



MOSSEL BAY MUNICIPALITY  
MOSELBAAI MUNISIPALITEIT  
UMASIPALA MOSSEL BAYI

In antwoord verwys na nommer 8484692  
In reply quote number  
Xa Uphendula chaza Le Nombolo

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2007 Rapport Dorp van die Jaar  
2016 National Greenest Town  
2017 Kwêla Town of the Year!  
**2022-06-02**

OUTENIQUA GAME FARM

**APPLICATION FOR THE APPROVAL OF A BUILDING PLAN IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, ACT 103 OF 1977, AS AMENDED**

PLAN NO:	948/22		
ERF:	420	AREA:	MOSELBAAIPLASE
STREET:	R328	STREET NO:	-

You are hereby requested to supply or submit the following OUTSTANDING INFORMATION:

**1. Outstanding Information**

**Approval from the MBM: Town Planning department is required before scrutiny can commence, also a copy of the approved Land-use application needs to accompany the building application.**

**Building application needs to adhere to minimum requirements of the MBM: Plans examiners checklist.**

Technical Services:

**Eric Louw:** 044 606 5270

Approve plan. This plan does not affect the water and sewer reticulation.

Town Planning:

**R. le Roux:** 044 606 5077

The building plan cannot be approved as the proposed chapel is not in line with the land use approval, therefore a pre-application needs to be submitted and then a formal land use application will be required for consideration.

Fire Department:

**Kobus van der Mescht:** 044 606 5034

Provide a fire plan indicating the fire appliances

Environmental:

**Mushfiqah Abrahams:** 044 606 5163

Environmental Checklist and Photographs of Area where proposed building plans will be located to be completed and attached.

After receipt of the required information, attention will be given to the expeditious approval of the building plan.

**2. Contact Person**

For further information or queries, please contact

Larné Thorpe  
044 606 5248

Yours faithfully,

**BUILDING CONTROL OFFICER**

101 Marshstraat | Street | Sitalato 101  
Privaatsak | Private Bag | Ingxowa Yeposi Ngu X29  
Mosselbaai | Mossel Bay | Bayi 6500



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15/4/44/6;15/4/44/1;15/4/44/4/M Engelbrecht  
C 9305604 (Item)  
App 65-10-2022

8 December 2022

Marlize de Bruyn Planning  
PO Box 504  
MOSSSEL BAY  
6500

**PER REGISTERED POST**

Sir/Madam

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, CONSENT USE & TEMPORARY DEPARTURE IN TERMS OF SECTION 15 OF THE MOSSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2021: FARM OUTENIQUA GAME FARM B NO 420, RUITERSBOS (FOR THE PURPOSE OF A FUNCTION VENUE & PLACE OF WORSHIP)**

Your application in the above regard refers. It was resolved under Resolution DP48-12/2022, as follows:

1. That the application for amendment of Conditions 2.1, 2.2 & 2.3 of Approval DP58-09/2021 (dated 29 September 2021) in terms of Section 15(2)(h) of the Mossel Bay By-Law on Municipal Land Use Planning, 2021 to accommodate changes to the Site Development Plan and expansion of the Tourist Facility with a Chapel, be approved in terms of Section 60 of the said By-Law.
2. That the application for a consent use on the Farm Outeniqua Game Farm B No 420, Ruitersbos in terms of Section 15(2)(m) of the Mossel Bay By-Law on Municipal Land Use Planning, 2021 to establish a function venue, be approved in terms of Section 60 of the said By-Law.
3. That the application for Temporary Departure on the the Farm Outeniqua Game Farm B No 420, Ruitersbos in terms of Section 15(2)(c) of the Mossel Bay By-Law on Municipal Land Use Planning, 2021 for the use of the Chapel as a "Place of Worship", be approved in terms of Section 60 of the said By-Law.

4. That the approvals above are subject to the following conditions imposed in terms of Section 66 of the said legislation:

Site Development Plan & Building Plans:

- 4.1. That a detailed Site Development Plan (SDP) on an acceptable scale, be submitted for approval by the Director: Planning and Economic Development before any building plans can be considered.
- 4.2. That the consent use for a Tourist Facility (Restaurant), Chapel, Function Venue, Farm Shop and Plant Nursery will be restricted to the approved Site Development Plan.
- 4.3. That any future expansion of the development rights will be subject to approval of a land use planning application.

General:

- 4.4. That waste management must be to the satisfaction of the Director: Community Services.
- 4.5. That the Place of Worship will be limited to a maximum of 5 years from the date of this decision letter.
- 4.6. That no liquor license, including temporary liquor licence or other may be recommended for approval prior to adherence to the conditions of approval of the Function Venue and Tourist Facility.

Contravention Levy:

- 4.7. That a Contravention Levy for the unauthorised activity, be paid in terms of the Municipality's Tariff List of R13 000,00 (financial year 2022/2023) with submission of the Site Development Plan.
  - 4.8. That the contravention levy payable, is subject to escalation.
5. That the recommendations above are made due to the following reasons:
    - 5.1. The proposal will not have a negative impact on the character of the area as the primary use will remain agricultural.
    - 5.2. No objections were received from the surrounding property owners.
    - 5.3. The proposal will create employment opportunities which can enhance the local economy.
    - 5.4. The proposal will not have a negative impact on the existing agricultural activities on the property.

5.5. The Place of Worship is limited to 5 years which will enable the Municipality to establish if it is and will remain a viable and sustainable land use in the rural area.

5.6. The scale of the proposal is in line with the Provincial Rural Guidelines.

**6. Kindly note:**

6.1. That the National Building Regulations be adhered to at all times.

6.2. That advertising compliance with the Council's By-Law relating to Outdoor Advertising and Signage be to the satisfaction of the Director: Planning & Economic Development.

6.3. That this approval does not exempt compliance with any other legislation that may be applicable to the proposed development.

6.4. That a business licence must be obtained from the Director: Community Services, if required.

6.5. That the Applicant must obtain the approval of any other relevant controlling authority, where applicable, such as the Garden Route Health Authority."

Please note that you have a right to appeal in writing to the Municipal Manager, Mossel Bay Municipality, PO Box 25, Mossel Bay, 6500 within 21 calendar days from date of this letter.

Yours faithfully

 **DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**

/jk