



**Enquiries**

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File ref: 18/4/428

3 May 2022

Marike Vreken

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Dear Madam

**PROPOSED CONSENT USE FOR TOURIST FACILITIES (GUEST HOUSE, ADDITIONAL DWELLING UNIT AND FARM STORE): PORTION 4 OF THE FARM NR.428, (BITOU MUNICIPALITY), DIVISION OF KNYSNA**

The Manager: Land Use Planning approved the following on 24 March 2022, in terms of Delegated Authority from Council, in terms of Section 60 of the Land Use Planning Bylaw, 2015:

Consent Use to allow for the following:

- 2 Additional Dwellings
- Construction a Main Dwelling House for the purpose of a Guest House to accommodate a maximum of 10 guests.
- Tourist Facility (restaurant and animal touch farm)
- Chapel
- Tourist Facility (farmstore)

**Conditions of approval in terms of Section 66 of the Bitou By-law on Municipal Land Use Planning 2015:**

1. This 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;
2. This approval will lapse after a period of five (5) years from the date that this approval comes into operation.
3. Development must take place roughly in accordance with the Site Development Plan (Revision 5) submitted with the application, but the cabanas that are within the 30m building line are not supported.
4. That the developer takes note of the requirements from SANRAL dated 17 August 2020.
5. That at least the Short Term Solution as presented by the TIA dated July 2021 by Urban Engineering be implemented before any building plans will be considered. The developer has confirmed in writing that the requirements from SANRAL are accepted. The Medium

and Long Term improvements as required by SANRAL and detailed in the TIA must be implemented by the developer within a reasonable time frame. The time frames for completion of works must be submitted to the Municipality before any building plans will be considered. The Bitou Municipality will consider the long term solution implemented if all the requirements that directly involve the application property, is implemented.

6. Any unit indicated as a labourer unit, but not occupied by a farm labourer directly involved with the farming activities of the property, is not considered a labourer unit, but an “additional unit” which is limited to 2 (two) as per this approval. If any employee involved in the approved Consent Uses occupy a dwelling unit, the dwelling unit will be considered an “additional unit”.
7. The guest house is considered the main dwelling house of the property and is limited to 10 guests occupying 5 rooms (two guests per room).
8. The restaurant is limited to 50 guests. This includes any adult or child visiting the restaurant for children’s parties or function associated with the chapel.
9. The restaurant and surrounding area may not be used for live music events (or similar), or a dancing venue.
10. No outdoor markets may be operated from the property.
11. The “cabanas” may not be used to sell take-aways marketed to passing motorists.
12. The restaurant may not be used as a take-away operation marketed to passing motorists.
13. The chapel is limited to 50 guests. The chapel may not be used for functions other than functions normally associated with a chapel (weddings, baptisms or similar).
14. The farm store (shop) is limited to 150m<sup>2</sup>.

### **Reasons for decision**

- a) The proposed Consent Uses should not adversely affect the character of the surrounding area, and should not have a detrimental effect on the privacy or functioning of neighbouring properties.
- b) The proposed Consent Uses will not have any negative effect on the environment or agricultural activities.
- c) Development of the tourism base of Bitou Municipality is consistent with the Bitou IDP and SDF and the Eden District SDF.
- d) The developer has confirmed in writing that the requirements of SANRAL dated 17 August 2020 are accepted.
- e) The restrictions on size, number of guests etc, are based on the 2021 TIA and a meeting between the Municipal Land Use Management Section, Marike Vreken Urban Planners and the land owner.

It is hereby confirmed that no appeals were received and that the approval may now be acted upon.



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**Chris Schliemann**  
**Manager: Land Use Planning**

