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Our Ref.: 1307/HES/23 Your Ref.: Melkhoutefontein 449/11

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30 July 2024

## Melkhoutefontein 449/11, Riversdale

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DELPLAN is applying for tourism accommodation as consent use under the current zoning of Agriculture Zone I. The application is set out as follows:

• <u>Consent use</u> in terms of Section 15(2) (o) of the Hessequa Municipality: Land Use Planning By-Law, 2015 for tourism accommodation under the current zoning of AGZI as the owners aim to construct 6 chalets on the property.

## **Further Details below:**

The property is situated north-west of Gouritsmond with a small portion on the river and most of the farm west of the road to Gouritsmond.



Figure 1: Locality

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The owners propose to erect 6 chalets on the property as consent use for tourist accommodation. The chalets will be erected in two areas which is already disturbed with alien vegetation. 3 on the riverside and three on the inland side.

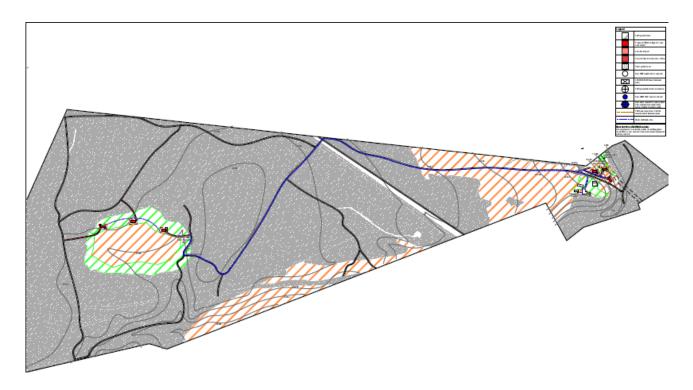


Figure 2: Development proposal

The Hessequa SDF does not identify the area for a specific use, the proposal is therefore consistent with the SDF as it does not directly contradict the SDF. No mention is made to the limitation of agricultural uses or the expansion of these uses to accommodate other uses.

Tourism is however promoted as part of the general objectives of the SDF.

Yours faithfully **DELPLAN Consulting** 

**DELAREY VILJOEN Pr. Pln** 

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