Dear Madam,

**PROPOSED REZONING AND PERMANENT DEPARTURES: PORTION 21 OF THE FARM REDFORD NO 232, DIVISION KNYSNA, BITOU MUNICIPALITY**

1. The Director Economic Development and Planning made the following decision on 24/03/2021:
   
   2. That approval be granted in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
      
      a) The rezoning of a portion ± 1580m² of Portion 21 of the Farm Redford No 232 from agriculture Zone I to Agriculture II in terms of Section 15(2)(a) of the Bitou Municipality Bylaw on Land Use Planning (2015) to allow a winery and olive oil processing.
      
      b) A permanent departure in terms of Section 15(2)(b) in terms of the Bitou Municipality Bylaw on Municipal Land Use Planning (2015) to:
         i. Relax the southern building line from 30m to 22.925m to allow the existing staff changing room; 
         ii. Relax the southern building line from 30m to 17.949m to allow the existing carport/implement store/labourers cottage.

3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
   
   i. That the 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; 
   
   ii. That the proposed development be in accordance to the Site Development Plan dated 22 May 2020, ref: F232Ptn21SDP04 drawn by Marike Vreken Town Planners.
   
   iii. The Agriculture zone II will be limited to the extent of 0.1580ha as illustrated in the Zoning Plan dated 07 May 2020, ref: F232Ptn21SDP02 drawn by Marike Vreken Town Planners.
   
   iv. That services (water and sewage) be provided to the satisfaction of the Head: Municipal Services & Infrastructure Development.
   
   v. The winery/olive processing shall not be used as a ‘tourist facility’ without the necessary consent use approved by Council.
   
   vi. The owner shall not display any on-site advertisement or erect or use any sign for advertising purposes without the Municipality’s approval in terms of Bitou Municipality: Outdoor Advertising and Signage By-Law.
vii. A register must be kept on site detailing each occurrence of when the Municipality were contacted to empty the effluent storage tank. These records should be made available on request.

4. Reasons for the above decision are as follows:

a) The existing barn will be converted to accommodate the winery/olive processing;

b) No objections were received from the public;

c) No objections were received from the external commenting authorities;

d) The proposal will diversify the agriculture potential of the property;

e) The proposed development is consistent with the character of the area;

f) The proposal will facilitate skills development and contribute to the establishment and growing of the wine industry in Bitou Municipality;

g) The proposal will not have any negative impact on surrounding property owners land use rights;

h) The development proposal is consistent with the relevant spatial planning policies and objectives associated with agriculture industries;

i) The proposal is located outside the municipal urban edge and will have no impact on municipal service infrastructure.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.

7. The attached 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 notification of this decision together with proof of payment of the appeal fee.

8. 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.

9. 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 the notification was served.


11. 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 this letter was emailed or sent to the electronic address.
Yours faithfully

Ludolph Gericke
Director: Economic Development and Planning