



Enquiries

Adél Sanchez

Contact details

044 501 3321

E-mail

aasensio@plett.gov.za

File ref: 18/22 & 24/433

11 August 2025

PER E-MAIL: beaconsurvey@mweb.co.za

Dear Sir

PROPOSED SUBDIVISION AND REZONING: PORTION 22 & 24 OF THE FARM JAKKALSKRAAL NR.433

The Manager: Land Use Management made the following decision with delegated authority from Council on 11 August 2025:

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

1. Subdivision of the Portion 22 of the farm 433 into Portion A (+/- 6,9410 ha) and the Remainder (+/- 10,5195 ha), in accordance with the Proposed amendment of boundaries plan no. F433P22&24/AMM.
2. Consolidation of the Remainder of Portion 22 with Portion 24 of the farm 433.
3. Proposed rezoning of Portion A from “Agricultural Zoning I” to “Open Space Zone II” in order to accommodate the proposed equestrian events centre.

Conditions in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):

1. The final Site Development Plan (SDP) shall be submitted to the Municipality for approval and must incorporate all relevant outcomes, recommendations, and conditions arising from the Environmental Impact Assessment (EIA) process and the associated Environmental Authorisation issued in terms of the National Environmental Management Act (Act 107 of 1998).
2. An ecological animal movement corridor of minimum of 6m should be established along the newly created western boundary of Portion A, extending in a north-south orientation. This corridor must be formally incorporated into the site layout as an undeveloped, functional ecological buffer that facilitates the movement of small and medium-sized wildlife species between adjacent natural areas. The corridor should be subject to appropriate rehabilitation measures, including the removal of invasive alien species and the re-establishment of indigenous vegetation suited to the local ecosystem. No solid or impermeable fencing should be permitted within the corridor, and wildlife-friendly fencing must be used where boundaries intersect the corridor to allow for continued animal passage. The objective of this condition is to maintain and enhance ecological connectivity, support biodiversity conservation, and reduce habitat fragmentation within the broader landscape.
3. That should services be obtained from the Municipality a Service Level Agreement be entered into.
4. That the conditions as per the approval by Deputy Director-General: Transport Infrastructure dated 22 March 2024.

Reasons for decision:

1. The proposed equestrian sporting facility is highly compatible with the character of the area.
2. Equestrian Estate was found to have a low impact on traffic operations on the adjacent road network.
3. No Municipal services are affected.
4. The proposed land use will contribute to achieving an objective of the IDP, namely, to increase sports tourism in the Municipal area.
5. Conditions are proposed such as the submission of an SDP for approval after the impacts have been assessed and the creation of a wildlife corridor between the Robberg Coastal Corridor Protected Area via the "Remainder" (Portion 24) towards properties south of the District Road.
6. Apart from the sporting activities on the property, the structures and land uses are consistent to what would have been permitted on a property zoned Agricultural Zone I.
7. No additional land units are created by the amendment of the common boundary.
8. The proposal is compliant with the Rural Area Guidelines as it contributes to diversifying the rural economy through sports tourism.

Appeals

- a) You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
- b) Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 or electronically to the case officer (cschliemann@plett.gov.za), within 21 days of date of e-mail/ publication of this letter.
- c) The 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 date of e-mailed notification of this decision together with proof of payment of the appeal fee.
- d) 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.
- e) 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 from date e-mailed notification of this letter.
- f) Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- g) 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 of this letter being sent by e-mail.



.....
Chris Schliemann
Manager: Land Use Management