



Ref: TPW/CFS/RP/LUD/REZ/SUB – 22/138 (Job 18762)

The Manager: Land Use Management
Bitou Municipality
Private Bag X1002
PLETTENBERG BAY
6600

Attention: Mr C Schliemann

Dear Sir

PROPOSED REZONING: PORTION 38 OF FARM GANSE VALLEY 444, BITOU MUNICIPALITY

1. The following refer:
 - 1.1. Your letter 18/38/444 dated 8 November 2022 to "Sir/Madam".
 - 1.2. Ms B Lotz's e-mail of 16 February 2023 on behalf of Marike Vreken Town Planners to Mr E Burger at this Branch.
 - 1.3. Mr E Burger's e-mail of 16 February 2023 on behalf of this Branch to Ms B Lotz at Marike Vreken Town Planners.
2. Minor Road 7214 (OP07214), for which this Branch is the Road Authority, is affected by this application.
3. This Branch offers no objection to this development, provided that the following are adhered to:
 - 3.1. The development is limited to 17 single storey sectional title group housing units, up to 6 bedrooms each, with communal buildings, entrance gate, guard house, maintenance and staff room, clubhouse, gym, conference room, doctor or nurse's office and administrative office, and a private nature reserve, all as depicted on the "SDP".
 - 3.2. The existing access off OP07214 at ±km0.51 RHS ("Right Hand Side") must be permanently closed by the future wall or fence that will be erected around the gated development.

- 3.3. A new access off OP07214 at \pm km0.53 RHS s must be created as proposed. This access will serve as the only access off OP07214 in favour of this proposed development, no other access off OP07214 may be created or continue to exist.
- 3.4 The new access off OP07214 at \pm km0.53 RHS in favour of this proposed development must be designed, by an adequately registered civil engineering professional, in accordance to this Branch's standards before submitting those design drawings to this Branch's Chief Design Directorate (Attention: Mr M Hendrickse; e-mail: Michael.Hendrickse2@westerncape.gov.za) for approval before construction thereof may commence. This access design must include:
 - 3.4.1 Enough stacking distance between the edge of shoulder of OP07214 and the vehicular gate structure. This stacking distance must be indicated.
 - 3.4.2 Sight distances along and within the road reserve of OP07214 that complies to this Branch's minimum safe standards.
- 3.5 If external services will be proposed to be constructed within the road reserve or within the adjacent 5m Building Line (Roads Ordinance 19 of 1976) of OP07214, such planning must be cleared with this Branch (Attention: Mr E Burger; e-mail: Evan.Burger@westerncape.gov.za) before designs and requests for such wayleave approvals may be submitted.
- 3.6 If refuse will not be collected at each residence and the communal buildings within the development, then a refuse removal area must be provided within the proposed development and not within the road reserve of OP07214.
- 3.7 No additional stormwater runoff (pre- versus post development scenarios) may be discharged into the road reserve of OP07214.
- 3.8 Approval must be obtained from this Branch to construct a (security) wall or fence along the road reserve boundary of OP07214 if different from this Branch's standard for fences.
- 3.9 No structures may be constructed within the 5m Building Line (Roads Ordinance 19 of 1976) adjacent to OP07214.
- 3.10 It must be entered into the Body Corporate's set of rules, and accepted by all the property owners or tenants, that this Branch is not obliged to maintain a Minor Road - such as OP07214, and that this Branch will not increase on its maintenance along OP07214 due to this development being supported. It is however recommended by this Branch that the gravelled road section be upgraded by the developer, with a permanent (tarred) surfacing up to at least the new access of this development.

- 3.11 SANRAL is requested to provide their input and approval where affected at the N2/OP07214-intersection.
- 3.12 The developer accepts to cover all the design and construction costs towards the establishment of this proposed development.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

DATE: 9 March 2023

ENDORSEMENTS

1. Bitou Municipality
e-mail: townplanning@plett.gov.za

2. Marike Vreken Town Planners

Attention: Ms M Vreken (e-mail: info@vreken.co.za)

3. Garden Route District Municipality

Attention: Mr JG Daniels (e-mail)

4. District Roads Engineer, Oudtshoorn

5. Mr SW Carstens (e-mail)

6. Mr E Burger (e-mail)

7. Mr M Hendrickse (e-mail)

8. Mr J van der Merwe (e-mail)