



Enquiries
Olwethu Yonke

Contact details
044 501 3317

E-mail
oyonke@plett.gov.za

Our Ref: 18/48/434

25 November 2019

To: Steve Manamela

ZONING CERTIFICATE FOR PORTION 48 OF FARM NO. 434, BITOU LOCAL MUNICIPALITY

Our records indicate that Portion 48 of Farm No. 434 is zoned "Agriculture zone I" with a consent use to operate a Bird Farm, Small restaurant, gift shop and nursery in terms of the Land Use Planning Ordinance No. 15 of 1985

Please note:

1. The subject property may only be used in accordance with such zoning and any applicable qualification and not for any other purpose.
2. The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which can be made available on request.
3. The utilisation of the above zoning is subject to compliance with any condition of approval which might have been a requirement in terms of a former rezoning/ subdivision or any other approval.
4. For details on applying for consent uses, see section 19 of the Bitou By-law on Municipal Land Use Planning, 2015.
5. The subject property's Title Deed should also be consulted for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
6. Use of the property in accordance with the above specified zoning category does not exempt the owner/ occupier from compliance with any other legal statutory requirement which may affect the property.
7. Although every effort has been made to ensure that the information here-in is accurate, any errors or omissions made in this document cannot be used to enforce a zoning other than the lawful zoning for this property.
8. Bitou Municipality indemnifies itself from any liability with regards to any direct or indirect consequential loss, damage or cost caused by or arising from the information as set out in this zoning certificate.

Yours faithfully

Chris Schliemann
Manager: Land Use Manager