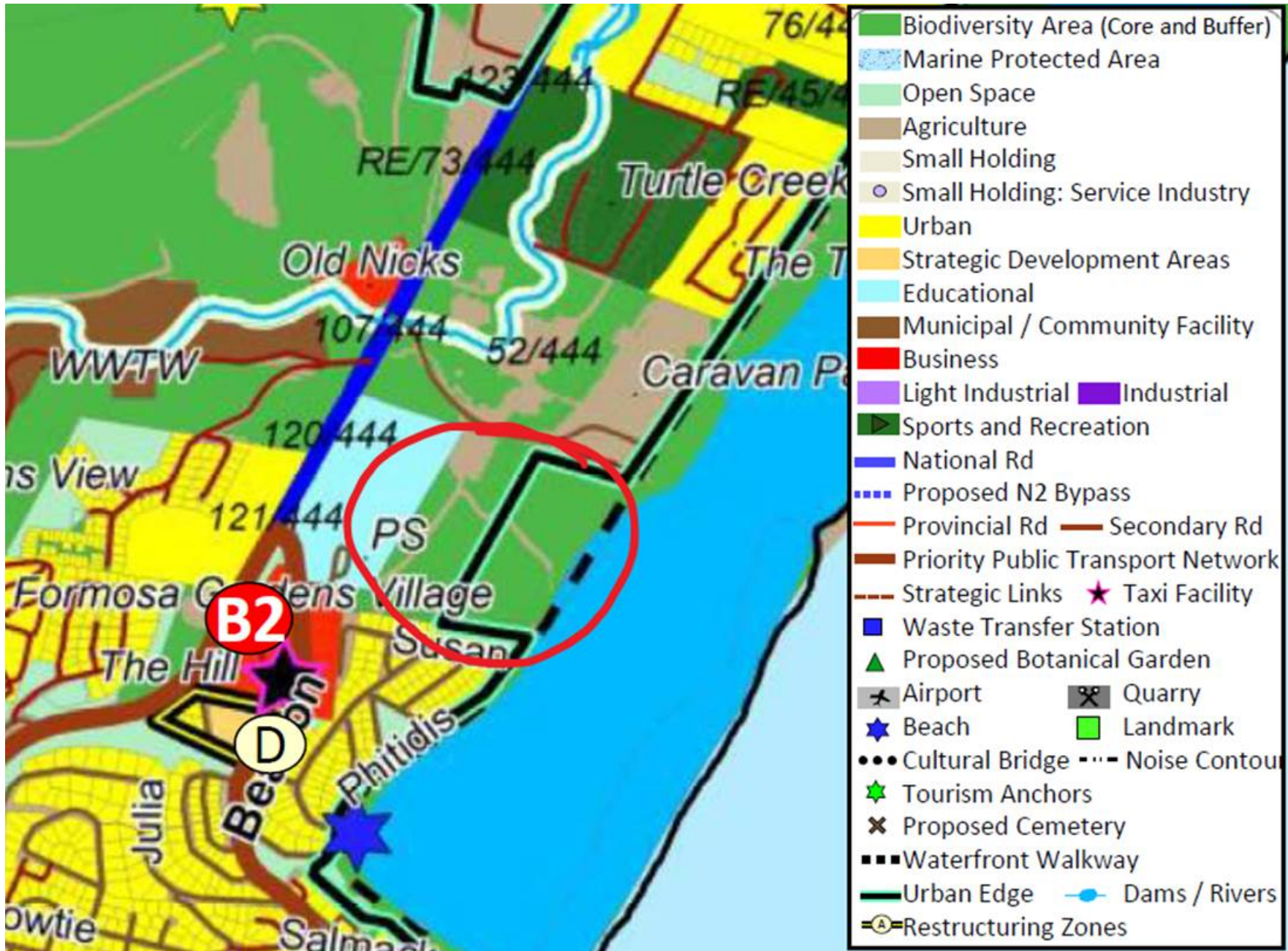


Marike Vreken

From: Marcel Minne <MMinne@plett.gov.za>
Sent: Wednesday, 05 July 2023 10:45
To: Marike Vreken
Cc: Chris Schliemann; Marius Buskes
Subject: RE: Pr23/09 - Plettenberg Bay Erf 6503 - Pre-application feedback from Municipality
Attachments: PB 6503 - LAYOUT 04.pdf; PB 6503 - LAYOUT 04 - no fills.pdf

Good day Marike,

The fact that the SDF shows the portion of erf 6503 that has been included inside the urban edge as “biodiversity area” and “agriculture”, is purely because of the “background information” layers used to compile the maps. It is not an indication that the area should remain conservation/ agriculture/ undeveloped. It should merely be seen as an indication that the land is likely environmentally sensitive, and that the sensitivities should be adequately investigated/ taken into account when the site is developed (through the necessary investigations such as an EIA/ OSCAER permit/ forestry permits or what have you). But in principle, the development of that portion of erf 6503 is considered to be consistent with the 2021 Bitou SDF, as it has been included in the urban edge for development purposes.



The following snippet from the SDF (see yellow section) also provides some further context:

The Tourism Nodes mostly comprise holiday homes/accommodation which are periodically occupied (during the holiday season). As a rule community facilities are not provided in these areas and the economic base is limited to tourism related activities.

These nodal points should be carefully planned, maintained and managed as these represent the major areas of future population growth, service delivery and economic development within the Bitou LM.

It is essential to compile/maintain detailed Local SDF's to guide and direct the location, type, extent and phasing of development in these areas. Such Local SDF's should determine the future spatial structure, function and associated land use composition of these areas – not only to ensure orderly, cost efficient and sustainable development, but also to harness private investor confidence and to attract investment.

Action 2.2: Contain settlement sprawl by means of an urban edge as growth management instrument

The Bitou SDF promotes radical settlement transformation in support of accessible, walkable, inclusive and livable environments that offer multiple opportunities for all sectors of society. This approach in turn facilitates the protection of environmentally sensitive and agricultural land, as less land will need to be developed. Hence the Bitou SDF defined an urban edge aimed at containing lateral urban sprawl within the municipality as illustrated on Figure 55.2.

It should be noted that the urban edge is to be viewed as a conceptual, indicative measure (growth management tool) aimed at illustrating a concept, rather than being an exact line with statutory status.

The urban edge is a proposed limit for expansion of any urban node beyond which development should not occur unless the land is already provided with, or can connect directly to existing municipal services infrastructure.

All land development applications for the use of land abutting an urban edge should be considered consistent with the SDF if the land has at any time in the past been used or designated for any urban development, which includes all development of land where the primary use of the land is for the erection of structures.

This includes all erven zoned and used for residential, business, commercial, industrial, institutional, less- or informal residential and services uses, i.e. zonings where the primary use would be the construction of a building development, thus residential estates on farms and golf estates would be defined as urban uses, albeit that the "primary use" is "agriculture" or "private open space" and the "secondary use" is "residential".

Action 2.3: Manage development in rural and agricultural landscapes

Development in the rural and agricultural landscapes of the Bitou LM should be managed in line with the guidelines provided in Western Cape Province Land Use Planning Guidelines: Rural Areas (2019) as summarised in Annexure B in this report.

Thus, should portions of the site falling outside of the urban edge be found to be developable from an environmental and engineering services perspective, such would also be considered to be consistent with the SDF. Although in this case it is probably wise to avoid the wetland/ densely vegetated area altogether, as you have rightly done in your draft layout.

Regards,

Marcel Minne

Pr. PIn A/1851/2014

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Bitou Municipality