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File ref: 18/0/312 & 18/0/539/PB

13 January 2020

DUPRÉ LOMBAARD
Virdus
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7600

Dear Sir

PROPOSED REZONING AND CONSENT USES FOR THE REMAINDER OF FARM LEERMANSDRIFT NR.312 AND BOSKY DELL NR.539, BITOU MUNICIPALITY

The Director: Economic Development & Planning approve the following in terms of Delegated Authority from Council in terms of Sections 16 of the Land Use Planning Ordinance and Consent in terms of Section 4.7 of the Section 8 Zoning Scheme Regulations for the following:

1. Rezoning from Agriculture Zone I to Agriculture Zone II to establish a small-scale winery and restaurant (area of 1946m² only) on Farm Nr.312.
2. Consent use for Tourist Facilities {wine tasting & restaurant (264m²), farm stall, and wedding venue and associated buildings (672m²)} on Farm Nr.539.
3. Consent Use for Service Industry (Agricultural Laboratory) and a Nursery (mostly roses) on Farm Nr.539.

That the above approvals are subject to the following conditions of approval in terms of Section 42 of the Land Use Planning Ordinance (Ordinance 15 of 1985).

(i) The owner, or his assignee, must confirm in writing that the following conditions are understood and will be adhered to, before the approval will come into effect and before any building plans will be approved and/or clearance will be given by the Municipality.

(ii) The conditions contained herein pertain to both the Remainder of Farm Nr.312 and the Remainder of Farm Nr.539 unless otherwise stated.

(iii) These conditions of approval must be made known to all new owners and/or developers and are binding on any new owner and/or developer;

(iv) The applicant shall be responsible for all costs necessary to comply with all the conditions, unless otherwise specified;

(v) This approval does not absolve the applicant/developer from compliance with any other relevant legislation.
(vi) No occupational certificate for any existing or new building will be issued unless the building plan complies with all the conditions of approval and services are to the satisfaction of the Director: Engineering Services.

(vii) That development occurs in accordance to the Site Development Plans dated 31 May 2016 and 16 June 2016 respectively. A plan showing the intended parking layouts for all the existing and proposed facilities must indicated on a Final SDP for approval by the Director: Economic Development and Planning. The size and location of such parking area may influence the development footprint.

(viii) The proposed farm stall may not exceed 100m² of floorspace.

(ix) No aircraft landing strip is permitted on Leermansdrift Nr.312.

(x) Access to the commercial and public land uses may only take access off the N2 via the existing servitude right of way over farms between the N2 and the affected farms.

(xi) The servitude right of way is a private thoroughfare of which the maintenance is the responsibility of the respective land owners, and Bitou Municipality cannot be held responsible for maintenance thereof.

(xii) The access off the N2 must carry the approval of SANRAL.

(xiii) The existing access off main Road 395 may only be used for general farming purposes.

(xiv) The Conditions of Approval imposed by SANRAL in their letter dated 23 December 2016 must be adhered to.

(xv) The Developer shall appoint a Professional Consulting Engineer to design the WATER, SEWER, FIRE AND STORM WATER requirements for this development as specified by HUMAN SETTLEMENTS PLANNING AND DESIGN GUIDELINES and submit the following to the Director: Engineering Services for consideration and approval.

1. Water services intermediary requirements, contracts etc.
2. Water quality (accredited laboratory) as per SANS 0241 and quantity for the development.
3. A permit for the discharge water containing waste (sewer and industrial effluent)

**Reasons for Approval:**

1. The approval legalises the current Consent Uses on the property.
2. The proposal will strengthen the financial sustainability of Agriculture in the area.
3. The tourism base of Bitou is strengthened by expanding the wine tourism attractions.

Yours faithfully

[Signature]

David Friedman

[Stamp] Director: Economic Development and Planning