND USE AND ZONING

6.1. LAND USE

The subject property, measuring approximately 5.2782 hectares, demonstrates a clear and active agricultural land use pattern consistent with its Agriculture 1 zoning designation. Of the total area, approximately 4.4 hectares are actively used for agricultural purposes, primarily the cultivation of pastures and teff hay. A further 0.6 hectares is occupied by residential dwelling units and internal access roads, with an additional 0.2 hectares allocated to a dam that supports water needs on-site. Over time, the property has been significantly improved through the removal of redundant structures, the restructuring of internal fencing, and the optimization of land for sustainable agricultural output. These interventions have reinforced the agricultural character of the site, aligning with the intent of Agriculture 1 zoning to protect agricultural activity as a vital component of the area's economic, environmental, and cultural landscape.

6.2. ZONING

In terms of the Bitou Zoning Scheme By-Law, the subject property is currently zoned “Agriculture Zone 1”. As illustrated below in Figure 2, the subject property is surrounded by similarly zoned property ensures the proposed departure of the building lines to accommodate an agricultural structure aligns with the surrounding area and is not considered out of place.

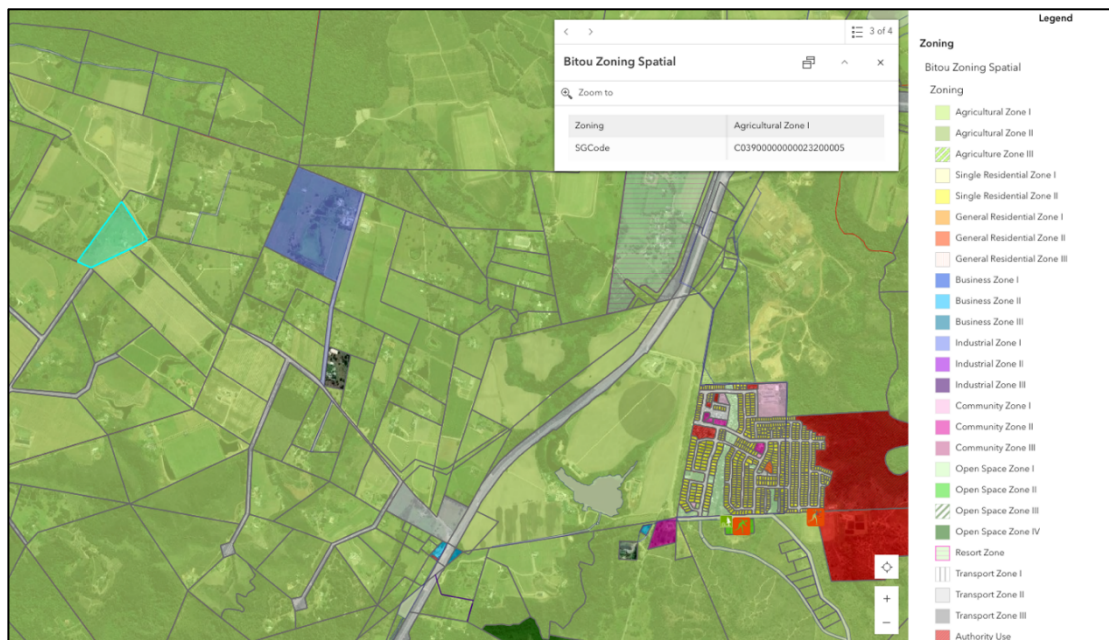


Figure 8: Zoning of the surrounding area

The following zoning development parameters were assessed in conjunction with the Bitou Local Municipality: Zoning Scheme By-Law regarding “Agriculture”.

Agriculture Zone 1 (AZ1)			
	Parameters	Proposal	Comply/Deviate
Primary Use	Agriculture	Agriculture	Comply
Consent use that may be applied for	Abattoir, Additional dwelling units, Agricultural industry (>2000m ²), Airfield, Animal care Centre, Aqua culture, Camping site, Farmers’ market, Farm shop, Farm graveyard, Freestanding base telecommunication station, Function venue, Guest accommodation (more than 3 rooms), Helicopter landing pad, Off road trail, Plant nursery, Quarry, Renewable energy Structure, Shooting range, Tourist facilities.	N/A	N/A
Development parameters			
Building lines	Area of land unit (in ha) ≥ 4 = 30m	Permanent departure from the Southern street building line of 30m to 10m.	Deviate, motivated and applied for.
Height	Agricultural buildings other than dwelling houses may not exceed a height of 15 meters.	The agricultural building will adhere to the parameters.	Comply
Agriculture Industry	(i) the agricultural industry does not exceed a total floor area of 2 000 m ² . (ii) the parking and loading requirements for “industry” apply.	The agricultural building will adhere to the parameters.	Comply
Site Development Plan	The provisions for a site development plan in the By-law apply.	Proposal attached.	Comply

7. SERVICES AVAILABILITY

The proposed permanent departure from a building line will have minimal impact on service delivery, nor will it require additional infrastructure capacity to support the existing land use.

Effective rain water catchment and movement networks are in working to gather the necessary water utilised for the proposed stables and the existing structures within the allowed limitations. The water is sustainably stored in rainwater tanks and the existing dam to be utilised in the future by the proposed stables and the existing structures. No water will be required from the municipality.

A 'Calcamite Sanitation and Wastewater' system will be installed which was prescribed by the appointed engineer and the Bitou Municipality. The system will be capable and installed as per the guidelines provided.

The proposed stables along with the current managers cottage will be powered by solar electricity, the current structures make use of the existing solar power system and will be upgraded to accommodate the proposed stables.

8. POLICY FRAMEWORK

8.1. WESTERN CAPE PROVINCIAL SDF (2014)

POLICY PREFACE

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

BROAD FRAMEWORK OBJECTIVES

The objective of the policy is to create an enabling policy environment that prioritises the creation of employment opportunities, social inclusion and improvement of the quality of life of the Western Cape inhabitants. The development principles in the PSDF are informed by other spatial planning policies which are aimed at creating a policy alignment between different spheres of government. This is intended to ensure that spatial development is uniformly guided according to spatial development principles namely Educating Cape, Working Cape, Green Cape, Connecting Cape, Living Cape and Leading Cape.

CONSISTENCY OF THE PROPOSAL WITH THE FRAMEWORK

POLICY R1: PROTECT BIODIVERSITY AND ECOSYSTEM SERVICES

The proposal demonstrates proactive spatial planning that safeguards the biodiversity and ecosystem services as the proposed development does not fall within a Critical Biodiversity Area (CBA), which are terrestrial and aquatic areas that are essential for conserving biodiversity and maintaining ecosystem function, location on the subject area.

POLICY R2: SAFEGUARD INLAND AND COASTAL WATER RESOURCES, AND MANAGE THE SUSTAINABLE USE OF WATER

Policy Statement	Planning Response
4. Adopt and overarching approach to water demand management – maximise efficiencies, optimise storage capacity and ground water extraction, explore desalination in the absence of alternatives.	- The proposal demonstrates productive sustainable use of water. The development will make use of effective rainwater catchment and storage, ground water management to be caught in the existing dam and water storage containers.

POLICY R3: SAFEGUARD THE WESTERN CAPE'S AGRICULTURAL AND MINERAL RESOURCES, AND MANAGE THEIR SUSTAINABLE USE

Policy Statement	Planning Response
3. Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land use management system that safeguards biodiversity, protects resources and opens up opportunities for improved livelihoods and jobs.	<ul style="list-style-type: none"> - The proposal demonstrates proactive spatial planning that safeguards the biodiversity and resources by applying improved spatial planning through implementing the development in the correct position to effectively manage the growth and optimise the farmable land. - The proposal also provides opportunity for improved livelihoods and jobs as the affected land house employees and improving the subject property provides a stable work environment for full time employment.

8.2. BITOU MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2022)

POLICY PREFACE

The Bitou Municipality Spatial Development Framework is the primary spatial tool for guiding development within the municipal area. The SDF intends to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development, land uses and direction within the urban edge.

BROAD FRAMEWORK OBJECTIVES

The Bitou SDF has created a number of 'Actions' listed throughout the document. These actions act as objectives and guidelines which are to be utilised for land use planning.

Action 6.6: Utilise precision farming to minimise the impact of agriculture on natural resources.

CONSISTENCY OF THE PROPOSAL WITH THE FRAMEWORK

According to the SDF the subject area is not located within any urban edge and is marked as Agricultural Focus Area and Extensive Agriculture. The subject property and proposal to add additional agricultural buildings thus aligns with the SDF as it states "Extensive agriculture should be promoted and enhanced in future in order enhance the sustainability of the area as a whole."

This application optimises the use of resources such as water, energy, and space, by making use of rainwater catchment and storage, a registered borehole, solar energy implementation and effective placement to not interfere with farmable land.

8.3. BITOU AMENDED INTEGRATED DEVELOPMENT PLAN (IDP)(2023/2024)

POLICY PREFACE

The Integrated Development Plan (IDP), a strategic tool was adopted by the municipal council. The IDP department's responsibilities include coordinating the IDP process, aligning sectoral plans with the IDP, and ensuring the municipality operates in accordance with its strategic priorities. By maintaining compliance with legislative requirements and linking the plan to available resources, it fosters a balanced approach to resource allocation, aligning municipal objectives with the needs of Bitou residents.

BROAD FRAMEWORK OBJECTIVES

The Bitou IDP has also adopted a set of Strategic Objectives and Outcomes which will create an overall vision and achievable steps on how to reach them.

Strategic Objectives:

SO1: Provide excellent and sustainable services to all residents.

SO2: Facilitate growth and expand economic opportunities to empower communities.

SO3: Achieve long term financial sustainability.

SO4: Build a capable, developmental, transformed and productive workforce.

SO5: Adhere to and implement effective and efficient governance processes.

Strategic Outcomes:

1. Growth and Development
2. Public Safety
3. Waste minimisation
4. Sustainable Service Delivery
5. Intergovernmental relations
6. Good Governance
7. Institutional transformation and Development

CONSISTENCY OF THE PROPOSAL WITH THE FRAMEWORK

The subject area is in **Ward 1** of the Bitou Municipality. The ward-based needs and priorities within the Bitou IDP, make no specific reference to the subject property or the proposed application. Therefore, the application is not in conflict with the Bitou IDP.

Additionally, the departure would allow the farm to expand its agricultural activities, supporting the **Bitou IDP's** focus on Agri-processing and contributing to local economic

growth through job creation and higher agricultural output. This will be done by works created for contractors, architects, farm workers and grooms for horses. The subject area will also make use of sustainable water usage and electricity.

NB: It has been illustrated that the proposed departure has not been arbitrarily invented but were informed and guided by relevant policy prescripts of the Bitou Municipality.

SECTION IV: MOTIVATION

9. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA)

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

9.1. SPATIAL JUSTICE

Spatial justice seeks to rectify historical inequalities by ensuring improved access to land and resources for marginalized communities. It emphasizes inclusion in spatial frameworks and policies and flexible land use systems for disadvantaged areas.

The proposal is not predicted to influence past spatial injustices but the proposal will improve the land use of the subject area for optimal usage.

9.2. SPATIAL SUSTAINABILITY

Spatial Sustainability refers to the protection of prime and unique agricultural land and preserving these areas, ensuring that land use measures align with environmental management frameworks, promoting fair and efficient land markets, encouraging sustainable development that limits urban sprawl, and fostering the creation of viable and vibrant communities.

The proposal will protect and preserve prime agricultural land through effectively utilizing the amount of agricultural land by effective placement of the stables. The proposal aligns with Environmental policies, no current or future cost will be required of the local authority, it will not negatively impact the value of its surrounding property but rather increase the value, the proposal will not change the character of the surrounding area and is therefore a hallmark of spatial sustainability.

9.3. SPATIAL EFFICIENCY

Spatial efficiency ensures that land development maximizes the use of existing resources and infrastructure, minimizes negative financial, social, economic, or environmental impacts, and streamlines development application processes.

The proposal will ensure the optimal use of space and land without any negative influences and is therefore a hallmark of spatial efficiency.

9.4. SPATIAL RESILIENCE

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner.

The proposal aligns with applicable spatial plans, policies, and land use management systems, and complies with the requirements of the Bitou Municipality: Land Use Planning By-Law (2015 as amended) which is a hallmark of resilience.

9.5. GOOD ADMINISTRATION

Good administration involves transparent and cooperative governance across all levels of government to support spatial planning aligned with the national development and land management agenda.

This principle has no direct bearing on the application; however, the Bitou Municipality is obligated to consider it fairly and within the prescribed timeframes, as outlined in the municipal planning bylaw. Public participation must be transparent, aligned with relevant policies and legislation, and designed to empower and inform the public. It is crucial that decision-making adheres to sound national, provincial, and local development policies.

10. BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW (2015) AS AMENDED

10.1. NEED AND DESIRABILITY

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed development on land units concerned. This section expresses the desirability of the proposed application, taken in conjunction with the development principles and criteria set out through the statutory planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is the considered opinion that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposal intends to develop an aesthetically pleasing horses stable, storage rooms, staff quarters, water tanks, battery room and communal area. This structure will encroach on the Southern Street building line. The application aims to protect and enhance the agricultural properties of the subject area and not harming the environment but rather increase the intensive agricultural land potential by placing the structure in the

correct location. The improvements made may also lead to an increase in property value which may yield income for the Bitou Municipality in the future.

The location of the stables is both needed and desirable. Situated near the property entrance off Palmiet Drift Road an existing access point linked to the main Redford Road, this position minimises traffic impact and avoids the need for a new entrance, thus preserving road safety and the rural character of the area. It also enables efficient movement of vehicles for deliveries and access, with sufficient space for turning without disrupting usable land.

Topographically, this is the flattest and highest part of the property, making it ideal for construction, resistant to erosion, and suitable for future infrastructure such as drainage and sewage systems. Importantly, it does not interfere with neighbouring properties or create visual impacts, thanks to a natural berm that acts as a buffer.

By placing the stables in this specific location, the remainder of the property is preserved for agricultural use, ensuring more effective land management. This site, therefore, offers the most logical, functional, and sustainable solution for the proposed development.

Impact	Proposal
Socio-economic impact	The development will have a positive impact on the economy as the design and construction will create working opportunities and the development could increase property values.
Engineering services	Refer to Section 7
Heritage impact	None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal and the departure will have no heritage impacts.
Traffic impact	The proposal will not have an impact on traffic, parking or access. Efficient parking and manoeuvring space has been indicated on the Site Layout Plan.
Agricultural impact	The proposal will have a positive impact as the property has been restructured since the applicant acquired the subject area. The subject area has been transformed from a “lifestyle farm” into a functioning teff production and pasture/training ground for horses. This aligns with the extensive agriculture land use that the subject area is zoned as.
Opportunity cost	An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal will not create any unacceptable opportunity cost.

Impact on views, sunlight and character of the area	The subject property is in an agricultural intensive area and the proposed structure is not out of the ordinary for the area. The structure will not have a negative impact on the views, privacy or the character of the area.
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10.2. ENVIRONMENTAL IMPACT

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

10.3. COMPATIBILITY WITH SURROUNDING LAND USES

Section 6 of this motivation report has illustrated that this development proposal is in harmony and compatible with the surrounding land use fabric, zoning and farm portion sizes of the area. The location of the proposed structure and subject property is located within the existing agricultural area. The overall aesthetic and architectural design would align with the surrounding area and will add to the desirability of the proposed development. The proposal is consistent with the existing agricultural properties surrounding the subject property and will avoid any visual disruptions for neighbouring properties or traffic movement within the larger extent. The proposal for the departure of the building line to allow for the proposed horse stables would be considered highly compatible with the surrounding character and land uses of the area.

SECTION V: CONCLUSION

11. EVALUATION

The proposed application for the Permanent Departure for the development of horse stables on the subject property is considered appropriate, justified, and desirable. The proposal aligns with the spatial and development frameworks of all relevant policy documents, all of which advocate for the enhancement of agricultural potential, sustainable land management, and economic development through effective land use planning.

The proposed stables demonstrates a strong commitment to environmental and infrastructural sustainability. By incorporating off-grid systems such as rainwater harvesting, solar power, and sewage systems, the development does not rely on municipal water and electricity services. These features not only support long-term environmental sustainability.

The proposed location for the horse stables is the most suitable and desirable option for the site. It supports efficient land use, minimises environmental and visual impact, and ensures practical access and servicing. Its position near the existing entrance enhances functionality without disrupting surrounding areas, while preserving the remainder of the property for productive agricultural use. Overall, this location best meets the operational needs of the stables while aligning with sustainability and rural character objectives.

From a social and economic perspective, the proposal contributes positively to the local community. It creates job opportunities and supports more intensive agricultural activity, all while remaining consistent with the rural and agricultural character of the area. The design has been thoughtfully planned to avoid negative effects on neighbouring properties, with no anticipated issues related to noise, traffic, or visual impact.

The application for has been informed and is in harmony with all relevant spatial planning policies which illustrates that the owner did not arbitrarily invent this proposal but had due consideration for relevant spatial planning policies. The proposal is not out of context for the surrounding area. The abovementioned departure will also not impede on views, sunlight or negatively affect the character of the area.

Thus, the proposal meets the criteria outlined in the Spatial Planning and Land Use Management Act (SPLUMA) and the Bitou Municipality Spatial Planning and Land Use Management By-law (2015). It is deemed desirable and is recommended for support by the relevant authorities and approval by the Bitou Municipality.

12. RECOMMENDATION

The following is recommended for approval:

A permanent departure in terms of Section 15(2)(b) of the Bitou By-law on Municipal Land Use Planning (2015) as amended, to allow the following:

The relaxation of the Southern Street building line bordering Palmiet Drift Road from 30m to 10m to accommodate the proposed horse stables.

Plan 1: Site Plan

Plan 2: Locality Plan

Plan 2: Site Plan Zoomed In

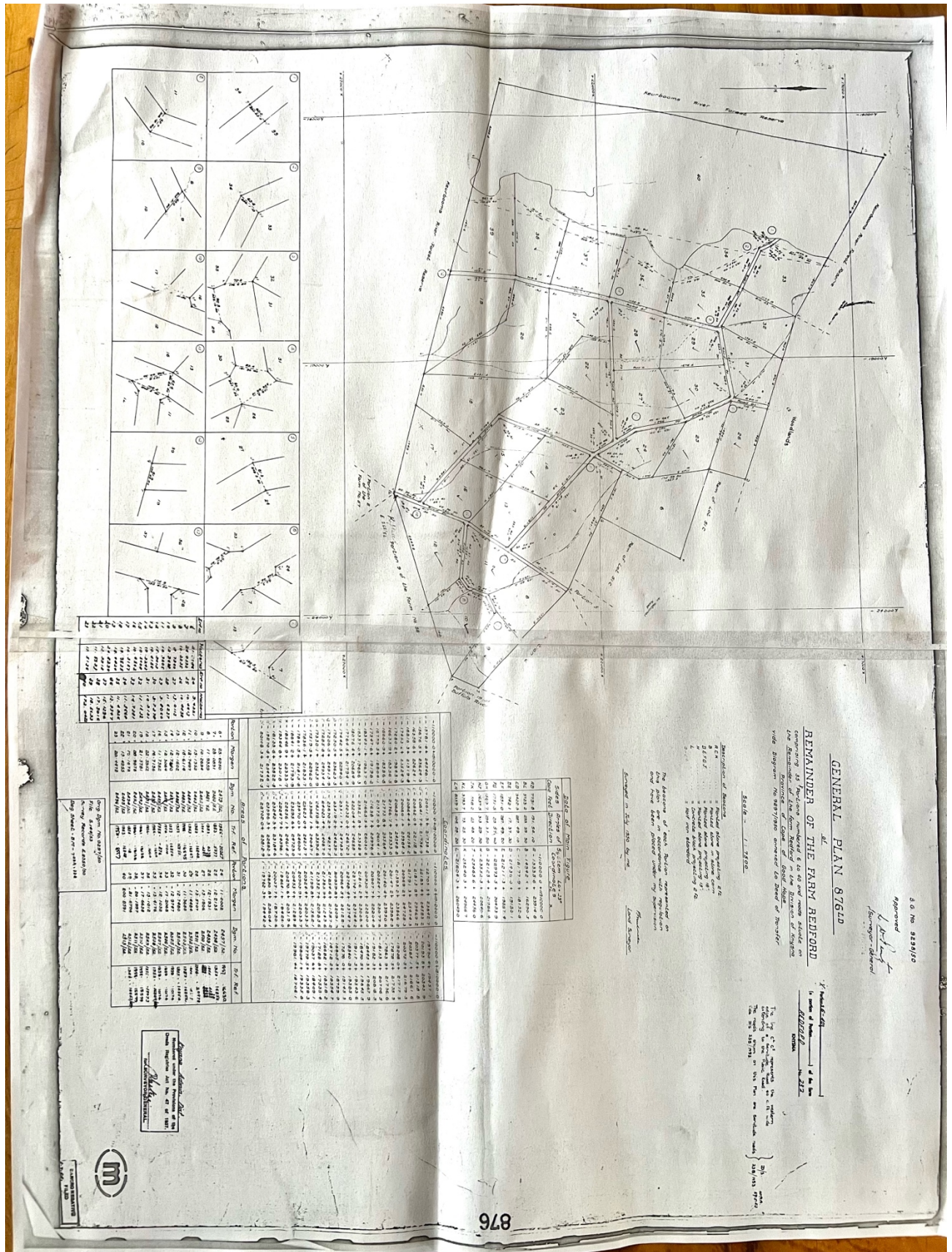
Plan 4: Locality Plan 2

Annexure B: Title Deed T5591/2024

Annexure C: Company Resolution

Annexure D: Power of Attorney

Annexure E: General Plan TP 876



Annexure F: Surveyor General Diagram

Annexure G: Architect Ground Floor Plan

Annexure H: Architect Section Plan

Annexure I: Cover Letter

COMPANY RESOLUTION

COMPANY: **Balderja(PTY)LTD**

CO. REGISTRATION: **2020/642346/07**

RESOLUTION PASSED

AT **The Craggs, Plettenberg Bay** ON THE **23rd DAY OF April 2025**.

RESOLVED:

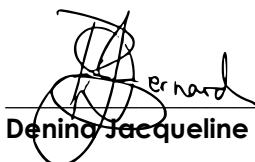
That **Denina Jacqueline Bernard**, Identity number **7101260093082** in her capacity as a director of **Balderja(PTY)LTD** which company owns **The Remainder of Portion 5 (A Portion of Portion 2) of The Farm Redford Number 232, In The Bitou Municipality, Division Knysna, Western Cape Province**, duly authorized by virtue of a company resolution passed at **The Craggs, Plettenberg Bay** on the **23rd DAY OF April 2025** to act on behalf of the Company regarding the following applications:

1. PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME

SIGNED AT The Craggs, Plettenberg Bay ON THIS 23rd DAY OF April 2025



Jacobus Bernard



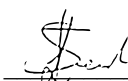
Denina Jacqueline Bernard



WITNESS

Lize Bernard

NAME OF WITNESS



WITNESS

Lara Bernard

NAME OF WITNESS

PLEASE INDICATE NAMES OF ALL SIGNATORIES IN PRINTED LETTERS.

POWER OF ATTORNEY

I, the undersigned

NAME: Denina Jacqueline Bernard

ID NUMBER: 7101260093082

In my capacity as the owner of the **The Remainder Of Portion 5 (A Portion Of Portion 2) Of The Farm Redford Number 232, In The Bitou Municipality, Division Knysna, Western Cape Province**, hereby nominate, constitute and appoint **Formation Planning and Development (Reg No: 202373806707)**, with power of substitution, to be the duly authorised attorney and agent in name, place and stead, which may be necessary in order to sign documents, obtain building plans and to perform all such acts which may be necessary in connection with the following applications:

1. PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME

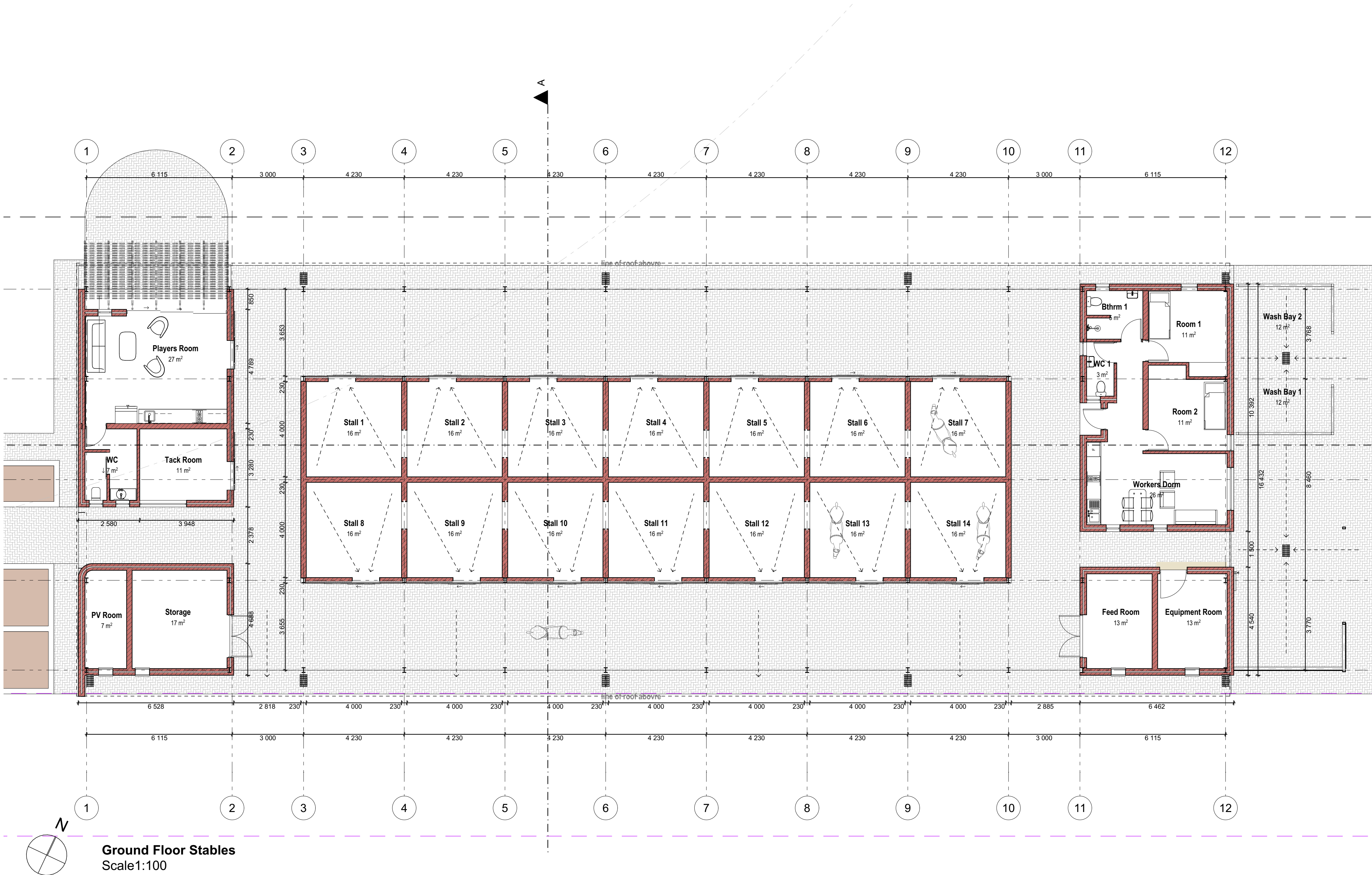
and generally for effecting the purposes aforesaid, to do or cause to be done whatever shall be requisite, as fully and effectual, for all intents and purposes as I might or could do if personally present and acting herein – hereby ratifying, allowing, confirming, promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED AT Plettenberg Bay ON THIS 23rd DAY OF April 2025

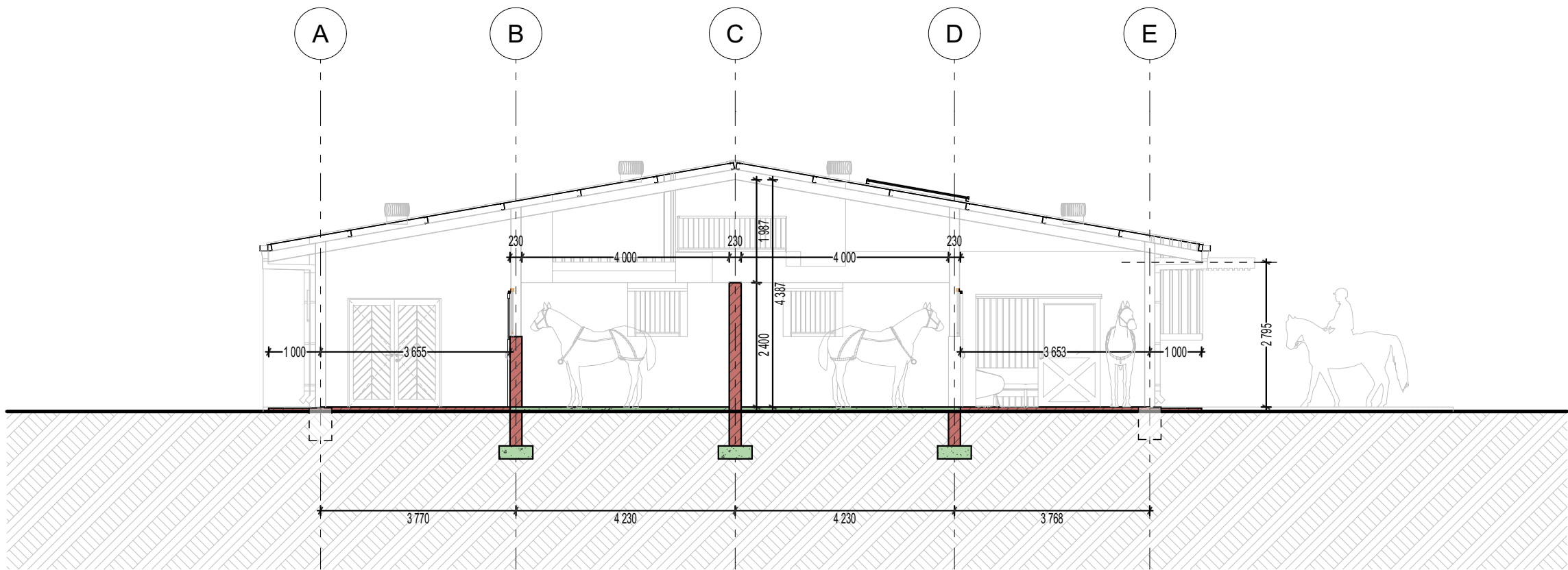

Denina Jacqueline Bernard
DIRECTOR


Jacobus Bernard
WITNESS

PLEASE INDICATE NAMES OF ALL SIGNATORIES IN PRINTED LETTERS.




Ground Floor Stables
Scale 1:100



Building Section
Scale1:100

CONSTRUCTION NOTE
(1) CONTRACTORS TO ENSURE THAT ALL WORK IS DONE IN STRICT ACCORDANCE WITH LATEST REGULATIONS & REQUIREMENTS OF APPLICABLE AUTHORITIES INCLUDING : (A) NATIONAL BUILDING REGULATIONS (NBR), (B) LOCAL MUNICIPAL AUTHORITY, (C) CSIR - TECHNICAL GUIDE TO A GOOD HOUSE CONSTRUCTION" (RESIDENTIAL WORK) (D) ALL OTHER RELEVANT AUTHORITIES. (2) QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES & SPECIFICATIONS OF SABS AND BSS & THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) & THE MODEL PREAMBLES FOR TRADES' (1992 - ASAQs) AND WHERE APPLICABLE PROJECT SPECIFICATIONS.BILL OF QUANTITIES. (3) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER PROJECT DRAWINGS.CONSTRUCTION DOCUMENTATION & PRINCIPAL BUILDING CONTRACT. (4) CONTRACTORS MUST VIEW SITE & WORKS & ALLOW FOR EVERYTHING NECESSARY TO COMPLETE THE WORKS. (5) CONTRACTORS TO CHECK THE DETAILS ON THIS DRAWING FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO REQUIREMENTS BY LOCAL &OR SITE CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECTS. (6) NO SETTING OUT IS TO COMMENCE BEFORE SITE BOUNDARY PEG POSITIONS ARE VERIFIED & POINTED OUT BY THE EMPLOYERS LAND SURVEYOR.CORRECT SETTING OUT INCLUDING THAT FROM BOUNDARIES & BUILDING LINES, & VERIFICATION OF SERVICES & EXISTING WORK ARE THE CONTRACTORS RESPONSIBILITY. (7) CONTRACTORS TO VERIFY ALL LEVELS, HEIGHTS & DIMENSIONS ON SITE & CHECK THE SAME AGAINST DRAWINGS BEFORE PUTTING ANY WORK IN HAND. (8) FIGURE DIMENSIONS ARE TO BE USED AT ALL TIMES & LARGE SCALE DETAILS WILL TAKE PREFERENCE OVER SMALL SCALE. THIS DRAWING IS NOT TO BE SCALED. (9) ONLY THE LATEST CONSTRUCTION DRAWINGS ISSUED AS ARCHITECTS INSTRUCTION "A1" AS "AUTHORISED FOR CONSTRUCTION" MAY BE USED FOR THE CONSTRUCTION OF THE WORKS. ALL SUPERSEDED & OTHER DRAWINGS MUST BE REMOVED FROM SITE. (10) ANY ERRORS, DISCREPANCIES OR OMISSIONS AS WELL AS ALL QUERIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS FOR CLARIFICATION BEFORE ANY WORK IS PUT IN HAND. (11) THE DESIGN & DETAILS ON THIS DRAWINGS ARE THE PROPERTY OF THE ARCHITECTS. COPYRIGHT & RIGHT OF REPRODUCTION THEREFORE ARE FULLY RESERVED. (12) PROVIDE MALTHOID HORIZONTAL POLYSTYRENE VERTICAL BETWEEN WALL AND SLAB. PROVIDE CONSTRUCTION JOINT TO MASONRY WALL ALONG ALL MALTHOID JOINTS BETWEEN SLAB AND MASONRY INTERNAL AND EXTERNAL.

Project: Enter project Type		
Client: Enter Client Name		
Project description: Enter Cadstral Info		
Drawing Names: Building Section		
Project No. #Pln	Page Size: A3	Scale: 1:100
Cad No. E:\skin architects\03_Projects\25-03_BRD\20250324_25-03_STB.pla		
Drawn by: DWS		Date Friday, 28 March 2025
Checked by: Danie Steenkamp		
<div><p>skin architects interiors</p><p>danie.steenkamp@skinarchitects.co.za +27 82 4988 107</p><p>helen@skinarchitects.co.za +27 82 5607 785</p><p>mel@skinarchitects.co.za +27 82 8841 890</p></div>		
DRAWING NO: A.01.4 REVISIONS UP TO Friday, 28 March 2025		
REV. NO.	PROJECT STAGE	DATE



Reg Nr 2023 / 738067 / 07

Our Reference: 25/06

1 May 2025

The Municipal Manager
Bitou Municipality
Att. Mr M. Buskes

By AFLA Portal

Sir

PORTION 5 OF THE FARM REDFORD NUMBER 232: APPLICATION FOR PERMANENT DEPARTURE

Attached please find the following documentation of the abovementioned application submitted in terms of Section 18 of the Bitou By-law on Municipal Land Use Planning (2015), as amended.

We trust that you will find the above in order. Should you require any additional information, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read "JT Richards".

JT Richards

PROFESSIONAL TOWN PLANNER (C/10192/2025)

Project Planning | Project Feasibility | Land Use Applications | Town Planning Analysis | Liquor Licensing

The Craggs, Plettenberg Bay,
Western Cape, 6602

Tel: +27 (0)78 279 4886
Email: jt@formationplanning.co.za
Web: www.formationplanning.co.za



Formation Planning and Development established in 2024



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

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)	JAMES THOMAS LOUIS		
Surname	RICHARDS		
South African Council for Planners (SACPLAN) registration number (if applicable)	C/10192/2025		
Company name (if applicable)	FORMATION PLANNING AND DEVELOPMENT (PTY) LTD		
Postal Address	PORTION 12 OF THE FARM 232 REDFORD, IN THE BITOU MUNICIPALITY, DEVISION KNYSNA, WESTERN CAPE		
		Postal Code	6602
E-mail	jt@formationplanning.co.za		
Tel		Cell 078 279 4886	

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Name of registered owner(s)	BALDERJA (PTY) LTD		
E-mail	deninabernard@me.com		
Tel		Cell 082 781 3155	

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

Property Description (Erf No / Farm No):	THE REMAINDER OF PORTION 5 (A PORTION OF PORTION 2) OF THE FARM REDFORD NUMBER 232, IN THE BITOU MUNICIPALITY, DIVISION KNYSNA, WESTERN CAPE PROVINCE
Physical/ Street Address (if available)	
Town	THE CRAGS, PLETTENBERG BAY

Current Zoning	AGRICULTURE ZONE 1	Land Use	AGRICULTURE
Extent	5,2782 ha		
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7		X
	LUPO Scheme Regulations : Section 8		
Are there existing buildings?	Y	N	
Title Deed number and date	T000005591/2024		

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

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

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

PART D: PRE-APPLICATION CONSULTATION					
Was a pre-application consultation held with the Municipality?	✗	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Official's name			Date of consultation		

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)		
Tick	Section	Type of application
✓	2(a)	a rezoning of land;
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;
✓	2(c)	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;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;

✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	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(s)	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

Y	✗	Power of Attorney
Y	✗	Company Resolution
Y	✗	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	✗	Executive Summary of the Motivation
Y	✗	Locality plan
Y	✗	Site development plan or conceptual layout plan
Y	✗	Full copy of Title Deed
Y	✗	S.G. diagram / General plan extract
✗	N	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N	Land use plan / Zoning plan
✗	N	Consolidation plan
✗	N	Proposed subdivision plan
✗	N	Proof of agreement or permission for required servitude

¥	N	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)
¥	N	Abutting owner's consent
¥	N	Services Report or indication of all municipal services / registered servitudes
¥	N	Conveyancer's certificate
¥	N	Street name and numbering plan (Applicable to Subdivision Only)
¥	N	1 : 50 / 1:100 Flood line determination (plan / report)
¥	N	Landscaping Plan(if applicable)
¥	N	Home Owners' Association consent
¥	N	Proof of failure of Home owner's association
¥	N	Other (Specify)

PART G: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

¥	N	National Environmental Management Act, 1998 (Act 107 of 1998)
¥	N	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)
¥	N	National Heritage Resources Act, 1999 (Act 25 of 1999)
¥	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
¥	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
¥	N	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
¥	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
¥	N	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

Y	<input checked="" type="checkbox"/>	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
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Applicant's signature:



Date:

1 MAY 2025

Full name:

JAMES THOMAS LOUIS RICHARDS

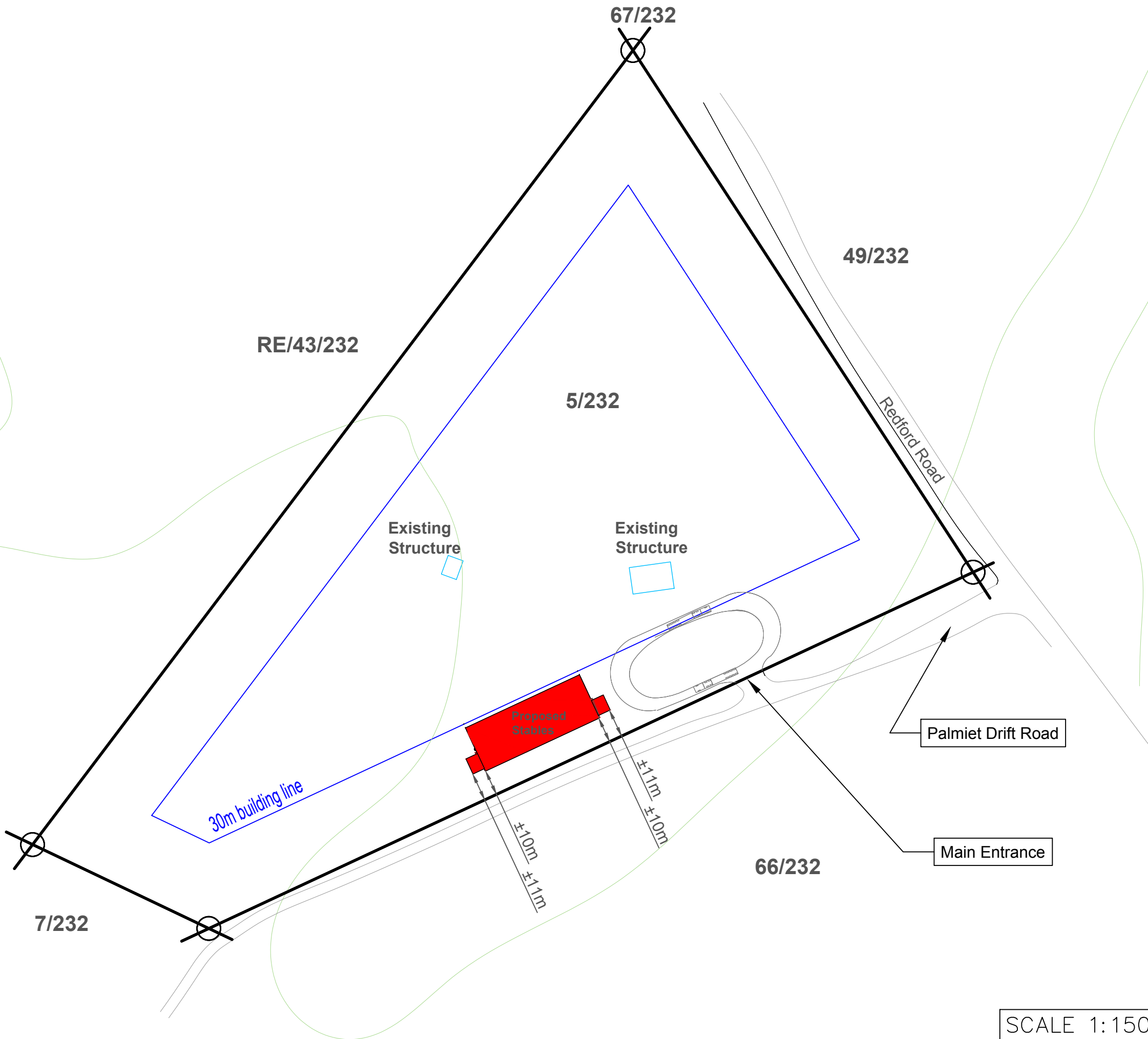
Professional capacity:

CANDIDATE TOWN PLANNER

SACPLAN REGISTRATION NUMBER:

C/10192/2025

No conveyancer certificate was acquired



SCALE 1:150

Site Plan
5/232 Redford

Property Extent –
5,2782 ha

- 5m Countour
- Proposed Horse Stables
- Existing Structures

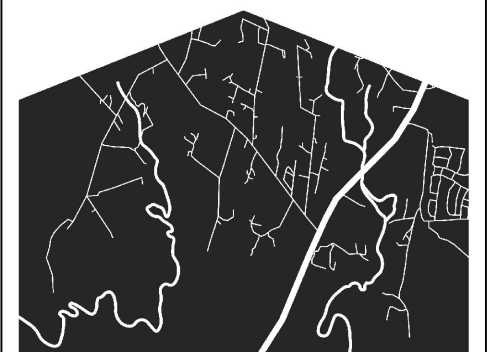
Plan prepared by: JT Richards

All distances are approximate
and subject to a survey

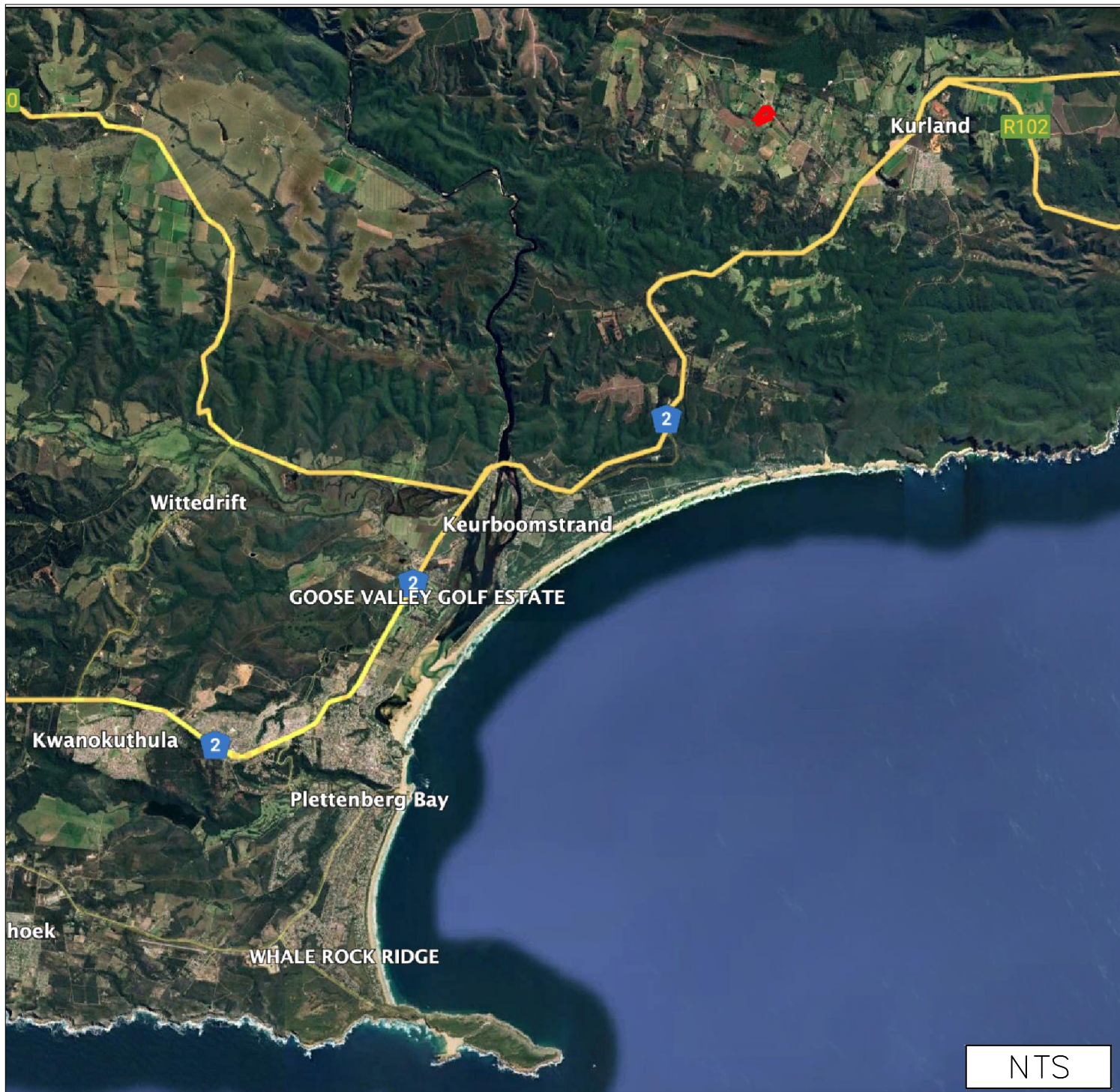
Tel: 078 279 48861

Email: jt@formationplanning.co.za

The Craggs, Plettenberg Bay,
Western Cape, 6602



FORMATION
PLANNING & DEVELOPMENT



Locality Plan 2 Portion 5 of 232 Redford, The Crag



Portion 5/232
Redford

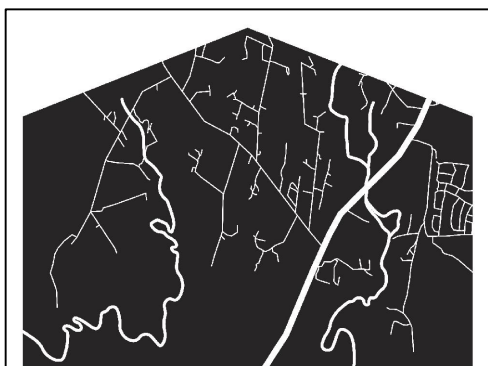
Plan prepared by: JT Richards

All distances are approximate
and subject to a survey

Tel: 078 279 4886

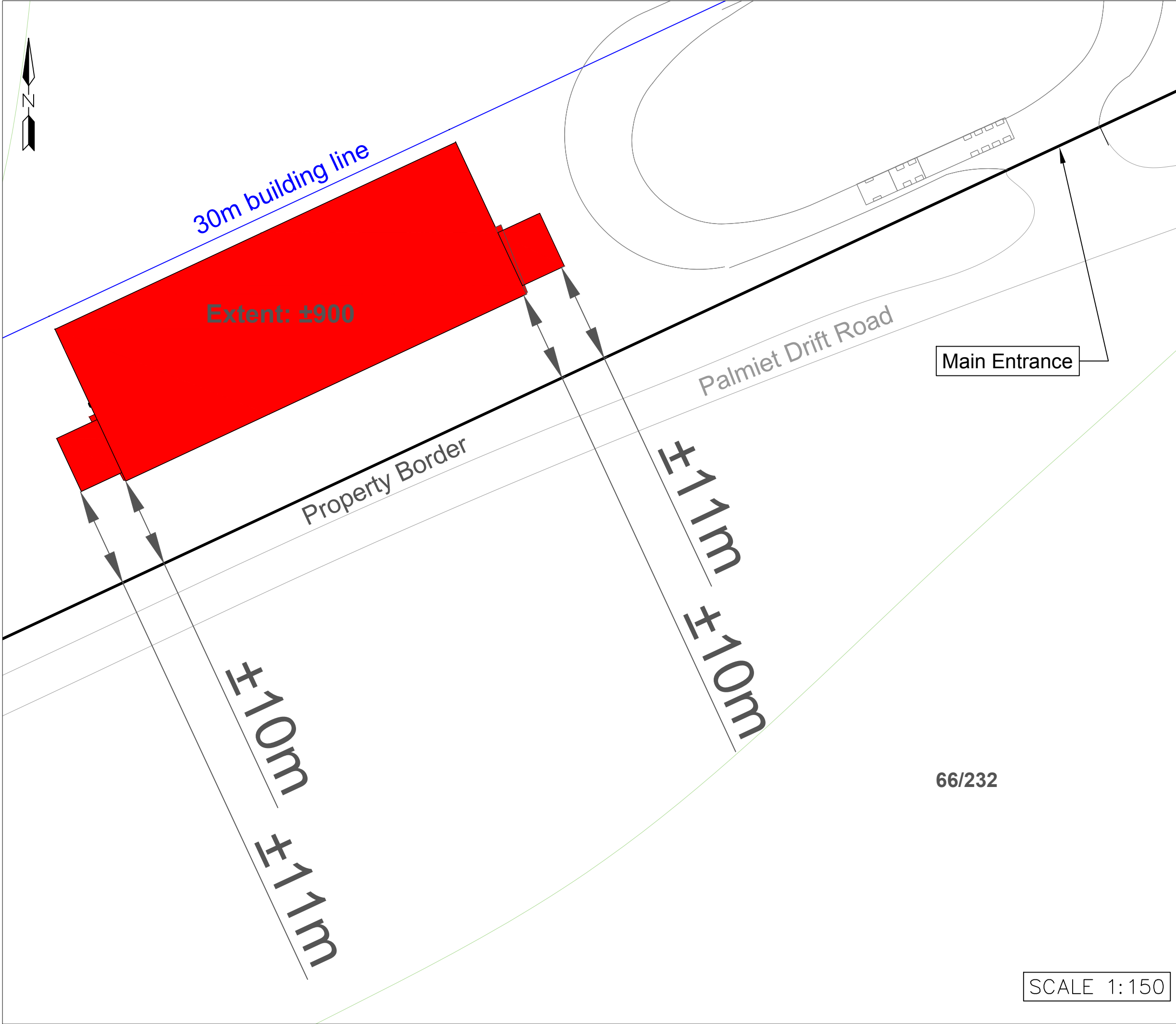
Email: jt@formationplanning.co.za

The Crag, Plettenberg
bay, Western Cape



FORMATION
PLANNING & DEVELOPMENT

NTS



Site Plan Zoomed In
5/232 Redford

Property Extent –
5,2782 ha

- 5m Countour
- Proposed Horse Stables

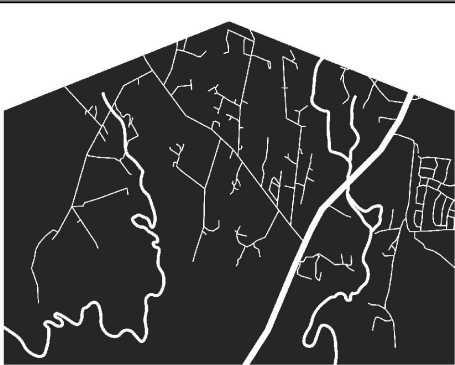
Plan prepared by: JT Richards

All distances are approximate
and subject to a survey

Tel: 078 279 48861

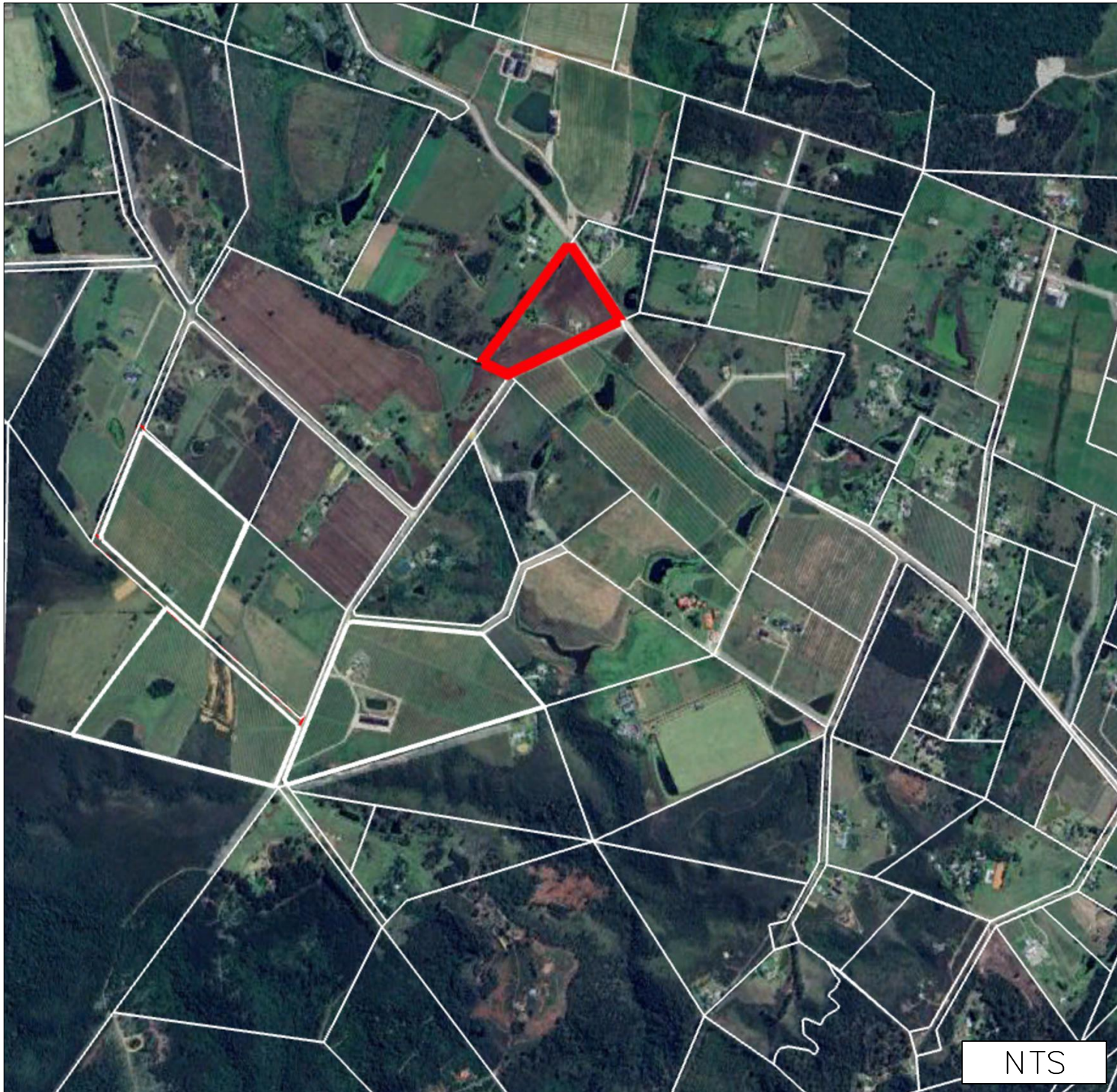
Email: jt@formationplanning.co.za

The Craggs, Plettenberg Bay,
Western Cape, 6602



FORMATION
PLANNING & DEVELOPMENT

SCALE 1:150



NTS

Locality Plan
Portion 5 of 232 Redford,
The Craggs



Portion 5/232
Redford

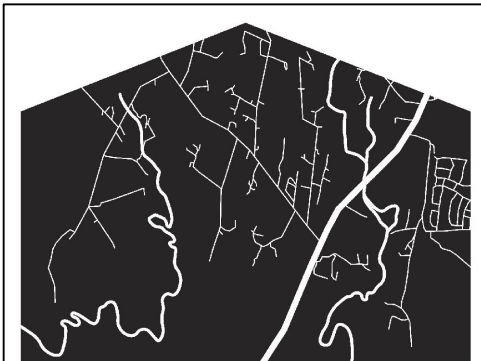
Plan prepared by: JT Richards

All distances are approximate
and subject to a survey

Tel: 078 279 4886

Email: jt@formationplanning.co.za

The Craggs, Plettenberg
bay, Western Cape



FORMATION
PLANNING & DEVELOPMENT

No pre-application meeting was held with the Bitou Municipality

LYNNE BOTHA ATTORNEYS
BOX 307
TEL: (021) 469-9710

PREPARED BY ME

CONVEYANCER
BOTHA LYNNE
LPCM 82076

Transfer document	
Amount	Office fee
Purchase price/Value R. 5 750 000,00	R. 2443,00
Mortgage capital Amount R.	R.
Reason for exemption	Exempt i.f.o. Cat. section Act.

T000005591 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT LYNNE BOTHA LPCM 82076

appeared before me, Registrar of Deeds, Cape Town, she, the said Appearer being duly authorised thereto by a Power of Attorney granted to her by

CARA MYBURGH
IDENTITY NUMBER 910402 0020 088
MARRIED OUT OF COMMUNITY OF PROPERTY

DATED AT PLETTENBERG BAY ON THE 18TH OF DECEMBER 2023

DATA / CAPTURE

07-02-2024

ATHI DAMOYI

DATA / VERIFY

07-02-2024

VUYELWA LAMANI

AND the said Appearer declared that on the 13TH OF NOVEMBER 2023 her Principal aforesaid sold the following property to the undermentioned Transferee

And that she in her capacity aforesaid did, by these presents, cede and transfer to and on behalf of

BALDERJA PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/642346/07

Its administrators or assigns, in full and free property;

THE REMAINDER OF PORTION 5 (A PORTION OF PORTION 2) OF THE FARM REDFORD NUMBER 232, IN THE BITOU MUNICIPALITY, DIVISION KNYSNA, WESTERN CAPE PROVINCE

EXTENT: 5,2782 (FIVE COMMA TWO SEVEN EIGHT TWO) HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T321/1952 WITH DIAGRAM SG NUMBER 9296/1950 RELATING THERETO AND HELD BY DEED OF TRANSFER NO T28057/2022

SUBJECT to the conditions referred to in Deed of Transfer Number 888/1927

Wherefore the said Appearer, renouncing all the right and title the said

CARA MYBURGH MARRIED OUT OF COMMUNITY OF PROPERTY

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

BALDERJA PROPRIETARY LIMITED REGISTRATION NUMBER 2020/642346/07

its administrators or assigns, now and henceforth shall be conformably to local custom; the State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting to R5 750 000,00 (FIVE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND) to have been paid or secured.

In witness whereof, I, the said Registrar, together with the Appearer, q.q have subscribed to these presents and have caused the Seal of the Office to be affixed thereto.

THUS DONE AND EXECUTED, AT THE OFFICE OF THE REGISTRAR OF DEEDS, CAPE TOWN, ON THE 6th DAY OF FEBRUARY 2024.



In my presence

REGISTRAR OF DEEDS