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REMAINDER PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGSKLOOF NO. 672, AND PORTION 13 OF THE FARM SONDAGSKLOOF NO. 672, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION, SUBDIVISION AND CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF IKONIQUE TRUST

Rem Ptn 2 of Farm 672 and Ptn 13 of Farm 672 (4893/2024)

**SW van der Merwe
19 October 2026**

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Hermanus Administration

1. EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received from Messrs WRAP Project Office on behalf of Ikonique Trust for the following:

- ❖ **Consolidation** in terms of Section 16(2)(e) of the By-Law of Remainder Portion 2 of the Farm Sondagskloof No. 672 (88,0319ha) with Portion 13 of the farm Sondagskloof No. 672 (17,7415ha) to create a consolidated farm measuring 105,7734ha in extent;
- ❖ **Subdivision** in terms of Section 16(2)(d) of the By-Law of the consolidated farm into two portions, namely Portion A ($\pm$ 51,8539ha) and Portion B ($\pm$ 53,9195ha), and
- ❖ **Consent use** in terms of Section 16(2)(o) of the By-Law for tourist facilities (wedding venue), five additional dwelling units and tourism accommodation applicable to Portion B.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, and the Consolidation Plan, Subdivision Plan and Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The subject properties, Portion 2 and 13 of the Farm Sondags Kloof No. 672, Division Caledon are located outside Stanford. The properties are zoned for agricultural purposes. Portion 13 is developed with a main dwelling, milk barn and existing labourers' cottage. Several other structures exist on the property and are in process of demolition due to their dilapidated state. Portion 2 is also developed with a main dwelling. The main dwellings on both portions are heritage buildings being older than 60 years and indicated is such in the Heritage Survey.

The proposed farm realignment entails consolidation and subdivision to create a more equal split between the two properties. The owner will retain both farms, and this is purely an administrative decision made to enhance the functionality of both farms. The proposed subdivision of the consolidated farm into two more efficient portions offers

significant advantages in terms of land use, agricultural productivity, and tourism development. The owners also aim to formalise tourist facilities on Portion B that does not have large, cultivated areas. By introducing new tourist accommodation options and providing adequate tourist facilities on the property the proposal is to create new economic activities in an area where it is not currently offered.

The proposed consent uses applicable to Portion B are the following:

- tourist facilities comprising a wedding venue / chapel; and
- five additional dwelling units (tourism accommodation).

4. SUMMARY OF APPLICANT'S MOTIVATION

Only the main points of motivation are summarised as follows (the detailed report is attached as Annexure B):

- The motivation supports a boundary realignment and small-scale agri-tourism development intended to improve farm viability while retaining the area's rural character.
- Consolidation and subdivision create two similar sized farm portions and will ensure a more functional farm layout and improved operational efficiency to allow the farm to be managed according to its agricultural and tourism potential.
- Owner's vision is to develop the farms as a tourist destination, contributing to the growth of agri-tourism in the region.
- Introduction of tourist-related activities and accommodation, diversifying the local economy, attracting visitors and generate additional revenue for both farms and the surrounding community.
- The approach is consistent with broader regional planning objectives that encourage the sustainable development of agricultural land and the promotion of rural tourism. Through this balanced development, the owners are contributing to the region's growth in harmony with the local environment and community needs.
- Proposal respects and preserves the rural agricultural character of the area.
- Proposed structures will be located on historical footprints of the existing structures, utilising the disturbed area as a base for redevelopment.
- Once the existing structures, which include a main dwelling, three agricultural workers' accommodation, an agricultural barn, and other miscellaneous structures related to agricultural operations are demolished, the owners will submit building plans for a new main dwelling and a cottage for the farm manager to use during the property's development.
- Proposed wedding venue and chapel for wedding ceremonies and reception.
- Venue will contain a kitchen, bar and ablution facilities.
- Venue will accommodate a maximum of 120 guests.
- Sufficient on-site parking will be made available.
- The proposed wedding venue area aims to capitalize on the property's natural beauty, creating a picturesque setting for wedding ceremonies. This addition will not only enhance the property's appeal but also offer a unique experience for couples seeking a memorable location for their special day.
- Proposal will positively boost tourism in the area, boost local revenue streams (i.e. diversified income, as well as use of support services in the area including employment).
- Proposed additional dwelling units and tourism accommodation can be standalone or function in connection with the venue.

- Five additional dwelling units will be single storey and have a maximum footprint of 250m².
- Proposed tourist accommodation will ensure the following:
 - ❖ tourist accommodation provides a vital revenue stream;
 - ❖ tourist accommodation can enhance the economic viability of the farm;
 - ❖ tourism can promote the preservation and enhancement of the farm's resource, and
 - ❖ tourist accommodation also provides a platform for showcasing the farm's unique features supporting tourist accommodation aligns with broader regional development goal.
- The title deed contains no restrictive conditions that prevent the proposal.
- Proposal is consistent with the development parameters in terms of the Overstrand Land Use Scheme.
- Access and egress to the subject property is gained from a divisional road traversing the farms. The approval and implementation of this proposal will not change this
- Electricity is provided by ESKOM.
- Sewage will be collected in closed conservancy tanks that are serviced by private companies at the cost of the owners.
- Water is collected from surface runoff and a proposed borehole.
- Portion 2 of the Farm Sondags Kloof No. 672, Caledon, has registered water rights, which may be used for the irrigation of gardens, vegetable gardens, and livestock.
- Portion 13 of the Farm Sondags Kloof No. 672, Caledon, currently has no registered water rights, but they are in the process of having an existing borehole registered and obtaining a general authorisation.
- Solid waste is collected and kept on-site and taken to the waste transfer station in the surrounding area.
- Proposal is expected to have a significant socio-economic impact on the local community. By providing accommodation options for tourists and offering a wedding venue, the proposal can increase tourism activity, which may have a positive impact on the local economy. Increasing tourism activity may create new job opportunities.
- Furthermore, by showcasing the natural beauty of the surrounding area, the proposal can help preserve the local environment and promote a more sustainable future for the community. This can have a positive impact on the community's well-being and prospects, both economically and socially.
- The proposed development on the subject property is compatible with the surrounding area as it aligns with the area's existing land uses and promotes sustainable development. The surrounding properties are used for agricultural and tourism-related uses, and the proposed development is consistent with this.
- It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide several benefits to the surrounding area as motivated throughout this report.
- No adverse impacts on the biophysical environment as the proposed developments planned comprise already disturbed areas.
- Portion 2 of the Farm Sondags Kloof No. 672 Caledon is listed in the OM Heritage Register; the structures are in the process of being demolished. Before this will occur, the approval of all the necessary committees and authorities will be obtained.
- The proposal will not have an impact on traffic, parking or access, as the subdivided portions A and B will still use the accesses as are currently being used.

- The structures, therefore, it is not expected that to have an impact on the views, sunlight or character of the area.
- The operation of the proposed tourist facilities will create employment opportunities for the local workforce. Roles may include event coordinators, catering staff, bartenders, and maintenance personnel. This not only provides stable jobs but also contributes to skills development and capacity building within the hospitality and event management.
- The proposal is not predicted to have a negative impact on the surrounding properties.
- A portion of the subject property is not located within an environmentally important area, with no critical biodiversity on the property. The proposed development is planned on historically disturbed areas which will ensure limited impact on the surrounding area.
- Portion 2 of Farm 679 is partially located within the Riverine EMOZ. The purpose of the Riverine EMOZ is to protect and conserve the ecological functioning of the Overstrand's main river courses and associated wetlands. The proposal will not impact the EMOZ as proposed development on Portion B is outside the EMOZ.
- Proposal is consistent with the Western Cape Rural Development Guidelines.
- Proposal is consistent with the PSDF as the proposal add additional economic activities into an area where there are not many options available, will have a positive impact on the Overstrand Municipality as more employment options are created. The application then relates to the development of economic activity which is in line with the PSDF.
- Proposal is consistent with the SDF as it will create sustainable growth in an area with little economic activity, will diversify income and ensure employment opportunities are created and contribute to tourism and economic development.
- Proposal is consistent with the Planning Principals in terms of SPLUMA and LUPA:

Spatial Justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to add additional uses to the subject properties that not considered to have a negative impact on past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owner to stay on top of the requirements and movements of the demand.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
E-mail Notices and Site Notice	Yes	21 February 2025	28 March 2025
Internal Departments	Yes	21 February 2025	28 March 2025
Ward councillor	Yes	21 February 2025	28 March 2025
Total comments	FOUR (4) LETTERS OF OBJECTION & ONE (1) LATE OBJECTION		
Total letters of support	NONE		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly?			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA?			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Building Department	25/02/2025	No objection.
Health	26/02/2025	Note that accommodation facilities must be operated under a valid health certificate in reference to Overberg District Municipality Municipal Health Services By-Law dated 15 July 2019. If food is prepared and served, the area where food is prepared must be operating under a valid Certificate of Acceptability.
Fire Services	28/02/2025	No objection, subject to compliance with the provisions of SANS 10400-T:2020 and the By-Law relating to fire safety.
Development Control	12/03/2025	Attached as Annexure F.
Waste Management	18/03/2025	No objection.

Environmental Management and Conservation	31/03/2025	No objection.
Breede—Olifants Catchment Management Agency	17/03/2025	Attached as Annexure G.
Eskom	18/03/2025	Attached as Annexure H.
Department of Environmental Affairs and Development Planning, <i>Planning</i>	28/03/2025	No objection.
CapeNature	22/04/2025	Attached as Annexure I.
Department of Environmental Affairs and Development Planning, <i>Environmental</i>	07/07/2025	Attached as Annexure J.
Heritage Western Cape	12/03/2026	Attached as Annexure K.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Registered letters were sent to interested and affected parties and a site notice was displayed. Four (4) objections were received within the specified timeframe; one late objection was received after the closing date of the public participation process.

The objections and letter of no objection are attached as Annexure D, and the response by the applicant is attached as Annexure E.

See below a summary of the comments received and applicant's response thereon, and also the municipal town planners' comments thereon.

<u>Name</u>		<u>Date submitted</u>	<u>Valid</u>	<u>Invalid</u>
• Stanford Ratepayers Association	Objector 1	18/03/2025	X	
• Stanford Heritage Committee	Objector 2	19/03/2025	X	
• P Hedley-Smith (owner of Portion 3 of the Farm 672)	Objector 3	28/03/2025	X	
• R van Vuuren (owner of Portion 12 of Farm 672)	Objector 4	29/03/2026	X	
• M Church Bingly (owner of Portion 7 of Farm 672)	Objector 5 (late objection)	29/03/2025		X

Stanford Ratepayers did not object to the application subject to affected neighbours being invited to participate and have no objection. Given the objections received, the comment of the association is dealt with as an objection.

The objection from R van Vuuren (objector 4) was received after the closing date. This was due to an administrative error in selecting the wrong ID Code on the municipal database of the current owner of Portion 12 of Farm 672 and subsequently the notice was sent to the previous owner of the property. The current owner was made aware

of the application by one of his neighbours on 28 March 2026. Due to the administrative oversight the objection is regarded valid.

The late objection from M Church Bingly (objector 5) was incorporated in the discussion of the objections below. However, being late it cannot be taken into consideration. Thus, the objector will only be notified of the outcome of the application.

POINT OF OBJECTION

Heritage / Demolition

The objection raises concerns regarding the perceived demolition of a historically significant Cape Dutch Revival farmhouse and associated workers' cottages, as well as the alleged lack of heritage consideration and formal authorisations.

RESPONSE FROM APPLICANT

Heritage Assessment and Committee Engagement

A formal Heritage Assessment has been commissioned and is currently being undertaken by Maureen Walters, a recognised member of the Heritage Committee in Stanford. The owners are working in close collaboration with Ms Walters and the Heritage Committee to ensure the architectural design and any future work on the structures are sensitive to and celebrate the heritage value of the buildings. This proactive step underscores the owners' commitment to preserving the architectural and cultural significance of the property.

No Demolition of the Heritage House

Contrary to the claims made in the objection, no demolition of the primary heritage farmhouse has taken place. The ongoing work on the structure has been limited to necessary restorative interventions aimed at safeguarding and enhancing the building's integrity. Specific works completed include:

- Removal of a non-original internal braai that caused structural pressure on the external wall.
- Removal of a collapsed internal wall that was contributing to roof sagging.
- Replacement of a rotten, irreparable roof with new corrugated roofing in keeping with the existing style.
- Replacement of non-original, rotten windows with appropriate alternatives.
- Removal and infill of damaged aluminium sliding doors (non-original features).
- Structural reinforcement of the stoep and replacement of the braai on new foundations.

These interventions are consistent with good heritage conservation practice, repairing rather than replacing historic fabric and removing non-original alterations that detract from the building's significance.

Demolition

It is important to state that all demolition activities associated with the proposed development will be carried out strictly in accordance with the applicable legislative and regulatory requirements. This includes the formal submission and approval of

demolition permit applications through the Overstrand Municipality, prior to any demolition taking place.

The owners acknowledge the significance of the existing structures, both from a heritage and planning perspective, and are committed to ensuring that any removal or alteration of buildings is conducted in a lawful, transparent, and professionally managed manner. Where required, permits will also be supported by relevant documentation, including heritage assessments and input from registered professionals, in line with the National Building Regulations and Heritage Western Cape guidelines.

This commitment reflects the owners' intention to respect both the legal framework and the historical character of the site, and to ensure that all work is responsibly managed to avoid any negative impact on the surrounding environment or community.

Consultation and Good Faith Effort

Prior to commencing the work, the owners consulted with relevant professionals including contractors and architects, who advised that the proposed restoration activities did not require prior formal authorisation. The owners acted in good faith based on the professional advice received.

Intention and use

The farmhouse in question is intended to be occupied by the owners as their primary residence. It is not earmarked for demolition or commercial repurposing. The intent behind all restorative work is to embrace and honour the Cape Revival architectural style, ensuring the building continues to be a defining feature of the property's character.

In light of the above, the concerns regarding the loss of heritage value and demolition are unfounded. The owners have shown diligence and a clear commitment to the preservation of the property's heritage attributes and have engaged with the appropriate professionals to ensure that the restoration is respectful, compliant, and reflective of the area's historical context.

RESPONSE FROM TOWN PLANNER

Applicants comment is noted. Approval was also obtained from Heritage Western Cape pertaining to renovations and additions of the managers dwelling and heritage structures (attached as Annexure K). The SDP was also amended to provide for a venue and chapel in the same location, thereby retaining the original heritage dwelling.

POINT OF OBJECTION

Intent and Nature of objection

The objection asserts that the application disguises a commercial business venture as a purely administrative process and implies that the primary intention is to establish a major housing and tourist development that is incompatible with agricultural zoning. It is also suggested that there is no intention to engage in commercial farming activities.

RESPONSE FROM APPLICANT

In response, it is important to emphasise that the application clearly outlines the intent to consolidate and re-subdivide the subject properties to enhance the functionality of both land portions. The proposal includes a consent use for limited-scale tourist accommodation and a wedding venue, both of which are permissible with municipal consent under the Agriculture Zone 1 provisions of the Overstrand Municipality Land Use Scheme (OMLUS). The nature and extent of these proposed uses, including their associated built form, have been transparently set out in the application and supporting motivation report.

Contrary to the claims made, the proposal does not constitute a “major housing development.” The five additional dwelling units fall within the zoning parameters and are intended specifically to accommodate visitors, primarily in support of the wedding venue. These units are not proposed as general residential dwellings and have been carefully located to respect the natural landscape and to utilise previously disturbed areas. The overall development scale is modest, low-impact, and has been purposefully designed to remain in harmony with the surrounding rural environment.

While the farm is not suited to intensive commercial agriculture, the owners remain committed to maintaining a productive agricultural component. The intention is to integrate light farming activities with the tourism offering, creating a diversified income stream that supports the property's viability. This hybrid land use model is increasingly necessary to ensure the sustainability of rural landholdings in contexts where traditional farming alone may no longer be economically feasible.

The long-term vision is not to replace agriculture with tourism, but rather to support the continuation and improvement of agricultural operations through the reinvestment made possible by tourism income. This balanced approach allows for ongoing investment in land stewardship, conservation, and infrastructure upgrades which are benefits that may not otherwise be attainable under current agricultural limitations.

It is also important to note that according to the OMLUS each farm is allowed a main dwelling which is not restricted in size, the entire property has a limited floor space of 5000m² which will be adhered to. If the owners wish to build a 500m² main dwelling on either of the farms they will be allowed to do so.

In summary, the development proposal is appropriately scaled, aligned with applicable planning policy, and clearly motivated. The integration of tourism-related uses is designed to strengthen, not undermine, the property's agricultural character and long-term sustainability.

RESPONSE FROM TOWN PLANNER

The applicant's comment is noted and agreed with. Also to note that the proposal is supported by the Department of Western Cape from an agricultural point of view. The proposed additional dwelling units (five) are in line with the provisions of the scheme as well as the provisions of the Western Cape Rural Development Guidelines.

POINT OF OBJECTION

Zoning and Land Use Compatibility

RESPONSE FROM APPLICANT

The proposed consent uses represent a controlled and regulated expansion that remains fully aligned with the parameters of Agriculture Zone 1, as set out in the Overstrand Municipality's Land Use Scheme. These uses are specifically provided for in the scheme to support the diversification of agricultural properties through agri-tourism and related rural tourism activities, without compromising the primary agricultural potential or rural character of the area.

The requirement for consent ensures that any potential impacts are properly assessed and managed through appropriate conditions. Importantly, the application does not involve a departure from zoning or a change to residential or commercial land use, but rather introduces compatible secondary uses aimed at enhancing the long-term viability of the farming operation.

It is also important to state that the realignment of boundaries is being done to split the agricultural use (farming activities) from the agri-tourism uses.

RESPONSE FROM TOWN PLANNER

Applicants comment is noted and agreed with. Proposal is further supported by the Western Cape of Agriculture as well as DEADP being consistent with the Western Cape Rural Development Guidelines as the proposal will diversify income streams, located on disturbed footprints containing dilapidated buildings, promote tourism and economic development at a scale which is not considered to detract from the rural character of the area.

POINT OF OBJECTION**Visibility / Visual Impact**

Concerns have been raised regarding the visibility of the proposed new structures, particularly the tourist accommodation units and the wedding venue, from Sandies Glen Road, and the perceived impact this may have on the rural character of the area.

RESPONSE FROM APPLICANT

The owners are fully aware of the sensitive visual character of the Sandies Glen valley and are committed to ensuring that all new structures are designed to respect and integrate with the surrounding landscape. To this end, they have appointed an experienced and reputable architect to oversee the design of the proposed units and event spaces. The architectural team has been specifically tasked with ensuring that the development reflects the aesthetic and environmental sensitivities of the area.

The design of all structures will be approached with careful attention to scale, materiality, form, and positioning within the landscape. The intention is for any new buildings to have a subtle and respectful visual presence, in harmony with the rural surroundings. Where appropriate, natural screening and landscaping will be employed to reduce visibility from key vantage points, including Sandies Glen Road.

Rather than introducing modern or visually intrusive forms, the architectural language will be focussed on fitting into the surrounding area. The design philosophy centres on celebrating and enhancing the farm's historic and aesthetic qualities, not detracting

from them. The intention is to complement the existing built fabric and contribute positively to the area's visual identity.

Furthermore, the location of new buildings has been guided by the existing site topography and previously disturbed footprints. This ensures a practical and discreet layout that minimises unnecessary alteration to the landscape. Visual impact will remain a key consideration throughout the design process and will be addressed in the final architectural documentation submitted for building plan approval.

In conclusion, visual impact has not been overlooked but is instead a fundamental part of the design approach. Through the involvement of a skilled architectural team and a commitment to

RESPONSE FROM TOWN PLANNER

The applicant's comment is noted and agreed with. Also, the motivation states that the additional dwelling units will be single storey, thereby limiting visual impact. The footprints are already disturbed in that it will be replace former dilapidated agricultural buildings on the property.

POINT OF OBJECTION

Neighbour and community impact

The objections express concern over the perceived lack of consultation and assessment of the proposed development's potential impact on neighbouring properties and the broader Sandies Glen community. It also refers to the unspecified frequency and nature of events, and the potential for disturbance to the area's existing character and lifestyle.

RESPONSE FROM APPLICANT

Public Participation and Procedural Transparency

The applicant has followed the required land use application process as prescribed by the Overstrand Municipality and relevant planning legislation. Public notices were issued, and all interested and affected parties were invited to submit comments or objections during the statutory comment period. The objection currently under review is a direct outcome of that process, confirming that participation opportunities have been provided and are being properly considered.

Intent to Coexist Respectfully with Neighbours

The owners are committed to maintaining a positive and respectful relationship with neighbouring landowners and the broader community. While the application includes tourist-related uses such as a wedding venue and accommodation, these activities have been intentionally limited in scale to preserve the peaceful rural character of the area.

The owners' aim is not to introduce disruptive or incompatible land uses, but to support the long-term sustainability of the farm through low-impact, complementary uses that align with the municipality's vision for agri-tourism in rural areas.

Design and Layout to Minimise Impact

The site layout has been carefully considered to ensure that activities are located in previously disturbed areas and sited at an appropriate distance from neighbouring properties. Natural buffers and elevation differences will assist in limiting the visual and audible presence of the development. Where appropriate, additional landscaping may be introduced to further shield neighbouring views and reduce acoustic transmission.

Preservation of Rural Character and Community Integrity

The scale, aesthetic, and operational intent of the proposed development have been shaped to remain in harmony with the surrounding rural environment. This includes architectural design reflective of the region's vernacular, non-intrusive site planning, and activities that are aligned with agri-tourism policies adopted by the municipality.

The application acknowledges and respects the rural setting in which it is located. The development has been planned in a manner that avoids unnecessary disruption to the existing community and seeks to support rural resilience through appropriate, policy-aligned land uses. The owners remain open to reasonable engagement and wish to be active, respectful members of the community.

RESPONSE FROM TOWN PLANNER

In addition to the comment from the applicant above that is agreed with, the applicant will be required to ensure the venue complies with the Western Cape Noise Control Regulations, which will be recommended as a condition of approval, should the application be supported.

POINT OF OBJECTION

The objection expresses concern that the proposed development, particularly the wedding and event venue, will negatively impact on the safety, health, and general well-being of neighbouring residents and the broader Sandies Glen community, including through noise, traffic, and disruption to the rural environment.

RESPONSE FROM APPLICANT

The proposed development is modest in scale and designed for occasional use. Events at the wedding venue are anticipated to occur at a lower frequency and will be professionally managed to ensure orderly operation, compliance with municipal regulations, and consideration for the local environment and community. This limited scope significantly reduces the likelihood of sustained or cumulative health or safety impacts.

Noise-related concerns have been addressed in detail under the response dedicated to that topic. Similarly, matters related to traffic volumes and rural road safety have been covered comprehensively in the relevant traffic response.

The owners are sensitive to the unique qualities of the area and have no intention of introducing disruptive or hazardous land uses. The development is guided by principles of responsible rural tourism and land stewardship. As residents themselves, the owners are equally invested in maintaining the tranquillity, safety, and integrity of the Sandies Glen valley.

While the objection includes a personal account regarding the objector's health, the application must be assessed in terms of its compliance with planning policy and broader environmental and land use impacts. It is nevertheless reiterated that the development has been designed with care, moderation, and a full understanding of the rural context. No aspects of the proposal are inherently hazardous or incompatible with residential living in an agricultural area.

In summary, the proposal does not pose any demonstrable threat to the health, safety, or well-being of neighbouring residents. All applicable regulations will be complied with, and the owners remain committed to operating the proposed uses in a manner that is respectful, lawful, and appropriate to the surrounding rural setting.

RESPONSE FROM TOWN PLANNER

The applicant's comment is noted. It must be stated that there is no guarantee that the events will be occasional or limited frequency as these facilities are income / profit driven based on supply and demand. The venue will be indoors, and it is considered that the associated impacts can be mitigated to acceptable levels with appropriate approval conditions.

POINT OF OBJECTION

Noise

The objection raises concerns about the potential noise impact of the proposed wedding and event venue, particularly its proximity to neighbouring properties and the potential for disruption to the tranquil character of the Sandies Glen valley.

RESPONSE FROM APPLICANT

Low Frequency and Controlled Use of the Venue

The proposed wedding venue is intended to operate on an occasional basis, with events anticipated at a lower frequency. This is not a high-turnover or intensive commercial facility. The venue will cater to a limited number of guests (maximum of 120), and all events will be subject to reasonable operational hours, and municipal conditions aimed at limiting disturbance.

Management of Noise and Guest Behaviour

The venue will be professionally managed, with strict protocols in place to limit noise levels during events. This includes appropriate timing of music and speeches, containment of activities within designated areas, and monitoring to ensure compliance with municipal by-laws relating to noise and disturbance. Guest behaviour and sound management will be part of the operating procedure to ensure respect for neighbouring properties.

Distance and Natural Buffers

The location of the event area has been chosen to maximise distance from adjacent properties and to take advantage of previous disturbed areas. The site layout will incorporate additional landscaping where necessary to assist with sound attenuation

and maintain a sense of visual and acoustic separation between the venue and neighbouring homes.

Compliance with Relevant Legislation

The venue will operate in accordance with applicable noise control regulations, including municipal by-laws and the provisions of the South African National Standard (SANS 10103) for acceptable noise levels in rural environments. Should approval be granted, any conditions imposed by the municipality relating to noise mitigation will be fully implemented.

Respect for the Rural Character

The owners are fully aware of the peaceful nature of the valley and the importance of maintaining that character. They have no intention of disrupting the tranquillity of the area. Instead, the venue is being conceived as a space that offers an intimate, scenic, and respectful experience for guests, without compromising the lifestyle or well-being of the neighbouring community.

Noise impact has been taken into account during the planning of this proposal. Through considered event scheduling, professional management, appropriate siting, and full compliance with noise regulations, the owners are committed to ensuring that any sound generated by events remains within acceptable and respectful limits.

RESPONSE FROM TOWN PLANNER

With regard to the town planning comment above, having had regard to the objection points and applicants' response the alleged impact can be mitigated to acceptable levels through appropriate conditions.

POINT OF OBJECTION

Traffic and Infrastructure Impact

Concerns have been raised regarding the potential increase in traffic volumes as a result of the proposed development, and the associated impact on road conditions, safety, and infrastructure maintenance in the area.

RESPONSE FROM APPLICANT

Public Road Access Across Private Property

The primary access roads serving the area, including the road traversing the subject properties, are public roads that traverse the owners' land. These routes are not private farm roads but form part of the broader rural road network and are accessible to all properties in the vicinity.

Modest Increase in Traffic

The proposed development is expected to generate only a modest increase in traffic, primarily associated with occasional tourist accommodation use and limited-frequency events. Given that events are expected to occur infrequently the overall impact on traffic volumes will be minimal and within the capacity of the existing road network.

Parking Requirements

In accordance with the municipality's parking requirement of one (1) parking bay per four (4) persons, a total of thirty (30) parking bays would be required for the proposed use, based on a maximum of 120 guests attending weddings. It is noted that the applicable land use scheme does not prescribe a maximum number of parking bays. The property owners have therefore opted to provide more than the minimum required bays, in order to ensure sufficient on-site parking, avoid any spill-over onto surrounding area or roads, and enhance overall convenience for guests.

Consideration of Rural Conditions

The owners are mindful of the rural setting and the condition of the gravel roads, particularly during wet seasons which also tend to be quieter than the summer months. Event scheduling, guest communications, and operational planning will take into account seasonal accessibility and road conditions to ensure that vehicle movements do not pose a risk to infrastructure or other road users.

Ongoing Cooperation and Maintenance Awareness

While maintenance of public roads is the responsibility of the relevant authority, the owners remain committed to being responsible land stewards and neighbours. Where practical, cooperation with the municipality and surrounding property owners to monitor and mitigate wear on shared roads will be supported.

The road infrastructure serving the proposed development comprises public routes, and the anticipated traffic increase is limited. The development has been planned with sensitivity to the existing rural infrastructure, and measures will be taken to ensure that traffic-related impacts remain minimal and manageable.

RESPONSE FROM TOWN PLANNER

Access to the property is via public roads that also traverse the application property. The application was circulated to the Western Cape Department of Transport which department did not raise any objection from a road / traffic safety point of view.

POINT OF OBJECTION**Environmental and Biodiversity Impact**

The objection raises several concerns relating to potential environmental impacts of the proposed development, including the impact of noise on farm animals and wildlife, the absence of an environmental impact assessment (EIA), and the compatibility of the proposed uses with the area's ecological character.

RESPONSE FROM APPLICANT

In response, it is important to note that the development proposal has been carefully designed to utilise previously disturbed areas and existing building footprints to the greatest extent possible. This approach ensures that new construction is limited to zones historically used for farming infrastructure, thereby minimising disturbance to undisturbed natural habitats and surrounding ecological systems. By working within

the existing development envelope, the proposal avoids unnecessary encroachment into sensitive or pristine areas.

The scale and nature of the proposed activities do not constitute large-scale construction, or infrastructure works that would trigger a formal environmental authorisation in terms of the National Environmental Management Act (NEMA). The proposed development is relatively modest and falls below the thresholds that would require a Basic Assessment or full EIA. Nevertheless, the owners remain committed to responsible environmental management and will adhere to all applicable environmental legislation. In addition, the application has been circulated to the relevant external environmental departments, and any comments received will be addressed in full during the processing of the application.

In terms of noise and its potential impact on livestock and wildlife, it is noted that the proposed activities are occasional and will not result in continuous or high-intensity disturbance. The frequency of events is expected to be low, and sound levels will be managed through design measures, including the strategic placement of activity areas and the use of landscaping buffers. The surrounding agricultural area already accommodates intermittent farming operations that produce sound and movement, and the proposed tourism activities are not expected to exceed or significantly alter that baseline.

The owners are fully aware of the presence of local wildlife and the ecological sensitivity of the Sandies Glen area. As such, mitigation measures will be implemented where necessary to avoid disruption to sensitive species or habitats. These measures include responsible use of lighting, the regulation of vehicle speeds along access roads, and the avoidance of construction during critical ecological periods such as nesting and lambing seasons.

A key objective of the development is to secure the long-term sustainability of the property, which includes the conservation of its natural assets. The supplementary income generated through tourism activities will provide the financial means to invest in ecological stewardship practices, such as responsible veld management, the removal of invasive species, and improved land maintenance. This integrated approach supports both the environmental and economic viability of the farm.

The proposed development has been conceived with a strong emphasis on environmental responsibility. Its limited scale, appropriate siting, and commitment to compliance with environmental standards ensure that it will not pose a significant risk to the area's ecological health.

RESPONSE FROM TOWN PLANNER

The application was circulated to the competent authority, namely the Western Cape Department of Agriculture and to the Department of Environmental Affairs and Development Planning, both the Environmental and Planning Directorate, which departments did not object based on agricultural related impacts, or from a planning point of view whilst confirmation was obtained that the proposal does not trigger listed activities in terms of NEMA, due to the existing disturbed footprints and buildings being utilised. The proposal is also supported by Cape Nature.

POINT OF OBJECTIONEvent Details not Specified

Objections note the absence of a defined number of events or operational schedule.

RESPONSE FROM APPLICANT

It is important to clarify that the venue is intended for occasional use only. The expected frequency is low, generally limited to weekends however it is not known at this stage how many events will be accommodated on-site per month, and each event will be managed in accordance with the conditions imposed by the municipality, including adherence to any limitations on guest numbers, operational hours, and noise mitigation measures. The intention is not to host high-turnover events, but to offer a tranquil, nature-based venue that respects its setting.

RESPONSE FROM TOWN PLANNER

The applicant's comment is noted. The operation of the facility will be subject to the appropriate conditions seeking to mitigate potential impacts to within acceptable levels, so as not to cause undue impact on the amenity of the area and vested rights of adjoining properties.

POINT OF OBJECTIONProperty Value

The objection alleges that the proposed development, particularly the wedding venue and associated tourist accommodation, will negatively affect the value of neighbouring properties due to noise, visual impact, and the introduction of non-agricultural uses. The objection also characterises the proposal as a "modern housing development" incompatible with the surrounding rural character.

RESPONSE FROM APPLICANT**No Evidence of Property Devaluation**

There is no substantiated evidence provided to support the claim that the proposed development will negatively affect surrounding property values. In fact, comparable developments in rural settings, where sensitive, small-scale tourist accommodation and event venues have been introduced, often have a neutral or even positive impact on neighbouring values. Such developments typically enhance the appeal and activity within the broader area by increasing local visibility, improving infrastructure, and stimulating investment.

Character and Compatibility of Development

The proposed development is not a high-density housing scheme. It comprises limited, single-storey structures in keeping with the vernacular architectural style, intended for low-impact, occasional tourism use. These buildings will be carefully sited and designed to complement the natural landscape and built form of the region. The objection's repeated references to a "modern housing development" mischaracterise

the proposal and are not supported by the application documentation or site development plan.

Potential for Area Enhancement

Far from diminishing the surrounding area, the proposed development introduces investment into the maintenance and enhancement of an existing rural property. The refurbishment of heritage structures, maintenance of the landscape, and limited-scale tourism offerings are likely to strengthen the desirability of the broader area for like-minded landowners and visitors. This may, in fact, contribute to the preservation of rural character rather than its degradation.

Speculative Motivation

The suggestion that property values will fall is speculative and based on assumptions about how future events might unfold, rather than on any empirical data or professional valuation. The objection presents a highly subjective and one-sided perspective which does not take into account the broader economic and land use planning context within which the application has been made.

The claim that the proposal will reduce neighbouring property values is unsubstantiated and misrepresents the nature, scale, and intent of the development. The application has been carefully designed to support the long-term sustainability of the farm in a way that respects its rural setting and enhances the overall character of the area.

RESPONSE FROM TOWN PLANNER

The objection is considered speculative. The proposal is consistent with the applicable forward planning and policy documents and considered to be at a scale that will not detract from the rural character of the area.

POINT OF OBJECTION

Waste and Pollution

Concerns have been raised regarding the potential for environmental degradation linked to the development's proximity to the Waboomsriver, including impacts on wildlife habitats, water quality, and waste generation.

RESPONSE FROM APPLICANT

Habitat and Wildlife Disruption

The proposed development has been deliberately sited within previously disturbed and historically developed areas of the property. No new structures are planned within or adjacent to environmentally sensitive areas, including riparian zones along the Waboomsriver. The project footprint is therefore limited in its potential to disrupt local wildlife habitats. Moreover, the owners remain committed to maintaining the natural character of the area and will implement measures to ensure that construction activities are carried out in a responsible and environmentally conscious manner.

Protection of Watercourses and Flood Awareness

The Waboomsrivier is acknowledged as a significant natural feature in the area, and care has been taken to locate all proposed infrastructure at an appropriate setback from the river itself. No new development is proposed within a designated floodplain, and all activities will adhere to municipal and environmental guidelines about proximity to watercourses.

With reference to the floods of September 2023, the owners are fully aware of the valley's hydrological sensitivity. As a result, future design and planning will take into account flood risks, stormwater runoff management, and appropriate site drainage to ensure that no pollutants or runoff from activities on the site enter the water system.

Stormwater and Pollution Prevention

During both construction and operation, standard stormwater management practices will be followed to prevent erosion, sedimentation, or chemical runoff into the Waboomsrivier. This includes managing hard surfaces, installing adequate drainage systems, and ensuring that parking and service areas are designed with appropriate pervious surfaces and collection points to filter runoff any chemicals used for cleaning or maintenance will be responsibly stored and handled, and no vehicle maintenance or fuelling will take place on-site.

Waste Management and Litter Control

A comprehensive waste management plan will be developed as part of the detailed operational planning for the venue. This will include the provision of clearly designated waste sorting areas, the regular removal of refuse by the owners, and the implementation of sustainable practices to reduce single-use plastics and minimise waste generation.

Air Quality Considerations

The volume of traffic associated with the venue is limited and intermittent and is not expected to result in any measurable decline in air quality. Events are infrequent and of short duration. The properties rural setting and prevailing wind will naturally dissipate any vehicle emissions.

RESPONSE FROM TOWN PLANNER

The applications response is noted and agreed with. The objection based on waste and pollution is speculative and not supported by facts. It should be dismissed.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

N/A

9. MUNICIPAL ASSESSMENT OF COMMENTS

N/A

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

The proposed Portion A of Portion 1 of Farm 657 and the Remainder of Farm 970 is partially situated in the Mountain Catchment EMOZ.

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is considered consistent in the following manner from a town planning perspective:

Spatial Justice

The application will not contribute towards the perpetuation of apartheid spatial development imbalances. The proposal to add additional uses to the subject properties will not have a negative impact on past spatial injustices.

Spatial sustainability

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owner to stay on top of the requirements and movements of the demand.

Efficiency

The application will optimise the use of space and management of the consolidated property. The new developed is situated on former disturbed footprints and will diversify income streams which is considered an efficient practice.

Spatial resilience

The proposal is not in conflict with spatial planning policies which adhere to the principle of spatial resilience.

Good administration

The application followed the required planning procedures, and the required public participation process has been followed.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable Policies

The proposal is consistent with the SDF and the Western Cape Rural Development Guidelines.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

The proposal is not in conflict with the Western Cape Rural Development Guidelines.

10.6 Impact on municipal engineering services

Being an agricultural property, the proposed subdivision and consolidation will not impact municipal services. Electricity is provided by Eskom. Water is obtained through collection of surface runoff, whilst a borehole is proposed. The applicant will be responsible for removal of solid waste, whilst sewage will be collected in conservancy tanks, collected by private contractor for disposal at municipal sewage facility.

Sufficient on-site parking space is available in the vicinity of the venue to meet the parking requirements of the proposal.

10.7 Outcomes of investigations/applications i.t.o other legislation

The application does not trigger any listed activities in terms of NEMA, nor Section 38 of the National Heritage Resources Act. Heritage Western Cape confirmed that a Heritage Impact Assessment is not required and followed an amended proposal to retain the existing main dwelling, granted a permit to continue with alterations, additions and demolitions (permit attached as per Annexure K).

10.8 Existing and proposed zoning comparisons and considerations

The zoning remains Agriculture Zone 1: Agriculture. The proposed consent use for tourist facilities (venue / chapel) and addition dwelling units and tourism accommodation is accommodated under the zoning via an application process.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL**Proposed subdivision and consolidation**

The proposal will create two more equal sized agricultural zoned properties, motivated by the applicant as a boundary realignment to enhance the functionality of both farms. The proposal is not considered to result in fragmentation of agricultural land as the proposal will create more equal size properties and not additional cadastral units. The proposal is also supported by the Western Cape Department of Agriculture as well as DEADP, Directorate Development Management.

Proposed consent uses

The proposed tourist facilities comprise a wedding venue and chapel. The original application proposed the demolition of the main dwelling and construction of the proposed chapel in its location. Being a heritage dwelling and following the objections this aspect of the application was amended as the main dwelling will now be retained. The proposed chapel will now be incorporated with the wedding venue which is situated in a former agricultural building (melkstal).

The proposed venue will be situated in a repurposed agricultural building on the northeast side of Portion B adjacent the public road. The letters of objection received

is not from the closest adjacent properties to the venue, but from property owners on the opposite side adjacent Portion B to the northeast.

The proposed venue will be situated inside a building, and the applicant will have to submit a Noise Impact Assessment prior to implementation of the proposal, should the recommendation be accepted. Thus, will ensure that noise emanating from the proposal will be compliant with the Western Cape Noise Control Regulations. The opinion is further held that the impact could be mitigated with appropriate conditions, i.e. limiting the hours of operation and the maximum number of guests.

The five proposed additional dwelling units / tourist accommodation will function in connection with the wedding venue or separately. Proposal complies with the land use scheme that permits one additional dwelling unit per 10 ha up to a maximum of 5, whilst no departures from the applicable development parameters are being applied for.

Provision is made for an owner / manager dwelling that will be responsible to oversee guests and to ensure that the venue operates without negatively impacting the amenity / peacefulness of the area and vested rights of adjoining properties.

The proposed facilities are consistent with the Overstrand SDF and the Western Cape Rural Development Guidelines namely:

- Diversification rural economic base into tourism / recreation sectors in a sustainable equitable manner.
- Agri tourism that will also stimulate the local economy, access to employment.
- Short terms tourism accommodation options at a compatible scale in keeping with the character of the area.
- Facilities are considered ancillary to farming and of an appropriate scale and well add value rather than to detract from the agricultural potential of the property.
- Proposed facilities will be situated on existing / repurposes building footprints peripheral to the farmstead precinct.
- Proposal is not considered to detract from the rural character of the landscape.
- Additional dwelling units will support rural tourism opportunities and is in line with the accepted density norms.

The operation of the wedding venue will be limited to a maximum of 120 guest.

Biophysical

The proposal is supported by Environmental Management Services subject to conditions. The proposed Portion B is in a CBA as per the comment from Cape Nature. Given that the proposed development will take place on already disturbed footprints and DEADP confirmed that listed activities in terms of NEMA will not be triggered the proposal is supported by Cape Nature. Further no objections were raised against the proposed consolidation and subdivision.

The proposal is supported by the relevant government and municipal departments.

Based on the above, the proposal is considered desirable and recommended for approval subject to conditions.

13. RECOMMENDATION

1. that the objections be noted;
2. that the application for **consolidation** in terms of Section 16(2)(e) of the By-Law of Remainder Portion 2 of the Farm Sondagskloof No. 672 (88,0319ha) with Portion 13 of the farm Sondagskloof No. 672 (17,7415ha) to create a consolidated farm, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for **subdivision** in terms of Section 16(2)(d) of the By-Law into two portions, namely Portion A ($\pm$ 51,8539ha) and Portion B ($\pm$ 53,9195ha), **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application for **consent use** (tourism facilities, additional dwelling units and tourism accommodation) in terms of Section 16(2)(o) of the By-law, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the applications in paragraphs 2. to 4. above be subject to the following conditions:
 - (a) that the approval is only for the consolidation and subdivision as indicated on Plan No's. 4. and 5. as submitted with the application;
 - (b) that the consent use approval for the tourist facilities, additional dwelling units / tourism accommodation be carried out generally in accordance with the site development appended to the application;
 - (c) that prior to the submission of building plans a detailed parking layout be submitted for approval by the Authorised Official indicating on-site parking in accordance with the requirements of the Overstrand Land Use Scheme, 2020;
 - (d) that prior to the submission of building plans for the wedding venue / chapel a Noise Impact Assessment from a suitably qualified acoustic consultant be submitted to demonstrate compliance with that the noise emanating from wedding events could be mitigated to comply with the Western Cape Noise Regulations;
 - (e) that the noise mitigation measures recommended by the acoustic consultant in accordance with the Noise Management Assessment be implemented for the duration of any event to be conducted on the property;
 - (f) that the maximum number of guests be restricted to 120 guests;
 - (g) that the hours of operation of the wedding venue be limited between 08:00 hours and 24:00 hours;
 - (h) that all the conditions in the Services Report (attached as Annexure D) be complied with;
 - (i) that all the conditions by Breede-Olifants Catchment Management Agency, and Eskom (attached as Annexures G and H be complied with;

- (j) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
6. that the applicant and objectors be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

14. REASONS FOR RECOMMENDATION

- ❖ The proposal is consistent with the SDF.
- ❖ The proposal is consistent with the Western Cape Rural Development Guidelines.
- ❖ The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- ❖ The proposal will not affect the character of the rural land scape.
- ❖ The proposal subject to implementation of mitigation measures is not considered to unacceptably detract from the vested rights / amenity of the surrounding area.
- ❖ Proposal is supported by all relevant municipal and government departments.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Subdivision Plan, Consolidation Plan and Site Development Plan
Annexure D:	Objections received
Annexure E:	Response from applicant
Annexure F:	Services Report
Annexure G:	Comment: Breede-Gouritz Catchment Management Agency
Annexure H:	Comment: Eskom
Annexure I:	Comment: CapeNature
Annexure J:	Comment: Department of Environmental Affairs and Development Planning, Environmental
Annexure K:	Heritage Western Cape

SIGNATURES

REGISTERED PLANNER

Name: **S VAN DER MERWE**

SACPLAN Reg No: **A/1850/2014**

Signature: _____

Date: _____

1. LOCALITY PLAN
PORTION 2 & 13 OF THE FARM SONDAGS KLOOF 672, CALEDON

Plan prepared by: Thian Jansen

Tel: 028 313 1411

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Unit B, Standard House,
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Street Hermanus, 7200



Project Office
Town Planning & Project Management

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MOTIVATION

1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Farm	Portion 2 and 13 of the Farm Sondags Kloof No. 672, Caledon
Extent	88,0319 Ha & 17,7415 Ha
Zoning	Agriculture Zone 1: Agriculture

3. BACKGROUND AND INTENT

The subject properties, Portion 2 and 13 of the Farm Sondags Kloof No. 672, Caledon, are located outside Stanford (refer to **Plan 1 - Locality Plan**). Both properties are owned by Ikonique Trust, who recently bought the farms with the intention to increase the viability of both farms.

In their pursuit of maximizing the use of these properties, the owners propose to realign the boundaries and create a more efficient operational system between the two properties.

With the proposed realignment process, the proposal is to subdivide the existing farms and create a more equal split between the two properties. It is important to note that the owner will retain both farms, and this is purely an administrative decision made to enhance the functionality of both farms. The property owners have instructed WRAP Project Office to submit a land use application and an application to the Department of Agriculture on their behalf (refer to **Annexure A - Power of Attorney**).

While proposing the realignment of the boundaries of the farm, the owners also aim to formalise tourist facilities on one of the farms that does not have large, cultivated areas. By introducing new tourist accommodation options and providing adequate tourist facilities on the property the proposal is to create new economic activities in an area where it is not currently offered. As a result, approval of the following applications is required:

- Consolidation of Portion 2 (88,0319 Ha) and Portion 13 (17,7415 Ha) of the Farm Sondags Kloof No. 672 Caledon;
- Subdivision of the consolidated farm into two portions, namely Portion A (±51,8539 Ha) and Portion B (±53,9195 Ha);
- Consent use for tourist facilities for a wedding venue;
- Consent use for additional dwelling units; and
- Consent use for tourist accommodation.



MOTIVATION

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP compiled this report to ensure that the owner's requirements are met. The following is proposed:

4.1 Consolidation of Portion 2 (88,0319 Ha) and Portion 13 (17,7415 Ha) of the Farm Sondags Kloof No. 672, Caledon.

4.2 Subdivision of the consolidated farm into two portions, namely Portion A (±51,8539 Ha) and Portion B (53,9195 Ha).

As mentioned in Section 3, the owners envision realigning the farm's boundaries, by means of the consolidation and re-subdivision of the consolidated farm into two portions.

Their intention is to create two functional farms, which is purely an administrative decision made to enhance the functionality of both farms (refer to Sections 4.3 and 4.4 for more information).

The proposal involves consolidating the two farms: Portion 2 of the Farm Sondags Kloof No. 672, Caledon (88,0319 Ha) and Portion 13 of the Farm Sondags Kloof No. 672, Caledon (17,7415 Ha). Refer to **Plan 4 – Consolidation Plan**:

Proposed Consolidation	
Portion 2 of the Farm Sondags Kloof No. 672, Caledon	88,0319 Ha
Portion 13 of the Farm Sondags Kloof No. 672, Caledon	17,7415 Ha
Consolidated Farm	105,7734 Ha

The proposal is to subdivide the consolidated farm in two portions, refer **Plan 5 – Subdivision Plan**:

Proposed Subdivision	
Consolidated Farm	105,7734 Ha
Portion A	±51,8539 Ha
Portion B	±53,9195 Ha

The proposed subdivision of the consolidated farm into two more efficient portions offers significant advantages in terms of land use, agricultural productivity, and tourism development. By creating two distinct and functional farms, the land can be managed and utilized according to its specific agricultural and tourism potential, enhancing overall productivity and sustainability.

Each portion of the subdivided farm can be tailored to specific crops, livestock, or other agricultural practices, leading to more efficient and effective farming operations. This targeted approach not only results in higher yields and better resource utilization but also promotes improved environmental stewardship.

The subdivision aligns with the owners' vision to develop the farms as a tourist destination, contributing to the growth of agri-tourism in the region. By introducing tourist-related activities and accommodation, diversifying the local economy, attracting visitors and



MOTIVATION

generating additional revenue for both the farms and the surrounding community. This approach is consistent with broader regional planning objectives that encourage the sustainable development of agricultural land and the promotion of rural tourism. Through this balanced development, the owners are contributing to the region's growth in harmony with the local environment and community needs.

Moreover, the proposal respects and preserves the rural agricultural character of the area. The subdivision and associated tourist activities are designed to complement the existing agricultural landscape rather than disrupt it. This ensures that the natural beauty and heritage of the region are maintained while allowing for modern, sustainable development.

4.3 Consent use for tourist facilities to allow a wedding venue on the proposed Portion B.

Portion 13 of the Farm Sondags Kloof No. 672 has been developed with several structures, and the owners are in the process of having these demolished due to their dilapidated state. Once approval is received, the owners will employ a local contractor to systematically demolish the existing structures, creating space for the proposed new development on the property.

Their intent is to locate the proposed structures on the historical footprints of the existing structures, utilising the disturbed area as a base for redevelopment. Once the existing structures, which include a main dwelling, three agricultural workers' accommodation, an agricultural barn, and other miscellaneous structures related to agricultural operations are demolished, the owners will submit building plans for a new main dwelling and a cottage for the farm manager to use during the property's development.

The plans will be linked to the positions depicted on the site development plan. refer to **Plan 6 – Site Development Plan.**

As part of the owner's ongoing improvements to the property and in response to identified opportunities, the introduction of a wedding venue is proposed. This venue will be split into two uses namely, the chapel where ceremonies are held and the venue where the reception will be held. Both these structures will be located on historically disturbed areas as they will be placed on the historic footings of the dwelling and the old barn. The wedding venue will be constructed as a barn fitting into the existing agricultural area and the ceremony area will include a bar area and a kitchen together with proposed ablutions situated in close proximity of the parking area. The maximum number of guests to be accommodated, will be 120.

The property has sufficient parking for the number of guests for the proposed wedding venue area, refer to **Plan 6 – Site Development Plan.**

The proposed wedding venue area aims to capitalize on the property's natural beauty, creating a picturesque setting for wedding ceremonies. This addition will not only enhance the property's appeal but also offer a unique experience for couples seeking a memorable location for their special day.



MOTIVATION

The establishment of a wedding venue area on the property will significantly boost local tourism. Wedding venues are known to attract guests from various regions, increasing the influx of visitors to the area. These visitors will likely spend money on local accommodation, dining, and other services, thereby contributing to the local economy. The wedding area will generate additional revenue streams for local businesses such as florists, photographers, and transportation services, fostering economic growth within the community.

The operation of the wedding venue will create employment opportunities for the local workforce. Roles may include event coordinators, catering staff, bartenders, and maintenance personnel. This not only provides stable jobs but also contributes to skills development and capacity building within the hospitality and event management sectors.

The wedding venue aligns with the principles of sustainable tourism by utilizing the natural landscape without extensive construction. By offering a unique ceremony space located on a historically developed area, which will minimize environmental impact and promotes an appreciation for the natural surroundings. This approach supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stanford's surrounding natural and cultural assets for future generations.

The proposed wedding ceremony area's design, to focus on the views of the fynbos and mountains, will make it a highly desirable location for ceremonies. The natural setting will appeal to couples looking for a unique and scenic backdrop for their wedding, setting this wedding area apart from traditional indoor spaces.

4.4 Consent use for additional dwelling units on Portion B.

4.5 Consent use for tourist accommodation on Portion B.

The proposal is to create additional tourist accommodation options in the area. The proposal is that the tourist accommodation will be an ancillary use to the wedding venue offering accommodation options. The advantage of this approach is the tourist accommodation could also function independently when no weddings are booked generating additional income.

The proposal is to accommodate five additional dwelling units, each approximately 200 – 250m² in extent which is aligned with the development parameters of the OMLUS, an additional dwelling unit is defined as:

“Additional dwelling units” means dwelling(s) in the Agriculture Zone 1 which are not required for the accommodation of bona fide persons involved in the agricultural practice on the property concerned.

Introducing tourist accommodation on the farms offers several benefits, especially given the extent of the farm and their limited capacity to sustain themselves solely through agricultural activities.

Firstly, **tourist accommodation provides a vital revenue stream** that can supplement the income generated from agricultural activities. Given the farm's location and its



MOTIVATION

unsuitability for intensive, profitable agricultural farming, agricultural outputs may not be sufficient to cover operational costs and generate a substantial profit. By diversifying into tourism, the farms can access additional revenue, helping to stabilise and enhance their financial viability. This added income can then be invested in better farming practices, improved infrastructure, and the overall sustainability of the farms.

Secondly, **tourist accommodation can enhance the economic viability of the farm** by creating opportunities for increased investment and local job creation. The development of tourist facilities often requires hiring staff for operations, maintenance, and guest services, which can provide employment opportunities for local residents. Additionally, the influx of tourists can stimulate local businesses, such as restaurants, shops, and transportation services, further benefiting the community.

Moreover, **tourism can promote the preservation and enhancement of the farm's resources**. With the additional revenue from tourism, the farms can invest in sustainable agricultural practices and environmental conservation efforts. This can lead to improved land management, better resource utilization, and enhanced biodiversity, all of which contribute to the long-term health and productivity of the farms.

Tourist accommodation also provides a platform for showcasing the farm's unique features and agricultural practices. Visitors have the opportunity to experience the farm's operations firsthand, which can foster a greater appreciation for local agriculture and promote awareness of sustainable farming practices. This educational aspect of tourism can enhance the farm's reputation and attract a niche market of eco-conscious and agritourism enthusiasts.

Finally, **supporting tourist accommodation aligns with broader regional development goals**. Many regions encourage the integration of tourism with agriculture to promote balanced and sustainable growth. By supporting this initiative, local authorities and stakeholders contribute to regional objectives of economic diversification, rural development, and tourism promotion, which can ultimately lead to a more resilient and thriving local economy.

5. LAND USE ENVIRONMENT

The property is located in an agricultural area surrounded by other Agricultural Zone 1 properties. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

6. TITLE DEED

Title deed T41796/2024 of Portion 2 of the Farm Sondags Kloof No. 672, Caledon and title deed T41797/2024 of Portion 13 of the Farm Sondags Kloof No. 672, Caledon (refer to **Annexure B**) was perused and there are no restrictive conditions that prevent the proposal to consolidate and subdivide the farm portions and to obtain approval for a consent uses as motivated in *Section 4* of this report.



MOTIVATION

7. ZONING

The following zoning parameters were assessed in conjunction with the OMLUS zoning of the subject property as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

AGRICULTURE ZONE 1: AGRICULTURE (AGR1)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Agriculture, Crèche, Dwelling House , Guest Rooms and Home Occupation.	• Dwelling House	Comply
Consent uses that may be applied for	Additional Dwelling Units , Agricultural Industry, Animal Care Centre, Aquaculture, Day Care Centre, Farm Shop/Stall, Fertiliser Plant, Guest House, Hotel, Institution, Intensive Animal Farming, Intensive Horticulture, Lodge, Mining, Place of Assembly, Place of Entertainment, Place of Instruction, Plant Nursery, Riding Stables, Service Trade, Tourist Accommodation , Tourist Facilities , Transmission Apparatus, Utility Services, Wellness Centre And 4x4 Trail.	• Additional Dwelling Units • Tourist Accommodation • Tourist Facilities	Deviate Applied for and motivated.
Floor Space	The total floor space of all buildings on the land unit may not exceed 5000m ² , provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.	Existing Buildings – Portion A: 260m ² Existing Buildings – Portion B: To be demolished Proposed Buildings – Portion B: ±2550m² (Refer to Plan 6.1 – SDP)	Comply



MOTIVATION

Building Lines	The street and common boundary building lines are determined in accordance with the area of the land unit as specified in the table below. Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m		Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m, provided that agricultural buildings other than dwelling units shall not exceed a height of 12,0 m, measured from the base level to the top of the structure, and where the Municipality is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height.	All structures are single storey and comply with the height requirements.	Comply
Parking	Parking and access shall be provided on the land unit in accordance with Chapter 17.1. • Dwelling house = 2 on-site parking bays per dwelling unit • Place of assembly = 1 bay per 4 seats (wedding area) • Second dwelling = 1 bay per unit	• New Main dwelling house requires 2 parking bays; • Additional dwelling units requires 1 parking bay • Managers residence dwelling unit requires 1 parking bay; and • wedding venue (120 max. guests) requires 30 parking bays. Total required: 38 parking bays Total provided: 80 parking bays	Comply



MOTIVATION

8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the available existing networks in the area. Electricity is provided by ESKOM and the disposal of sewage is currently managed by the owners. Sewage will be collected in closed conservancy tanks that are serviced by private companies at the cost of the owners.

Water is obtained by collecting surface runoff and a proposed borehole. Portion 2 of the Farm Sondags Kloof No. 672, Caledon, has registered water rights, which may be used for the irrigation of gardens, vegetable gardens, and livestock. Refer to **Annexure C – Water Registration** for detailed information.

The second farm, Portion 13 of the Farm Sondags Kloof No. 672, Caledon, currently has no registered water rights, but they are in the process of having an existing borehole registered and obtaining a general authorisation.

The owners have appointed an environmental consultant to address the water registration on the farms and to ensure the water is allocated to the correct farm following the consolidation and subdivision.

Solid waste is collected and kept on-site and taken to the waste transfer station in the surrounding area.

Access and Egress

Access and egress to the subject property is gained from a divisional road traversing the farms. The approval and implementation of this proposal will not change this.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66(1)(c) of the OM By-Law can be illustrated as follow:

Need and desirability.

The need for the land use application is a result of addressing all the land use requirements and ensuring the property meets the needs of the owner. To achieve this, the proposed applications are required.

Socio-economic impact	The proposed development on the subject properties is expected to have a significant socio-economic impact on the local community. By providing accommodation options for tourists and offering a wedding venue, the proposal can increase tourism activity, which may have a positive impact on the local economy. Increasing tourism activity may create new job opportunities.
-----------------------	---

File 24/95
Portion 2 & 13 of the Farm Sondags Kloof No. 672
December 2024



MOTIVATION

	stimulate local businesses, and provide revenue streams for small businesses. Furthermore, by showcasing the natural beauty of the surrounding area, the proposal can help preserve the local environment and promote a more sustainable future for the community. This can have a positive impact on the community's well-being and future prospects, both economically and socially.
Compatibility with surrounding uses	The proposed development on the subject property is compatible with the surrounding area as it aligns with the area's existing land uses and promotes sustainable development. The surrounding properties are used for agricultural and tourism-related uses, and the proposed development is consistent with this. Additionally, the proposal aims to showcase the natural beauty of the surrounding area. This is compatible with the area's land uses and can help preserve the local environment. Moreover, the proposal aims to promote socio-economic growth in the area, which can have a positive impact on the local community's well-being and future prospects.
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the surrounding area as motivated throughout this report.
Impact on heritage	Portion 2 of the Farm Sondags Kloof No. 672 Caledon is listed in the OM Heritage Register; the structures are in the process of being demolished. Before this will occur the approval of all the necessary committees and authorities will be obtained.
Impact on the biophysical environment	Based on the information available, it is not expected that the proposal will have any adverse impacts on the biophysical environment. This is because the area where the proposed developments are planned have a history of being disturbed.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access, as the subdivided portions A and B will still use the accesses as are currently being used.



MOTIVATION

The property owners have tasked WRAP Project Office with submitting this application to ensure the proposal aligns with policies, legislation, and title deed conditions, in pursuit of their vision.

Impact on views, sunlight and character of the area

The subject property is located in an agricultural setting and the properties will be used for purposes aligned with the surrounding area. Due to the use being aligned, the surrounding properties are not expected to be affected by the proposed development on Portion B. The structures, therefore, it is not expected that to have an impact on the views, sunlight or character of the area.

Economic impact

The motivation above indicates that the operation of the proposed tourist facilities will create employment opportunities for the local workforce. Roles may include event coordinators, catering staff, bartenders, and maintenance personnel. This not only provides stable jobs but also contributes to skills development and capacity building within the hospitality and event management.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on the surrounding properties.

Environmental impact

A portion of the subject property is not located within an environmentally important area, with no critical biodiversity on the property. The proposed development is planned on historically disturbed areas which will ensure limited impact on the surrounding area.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located within the Riverine Environmental Management Overlay Zone, otherwise known as the Riverine EMOZ. The purpose of the Riverine EMOZ is to protect and conserve the ecological functioning of the Overstrand's main river courses and associated wetlands by:

- Protecting and maintaining healthy river and wetland environments that are capable of natural flood detention, that support ecological processes and promote functioning natural river corridors and wetland systems; and
- Protecting the natural character, sense of place and aesthetic value of riverine environments.

It is important to note that the proposed consolidation, subdivision and consent use will not have an impact in terms of the EMOZ as the development proposed is located away from this zone and can therefore, not have an impact on the overlay zone.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

File 24/95
Portion 2 & 13 of the Farm Sondags Kloof No. 672
December 2024



MOTIVATION

The subject properties are not located in the HPOZ.

10.3 Spatial Planning Policies

WCLUPGRA

Policy preface

The policy document aims to create alignment between the changed legislative planning landscape since the promulgation of SPLUMA and LUPA and intends to implement the provincial agenda in rural areas. The policy acknowledges that the Western Cape rural areas are faced with escalating development pressures and provides clarity to local municipalities to manage development in rural areas more effectively. The Western Cape rural areas are cited as a unique rural asset base which requires concrete efforts to ensure a sustainable spatial trajectory.

Broad policy objectives

The objectives of the policy include the promotion of sustainable development in rural locations while safeguarding the ecological infrastructure. The policy also highlights that rural communities should have greater economic and social opportunities which enable successful job creation and contribute towards an inclusive rural economy. The compliance of this proposal with the policy proposals in the WCLUPGRA which are pertinent to this proposal are recorded below:

The policy provides the importance of non-agricultural land uses and state the economic viability thereof. These land uses include a wedding venue, tourist accommodation and tourist facilities, all of which are included in the application. The policy cites that rural tourism and recreational facilities and activities should not compromise farm production which is not the case with this application.

The policy document is considered a guideline document, and the proposed tourist-accommodation and facilities are aligned with several of the aspects contained within the document. The policy document continues to indicate that a clustered approach needs to be followed. The proposal follows this approach as all the structures for the tourist accommodation is clustered along a contour line and the tourist facility is located on the historical footprint of the existing agricultural store.

PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Consistency with the PSDF



MOTIVATION

Throughout the PSDF, economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure that the Provincial economy contributes to the National economy. The continual growth of the Provincial economy means that economic activity should be stimulated in lower spheres of the government. This application, to add additional economic activities into an area where there are not many options available, will have a positive impact on the Overstrand Municipality as more employment options are created. The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The SDF's purpose is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

Consistency with the MSDF

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan, the MSDF was synthesised through the influence of these policies and frameworks.

Ensuring that economic development take place in the OM, would ensure sustainable growth of the municipal area. As previously mentioned, the subject properties are located in an area where economic activity is low. The property owner is proposing utilising the subject property's unique location to develop another source of income that in turn will allow them to ensure employment opportunities are available on the farm. These uses, although a small economic link in the Overstrand Municipal economy, still has a role to play, which allows the proposed- and existing uses to stay aligned with the MSDF.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to add additional uses to the subject properties that not considered to have a negative impact on past spatial injustices.

Spatial sustainability and Efficiency



MOTIVATION

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owner to stay on top of the requirements and movements of the demand.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



EVALUATION & RECOMMENDATION

12. EVALUATION

In conclusion, the proposed realignment of boundaries of the subject properties offer a strategic and sustainable approach to rural development. By consolidating and subdividing Portion 2 and Portion 13 of Farm Sondags Kloof No. 672 Caledon into two functional units, the owners can create distinct, efficient land uses for both agricultural and tourism purposes. This administrative reorganisation not only improves the operational viability of the farms but also aligns with local planning objectives for balanced land use and rural economic growth.

The proposed wedding venue and associated tourism accommodation on Portion B provide an opportunity to capitalise on the natural beauty and historical character of the area. This scenic venue, offering views of fynbos-covered farmland and mountainous landscapes, meets growing demand for unique, nature-based event spaces while enhancing the farm's appeal as a tourist destination. The anticipated influx of guests can further stimulate the local economy, create jobs and increase patronage of nearby businesses.

Tourist accommodation is expected to provide a steady supplemental income stream, ensuring the farms' financial sustainability in the face of agricultural challenges. By diversifying revenue sources through tourism, the farms can reinvest in improved agricultural practices, infrastructure, and environmental stewardship, which are essential for long-term viability. The incorporation of additional dwelling units for tourist use also enables flexible accommodation options that generate revenue independently when the wedding venue is not in use, maximising profitability and visitor engagement.

Furthermore, the proposal reflects the region's goals for sustainable tourism by utilising existing development footprints and ensuring minimal environmental disruption. The initiative not only protects the rural aesthetic but also promotes a model of responsible tourism that supports local culture, landscape preservation, and ecological sensitivity. In supporting both agricultural and tourism uses, the project fosters a resilient local economy and aligns with regional objectives for sustainable growth, setting a precedent for balanced development in the area.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

13.1 Consolidation of Portion 2 of the Farm Sondags Kloof No. 672, Caledon (88,0319 Ha) & Portion 13 of the Farm Sondags Kloof No. 672, Caledon (17,7415 Ha) in terms of section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;

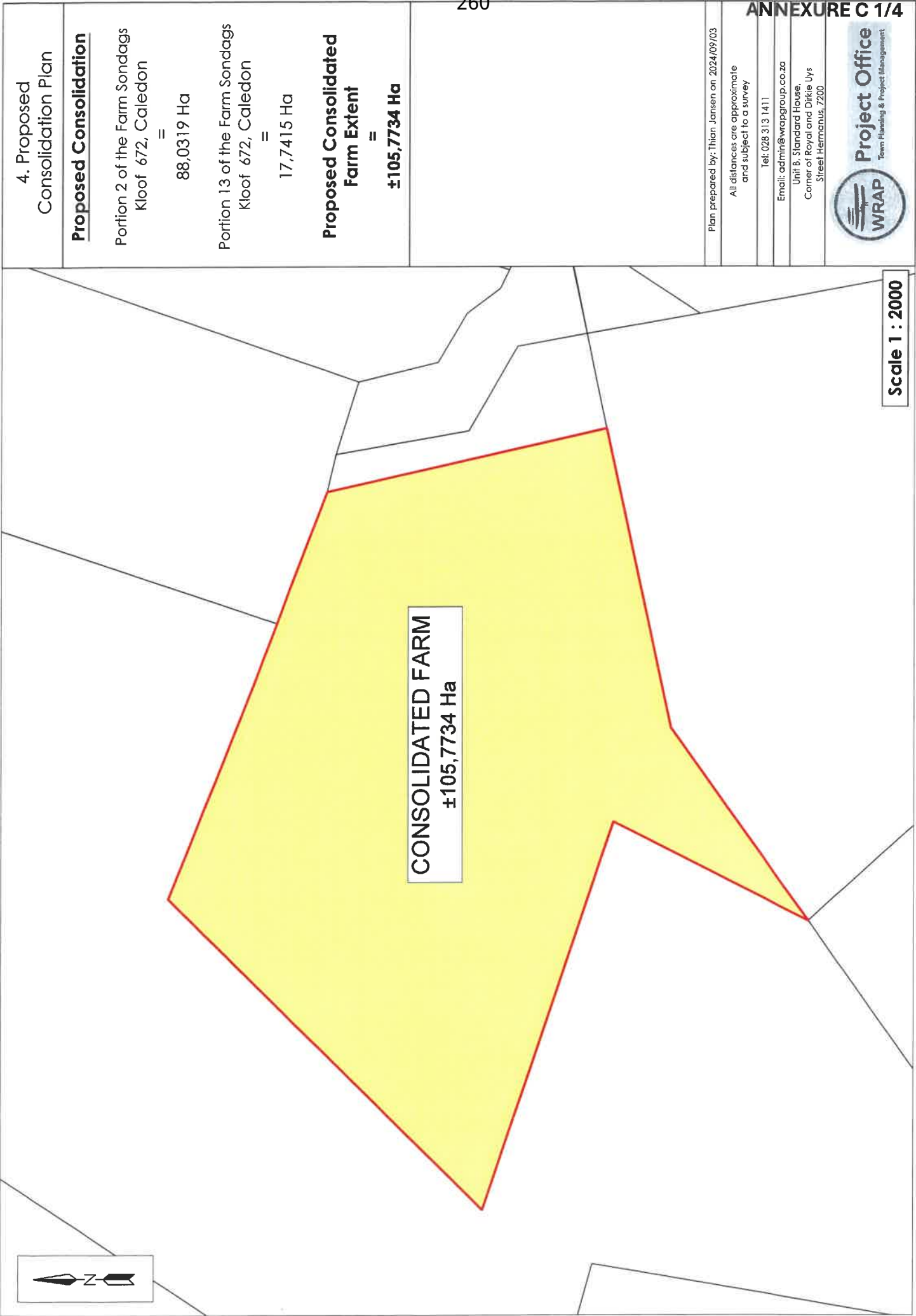
13.2 Subdivision of the Consolidated Farm into Portion A (51,8539 Ha) and Portion B (53,9195 Ha) in terms of section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;

File 24/95
Portion 2 & 13 of the Farm Sondags Kloof No. 672
December 2024



EVALUATION & RECOMMENDATION

- 13.3 Consent use for tourist facilities for a wedding venue** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.4 Consent use for additional dwelling units** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.5 Consent use for tourist accommodation** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



4. Proposed Consolidation Plan

Proposed Consolidation

Portion 2 of the Farm Sondags Kloof 672, Caledon

=

88,0319 Ha

Portion 13 of the Farm Sondags Kloof 672, Caledon

=

17,7415 Ha

Proposed Consolidated Farm Extent

=

±105,7734 Ha

Plan prepared by: Thian Jansen on 2024/09/03

All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,
Corner of Royal and Dikie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

5. Proposed Subdivision Plan
PORTION 2 & 13 OF THE FARM SONDAGS
KLOOF 672, CALEDON

Proposed Subdivision

Proposed Portion A
=
±51,8539 Ha

Proposed Portion B
=
±53,9195 Ha

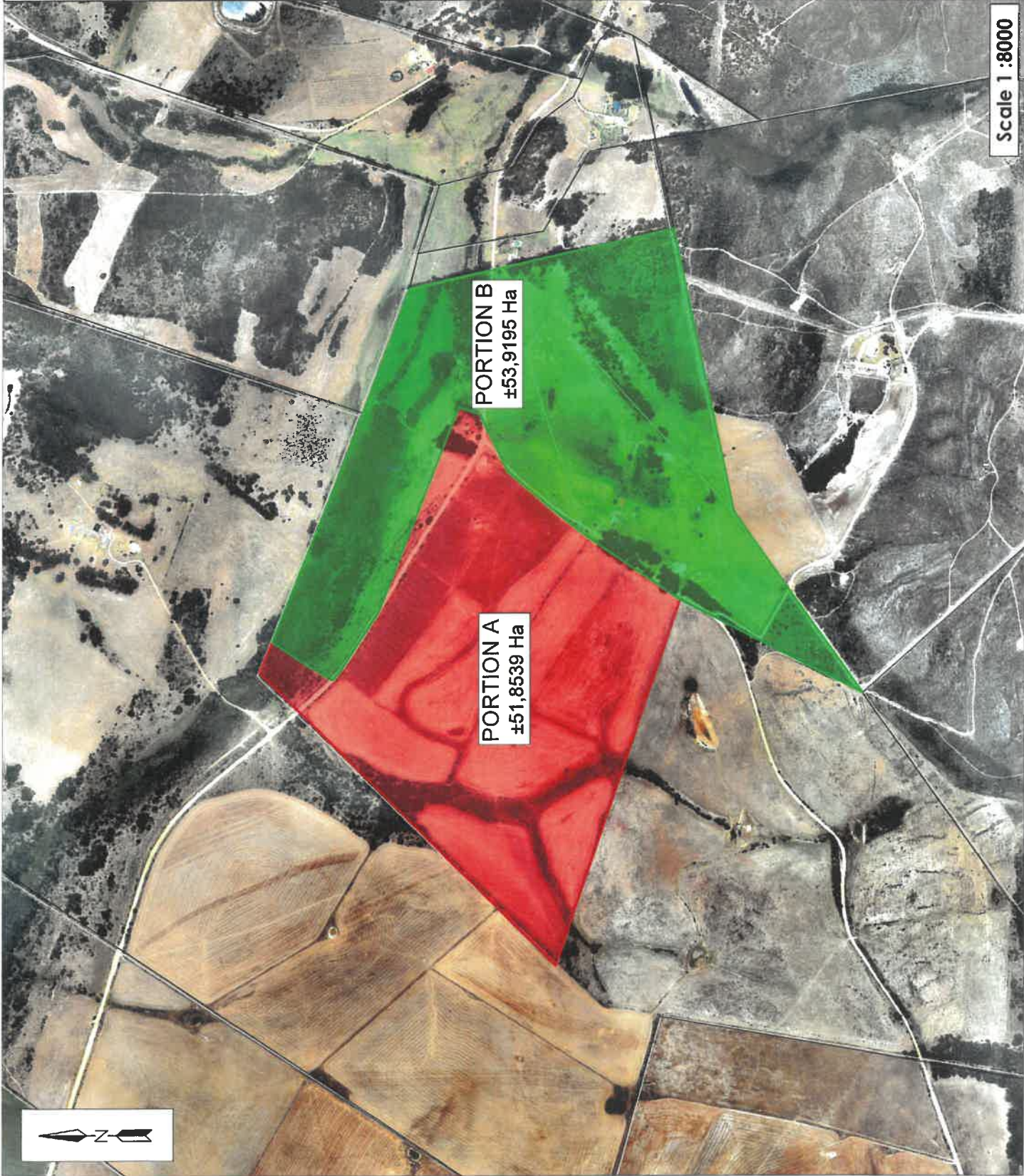
Plan prepared by: Thian Jansen on 2024/09/04

All distances are approximate
and subject to a survey

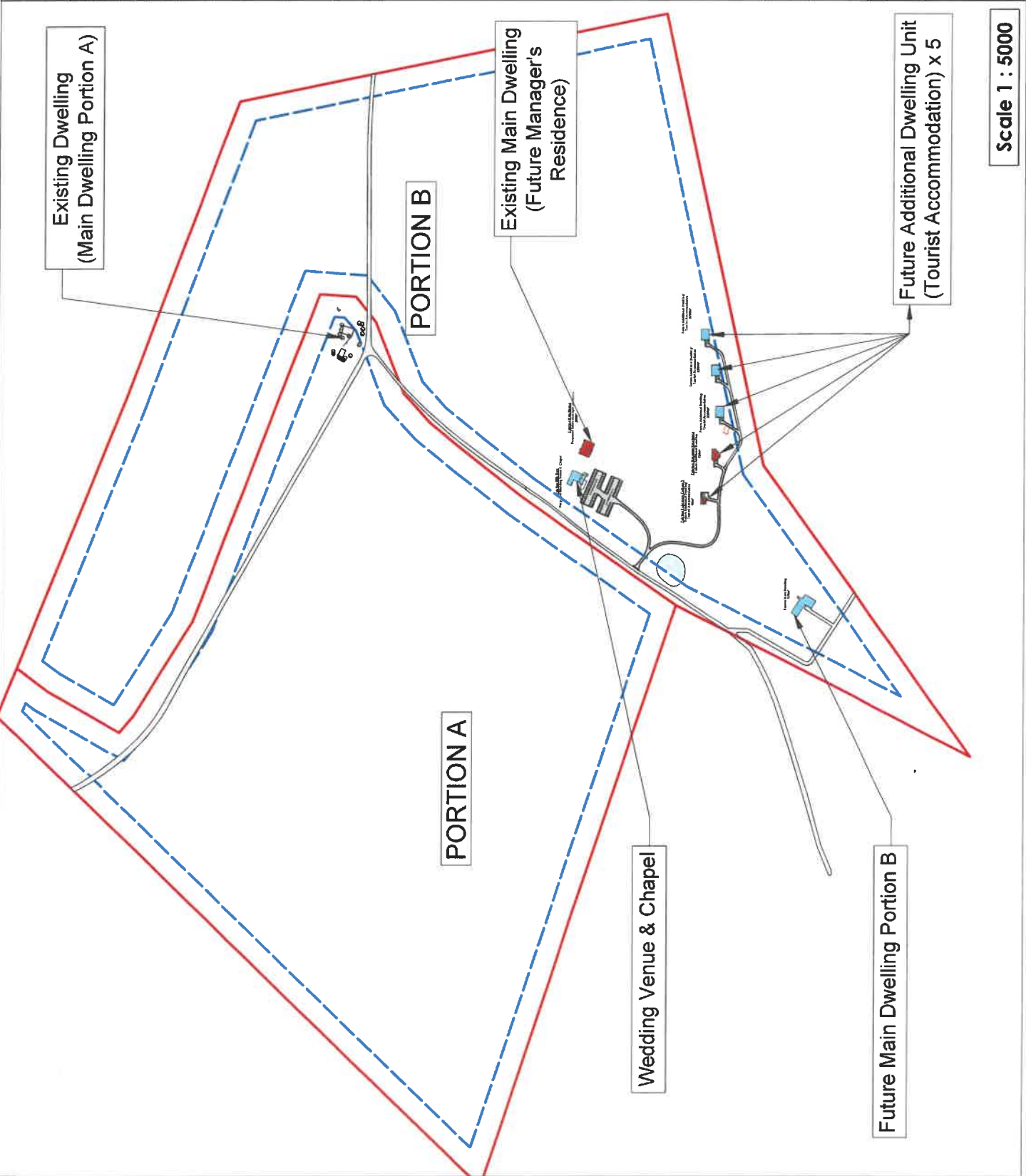
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



6. SITE DEVELOPMENT PLAN		
Structures of Portion A		
	Proposed	Extent
1.	Existing Dwelling & Outbuildings	±280m²
	TOTAL	±240m²
Structures of Portion B		
	Use	Extent
1.	Wedding Venue & Chapel	±600m²
2.	Existing Main Dwelling (Future Manager Residence)	±288m²
3.	Existing Agri-Worker Accommodation (Future Add Dwelling Unit / Tourist Accommodation)	±64m²
4.	Existing Managers' Residence (Future Add Dwelling Unit / Tourist Accommodation)	±128m²
5. - 7.	Future Additional Dwelling Units / Tourist Accommodation	±250m² Each
8.	Future Main Dwelling	±400 - 500m²

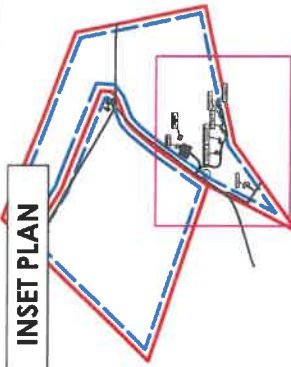


Plan based on plan prepared by Holloway and Davel Architects
Plan prepared by: Thian Jansen on 2026/04/07
All distances are approximate and subject to a survey
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dikie Uys Street Hermanus, 7200
 Project Office Town Planning & Project Management

6.1 INSET
SITE DEVELOPMENT PLAN
PORTION B

Structures of Portion B	
Use	Extent
1. Wedding Venue & Chapel	±400m²
2. Existing Main Dwelling (Future Manager Residence)	±288m²
3. Existing Agri-Worker Accommodation (Future Add Dwelling Unit / Tourist Accommodation)	±64m²
4. Existing Managers Residence (Future Add Dwelling Unit / Tourist Accommodation)	±128m²
5.-7. Future Additional Dwelling Units / Tourist Accommodation	±250m² Each
8. Future Main Dwelling	±400 - 500m²
TOTAL	
	±2300m²

INSET PLAN



Plan based on plan prepared by Holloway & Davel Architects

Plan prepared by: Thian Jansen on 2026/04/07

All distances are approximate and subject to a survey

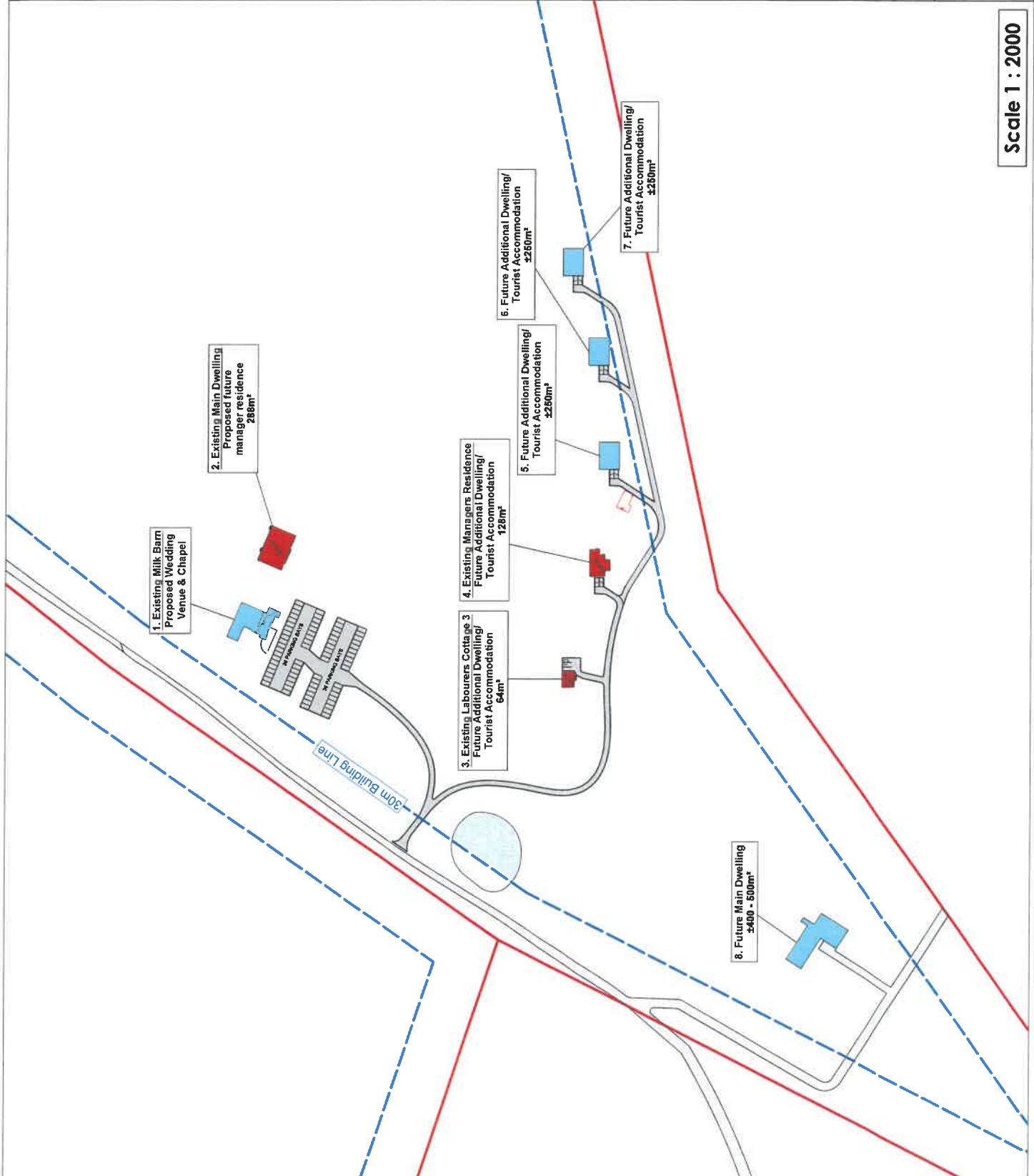
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

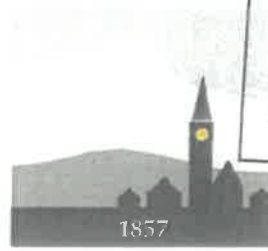
Office 3, Oakwood, 10 Dikkle
Uys Street Hermanus, 7200



Scale 1 : 2000



Stanford Ratepayers Association



20th March 2025
Overstrand Municipality
Directorate Planning and Development
Town and Spatial Planning
PO Box 20
Hermanus
7220

Attention: Ms Alida Conradie

By email: alida@overstrand.gov.za

Dear Ms Conradie,

RE: REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672 & PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION - PUBLIC PARTICIPATION

Your letter dated 25th February 2025 refers.

The Stanford Ratepayers Association SRA has considered the subdivision and consolidation and consent use of the above farm.

It has no objection to the aforementioned subject to the confirmation that the affected neighbours have been invited to participate and that they also have no objection to the departures sought.

Please ensure that further correspondence is sent via email to: !

Yours sincerely,

Richard King
Chairman: Stanford Ratepayers Association

FILE NO.	Plans 2613
	Farm 672
SCAN NO.	
COLLABORATOR NO.	2627863

Alida Conradie

From: SHC Stanford Heritage Committee <st
Sent: Wednesday, 19 March 2025 13:02
To: Alida Conradie
Subject: Fwd: Request for Comment - REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672 & PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION
Attachments: Annexures.pdf; INTERNAL MEMO.docx; Erf 672 Homestead.jpg

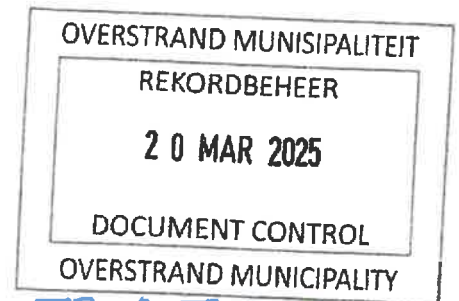
Afternoon Alida,

A re-send to the correct address!

Regards,

James

Kind regards,
Stanford Heritage Committee



FILE NO. Rem Ptns 26
13 Farm 672
SCAN NO.
COLLABORATOR NO.
2629494

----- Forwarded message -----

From: SHC Stanford Heritage Committee
Date: Wed, Mar 19, 2025 at 12:57 PM
Subject: Fwd: Request for Comment - REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672 & PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION
To: <alida@overstrand.org.za>,

Afternoon Alida,

The Stanford Heritage Committee reviewed the attached town planning application for the subdivision, consolidation and change in consent use. The committee supports the proposed subdivision and consolidation but does not support the proposed change in consent use for the following reasons:

1. There is insufficient detail about the existing structures, their heritage value, which of these are to be retained and refurbished and which are to be demolished.

JP

2. We are concerned that in the report reference is explicitly made to the demolition of certain structures,

4.3 Consent use for tourist facilities to allow a wedding venue on the proposed Portion B.

Portion 13 of the Farm Sondags Kloof No. 672 has been developed with several structures, and the owners are in the process of having these demolished due to their dilapidated state. Once approval is received, the owners will employ a local contractor to systematically demolish the existing structures, creating space for the proposed new development on the property.

namely: development on the property.

3. The demolition of existing farm structures which we believe have heritage value and are currently being demolished/worked on in the absence of a demolition permit and/or heritage assessment is of real concern and any work on these structures should be stopped until such time as they have been assessed and the necessary consents obtained.. See attached photo taken recently showing signs of work on the existing structures already having started.

I have copied Heritage Western Cape in the email as they should be made aware of this we believe.

Regards,

James

Chair: Stanford Heritage Committee



----- Forwarded message -----

From: **Marlize Miller** <mmiller@overstrand.gov.za>

Date: Fri, Feb 21, 2025 at 2:43 PM

Subject: Request for Comment - REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672 & PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION

To: Rochelle Louw <rlouw@overstrand.gov.za>, Louis Coetzee <lcoetzee@overstrand.gov.za>, fqumba@odm.org.za <fqumba@odm.org.za>, Marissa Radyn <mrady@overstrand.gov.za>, Chester Arendse <carendse@overstrand.gov.za>, Ricardo Andrew <randrew@overstrand.gov.za>, Willem Germishuys <wgermishuys@overstrand.gov.za>, Craig Mitchell <cmitchell@overstrand.gov.za>, stanfordheritage@gmail.com <stanfordheritage@gmail.com>, Enrico Solomons <esolomons@overstrand.gov.za>, Frieda Lloyd <flloyd@overstrand.gov.za>, Dudley Coetzee <dcoetzee@overstrand.gov.za>

Cc: Alida Conradie <alida@overstrand.gov.za>, Tania Fisher <tfisher@overstrand.gov.za>, Miliswa Mantyi <mmantyi@overstrand.gov.za>, Tanya Smit <tsmit@overstrand.gov.za>, Dennis Hendriks <dhendriks@overstrand.gov.za>, Clinton Lerm <clerm@overstrand.gov.za>

Dear Sir / Madam

Attached please find an Internal Memo for your attention.



28 MAR 2025

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITYTP - A Theart
(Suid Merwe)

OBJECTION TO APPLICATION FOR CONSOLIDATION, SUBDIVISION AND CONSENT USE -
REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672,
CALEDON DIVISION AND PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON
DIVISION, OVERSTRAND MUNICIPAL AREA

EXECUTIVE SUMMARY

1. I write to object to this application. I am the adjacent property owner and most affected neighbour. I ask that particular weight and consideration be given to this objection. This is particularly important to me as a terminal cancer patient, for which stress causes significant harm.
2. The application, on the face is it, is merely an 'administrative consolidation and subdivision' of an Overberg farm. Hidden within the application is the demolition of a beautiful, traditional Cape Dutch revivalist farmhouse and surrounding farm worker cottages, and outbuildings. A new main dwelling is also proposed. These are all but one of the property buildings.
3. The reality is very different. The Application is wholly for a business venture in historic, Zone 1 agricultural area of the Overberg. It is for a major housing development to accommodate tourist activities, including wedding venue, with little or no intention for commercial, working farm activities. The business is wholly incompatible within an agricultural zone and totally out of character with the surrounding farmland and community. Moreover, the proposed new buildings and structures will be wholly visible from the Sandies Glen road, exacerbating the harmful impact of the development.
4. Consolidation and subdivision are merely an enabler for the business, allowing future opportunity for further housing development. The owner has advised me of no intention to undertake commercial, farm activities.
5. The Application is incomplete, inconsistent and contains many false statements. These relate to the impact of the proposed development, economic benefits, heritage impact, preservation of the area ethos and local character, employment benefits, commercial farming activities, visitor cottage and parking sizes, as well as other factors.
6. Significantly, the Application chooses to dismiss, without assessment or consultation, the areas of largest, substantial impact on neighbours, the local community, and

FILE NO. Ptn 2 & 13
Farm 672
SCAN NO.
2634338
COLLABORATOR NO.

TP

surrounding peace of the proposed housing development and wedding/entertainment venue. The latter cannot fully be evaluated without knowing the number of planned events, their duration and frequency, which is not stated.

7. Sound and noise nuisance and damage are not considered under safety, health and well-being of the local community. The environmental impact of the business on farm animals and local wildfire is also ignored, as are all biophysical factors. Likewise, the impact of extra traffic on the delicate gravel roads - estimated to be an increase of 15% with just one wedding a month - added maintenance and cost to the Municipality, as well the damage to the safety and well-being of the local community is completely dismissed. Similarly, the Application falsely predicts no negative impact on the value of surrounding properties. The value of my property can only but fall due to sound from the entertainment and wedding venue. It can only be damaging.
8. For these reasons, and others stayed below, I strongly recommend that the Application be rejected.

INTRODUCTION

9. I am Peter Hedley-Smith, 5703275333189, known as 'Liz'. I am the owner of Farm D.29, ERF 3/672, called Saterdagskloof. My contact details are howzitliz@gmail.com and 0820830799 (WhatsApp text only as there is no mobile signal). The Applicant's property is immediately adjacent to me. I am the most potentially affected property owner. I therefore ask that the greatest weight and careful consideration be made to my objection. I have no financial interest or potential gain in making this submission.

APPLICATION

10. The Application is titled: 'Remainder of Portion 2 (Waboomsrivier) of the Farm Sondags Kloof No. 672, Caledon Division and Portion 13 of the Farm Sondags Kloof No. 672, Caledon Division, Overstrand Municipal Area: Application for Consolidation, Subdivision and Consent Use: Messrs WRAP Project Office on Behalf of Ikonique Trust'
11. The Application is divided into three main sections:
 - Consolidation of two portions of land to form a single property of 105.7ha.
 - Subdivision of the consolidated property into two portions of 51.8ha and 53.9ha.

- Tourist facilities, including wedding venue, with five additional dwelling units and tourist accommodation.

12. The demolition of the beautiful old Cape revivalist farmhouse and associated workers cottages is not mentioned in the Application title. It is significant that the property is in Zone 1 - Agriculture.

13. Comment, objection or representations are to be sent to Alida Conradie (alida@overstrand.gov.za) on or before 28 March 2025. This objection is made within the deadline.

SANDIES GLEN

14. Sandies Glen lies to the East of Stanford, deep in the Overberg. The valley is a peaceful, farming area of immense solace and natural beauty. The valley supports agricultural, protea, sheep and cattle farming. The Waboomsrivier runs along the valley floor. The valley road is unpaved and via gravel and dirt roads. The nearest villages are Stanford and Napier, 21km and 29km away, respectively.

OWNERSHIP OF FARM D.29

15. I purchased Farm D.29 in May 2022 and moved into the property on 1 June 2023. I bought the property for the quietness and utter tranquillity of the rural location together with the beautiful views. This was also important as I and my wife work from home.

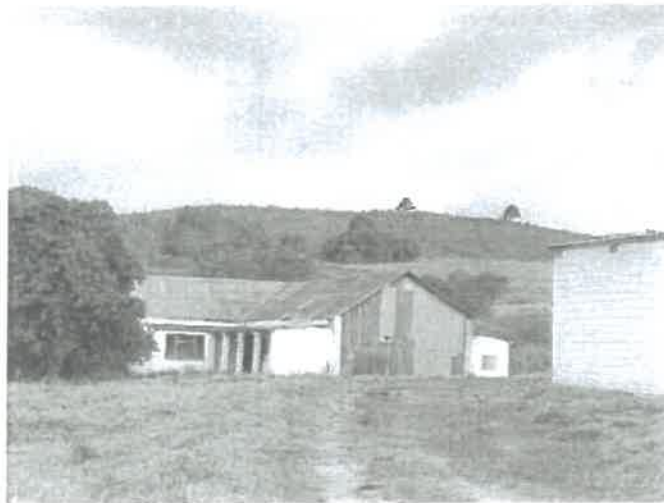
THE PROPERTY

16. Farm Sondags Kloof No 672 is located in Sandies Glen approximately halfway between the R326 Stanford-Caledon road, and the R316 Napier-Caledon road. The property is a former dairy and cattle farm.

17. The main dwelling is a beautiful, traditional Overberg, Cape Dutch farmhouse together with three workers cottages. It is an example of the Cape Revival style, a single storey

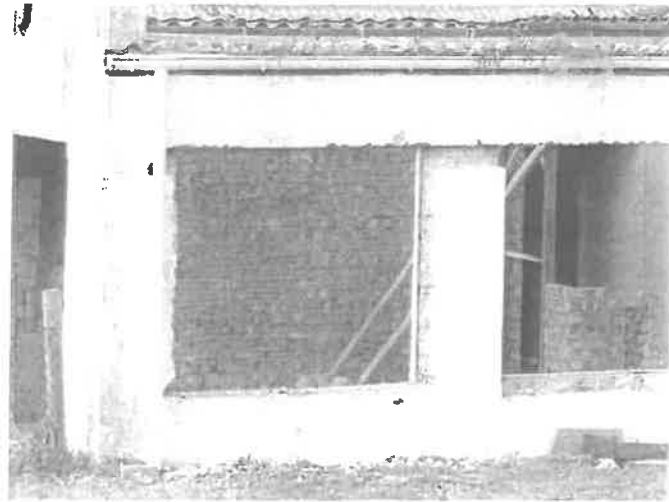
building with corrugated iron roof. It is c100 years old and of some architectural significance (see Attachment 1).

18. The second dwelling is of similar style and age. It has been recommended (Attachment 1 refers) for formal protection in terms of zoning regulations (Grade 3C). It is of such historical importance that is recommended that a HWC permit be required for any demolition, alteration, or change in planning status. However, refurbishment and alteration work started before 27 February. The work is ongoing. Windows have been removed, internal walls re-aligned with new built, and the roof opened up. The building is being extended at the rear.



Main dwelling





Second dwelling - rebuilding on 27 February 2025





Second dwelling – rebuilding on 26 March 2025

NEW OWNERS

19. The new owners have yet to occupy the property, pending extensive rebuilding of the second dwelling. They are moving from suburban Cape Town.

20. I met them twice soon after they bought the property. They said would be living in the second dwelling until the main dwelling (farmhouse) was refurbished, expected in August 2025. They further advised that they planned to convert the old milking shed for use as a retreat. The owners have said they have no experience of rural life and of the area.

21. I naturally envisaged a business of quiet that would not impact on neighbours. Hence, the Application came as a complete surprise.

APPLICATION DETAIL

22. The Application states that the proposed realignment process is “purely an administrative process made to enhance the functionality of both farms” (para 3). This

is untrue. The application is primarily for a wedding and tourist business located in an agricultural zone. Further, subdivision is solely aimed to provide the potential for a permitted five dwellings on each portion, in excess of the number stated.

23. Later in the same paragraph, it states that the tourist activities will create 'new economic areas in an area where it is not currently offered'. This is also untrue. There are at least ten businesses within 12km (15 minutes) of the property in Sandies Glen offering tourist, retreat and accommodation facilities, with many more nearby. Further, the demand for another wedding and entertainment business is challenged. There are at least 20 wedding venues within a 25km radius; more have closed due to reduced demand following COVID.
24. Para 4.2 of the Motivation seeks to justify the subdivision to 'lead(ing) to more and effective farming operations' claiming more efficient farming operations, specific crops and livestock, higher yields and improved environmental stewardship. This is a false justification for the proposed subdivision as, by their own admission, the owners have no desire or intention to farm commercially.
25. The Application further states (end para 4.2) that it 'respects and preserves the rural agricultural of the area ensures that the natural beauty and heritage of the region are maintained'. This is patently untrue. It is wholly inconsistent with the proposal to turn a former working cattle farm into an entertainment venue and to demolish a classic Overberg farmhouse and workers cottages, of heritage importance and significance. These are all to be replaced with a non-agricultural business with a modern housing development. Moreover, there will be no buildings remaining for commercial farming operations.
26. Consent use, relating to proposed tourist facilities and wedding venue, is discussed at para 4.3. It states that the main dwelling (farmhouse), workers cottages and agricultural barn (milking shed) be demolished. These are all the buildings on the land, save for the second dwelling, which is hardly consistent with the stated preservation of the rural heritage of the area.
27. The proposed wedding venue includes a chapel, reception and bar area, kitchen, ablutions and parking for up to 120 people. It states these will be placed on the historic

footings of the main dwelling and old barn, totalling 800m² (see 6. Site Development Plan).

28. Significantly and importantly, the Application does not mention anywhere the area of the main dwelling and barn. Therefore, this footprint statement cannot be evaluated. Car parking for 120 guests alone would likely occupy at least 800m² and is not planned within the footprint of buildings to be demolished. This is a sizeable increase in development and contrary to the claimed lack of extensive construction, minimal environmental impact, and preservation of the rural area and beauty.
29. Later in para 4.3, the Application contends that local employment opportunities will be created. The number of new jobs is unstated. This is as seductive argument. The reality is expected to be very different. How many new wedding officiant, photographer, florist, catering, bar staff, event coordinator and other posts will be established? The answer is very little or none as existing capacity will merely be employed. It is highly likely that existing staff employed by the Applicants (farm worker, house staff) will be redeployed during nighttime and other hours to fill many of these roles, with zero net increase in job number.
30. Para 4.5 covers consent use, notably the proposal to build five additional units each of approximately 200-250m² in extent. This totals 1000-1250m². Site Development Plan 6 and 6.1 shows the rough location of the three existing worker cottages, to be demolished, and a further two new buildings for guest accommodation.
31. This is a major development and will substantially increase the current building footprint. The three existing workers cottages are each circa 50-75m² at most, or maximum 375m² in total area. This means that the area for new accommodation is three times that which is existing. Again, this is wholly against the stated principles of minimum impact on the beauty, rural Overberg, environment, neighbours and local community. All cottages - the wedding chapel and entertainment venue too - will be visible from the Sandies Glen road.
32. It is a realistic to assume the five dwellings are not a tourist business but in direct support for weddings. This is evidenced by their size (250m²) which is clearly designed for up to (say) 4-6 persons each, or a total of up to 30 guests, if all approved (see comment on proposed new building number below). Subdivision offers the opportunity

for additional units on Portion A, which would further increase the housing development in an agricultural zone and area.

33. Para 4.5 further states several benefits of tourist accommodation. These focus on economic benefits together with the preservation of and showcasing of the farm's unique activities and features. This justification is again seductive. The reality is quite the opposite. The application is for a wedding and entertainment venue and an accommodation business. The existing farm will be demolished, and historic, commercial farming activities will cease. The arguments used in support of the Application are specious at best.
34. Section 7 (Zoning) discusses compliance with land use restrictions. The application proposes significant land use change - from agricultural to business activities - for which deviation is sought.
35. It further states the parking requirement. The numbers given do not make sense (38 parking bays required in total) and do not agree with the 72 shown on Plan 6.1 for the wedding venue alone. The estimate of 4 persons per wedding car (30 for 120 guests) is clearly incorrect. No parking allowance is made for service providers and thus the requirement - and adverse impact - will only increase.
36. In addition, mention of a new main dwelling house (also shown on Plan 6.1). This proposal is clearly hidden within the Application. A new main dwelling is not mentioned elsewhere. Likewise, it is a significant extension of the existing property footprint (an additional 500m²). This brings to a total of 7 new, permanent buildings on the subdivided property. This is contrary to planning regulations which provide for at most five buildings.
37. Need and Desirability (para 9) addresses several required, proposed applications. Many of these are disputed, including assertions of 'significant socio-economic impact ... local community new job opportunities'; compatibility with surrounding uses; a prediction that the 'proposal will (not) have an impact on safety, health and well-being of the surrounding community'; no impact on heritage; no impact on the biophysical environment or traffic; opportunity cost, including 'not having a negative impact on surrounding properties'; and limited environmental impact. In addition, the statement that the tourist accommodation will showcase 'agricultural practices and the farm's

operations firsthand' is incorrect. There will be no sustainable or any other commercial farming on the property.

38. Job opportunities, compatibility with the local area, land use, and heritage impact have been discussed above. The impact of the proposal on the other issues will be addressed below.

IMPACT ON SAFETY, HEALTH AND WELLBEING

39. The Application (at para 9) brushes off the impact on the local community. This is a serious omission which needs addressing before the Application is considered.
40. The Application makes no mention of or considers noise. It conveniently predicts zero impact on the local community. This is a major concern for me having bought the adjacent property for its peace and tranquillity. As a neighbour told me, "You can hear people sneeze in the valley". She was correct. The only sounds I hear besides those associated with rural, agricultural vehicles are the birds, crickets, frogs, cattle and sheep, and the wind.
41. Sound travels. Sound travels more on the countryside when there is no background noise. Unnatural, human created sound has a disproportionate compared with natural sounds. Sounds travel far against a silent background. Sound travels farther and quicker at night. Sound travels further downwind.
42. The proposed entertainment and wedding venue is just 650m from my property and bedroom (see Attachment 2). I live downwind and with but a single line of trees to reduce unwanted noise. I can already clearly hear building work being undertaken at the heritage cottage and second dwelling. This will only increase, and for many months, if the proposed demolition and housing development goes ahead.
43. The wedding venue will be closer than Paddafontein Farm (1km away, see Attachment 2) where guests in September 2024 played music throughout the weekend and into the night. On contacting them, they had no idea that their musical entertainment was

disrupting me (and neighbours) from sleeping and working. The Application shows a similar lack of appreciation, understanding and concern for noise abuse.

44. Weddings and entertainment venues are inherently exuberant occasions. They cause considerable sound and associated noise, especially when guests are outside buildings for the wedding ceremony, photographs, and other reasons. This comes from speeches, toasts, musical entertainment, dancing, laughter and shouting, and the constant to and fro of cars and traffic. They start early and continue long into the night. Alcohol consumption and associated drunkenness exacerbate the noise.

45. Country weddings are attractive for their tranquil and beautiful locations and attended by guests who do not live in the country, as the Application acknowledges under agri-tourism. Visitors do not appreciate and respect the peaceful surrounds and local community. Further, they do not understand how far and readily noise travels in rural areas nor, I suspect, do the new owners and Applicants.

46. The Application also makes no mention of the nature of the weddings and entertainment events. The proposed number, frequency, day/s of week, hours etc are not stated, adding to my considerable concern, only 120 guests (a number that does not include all support staff). There will be undoubted financial pressure to expand the wedding and entertainment business to include more dwellings and buildings, to recoup initial investment.

47. The statement (para 9) that the proposal 'is not predicted to have a negative impact on the surrounding area' is patently untrue. The value of my property, being immediately adjacent to the proposed housing development, wedding and entertainment venue - and associated sound and traffic nuisance - can only decrease. Who would want to buy a peaceful, tranquil property only to find there is no peace and silence?

48. The following noise legislation applies and needs to be considered and complied with:

- Environment Conservation Act 73 of 1989: Regulates noise pollution and sets standards for environmental noise levels.

- National Environmental Management Act 107 of 1998 (NEMA): Requires environmental impact assessments for developments that may significantly impact the environment, including noise pollution.
- National Building Regulations and Building Standards Act 103 of 1977: Sets standards for building design and construction, including noise control measures.
- Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA): Regulates land use and spatial planning, including the consideration of noise pollution impacts.
- Municipal Planning By-Laws: Municipalities may have by-laws that regulate land use, including noise pollution standards.
- South African National Standard (SANS) 10103: Sets noise level standards for various environments, including rural areas.
- Department of Environmental Affairs and Tourism Guidelines: Provides guidelines for noise pollution assessment and management.

49. Last, I am a cancer patient under treatment for an incurable disease. My oncologist advises that any undue stress, especially arising from sound and noise, is harmful to my condition and potentially life-shortening. This application has already caused me significant stress and harm.

IMPACT ON THE BIOPHYSICAL ENVIRONMENT

50. Noise also adversely impacts on the biophysical environment, notably farm animals and wildlife. Besides me, unwanted sound negatively affects cattle, sheep, horses and poultry, which I farm. It is scientifically proven that noise adversely affects fertility, lambing and births, together with healthy development. This has not been considered at all in the Application.

51. The Sandies Glen valley is rich in wildlife. It is home to leopards, fallow deer, buck, baboons, otters, genets, African wildcat, porcupines, hundreds of birds, snakes, frogs, tortoises, and much more besides. The impact of the proposed housing and property development is likewise dismissed as being without 'adverse impact'. Cape eagle owls and spotted owls, for example, nest in the trees between the two properties.
52. There is no evidence of any environmental impact having been carried out, or that all relevant legislation has been considered or complied with. Without it, this statement cannot be made. The Application meekly states that the 'proposed developments are (where) planned have a history of being disturbed'. It is patently absurd to compare historic, low-density dairy and cattle farming, with a busy entertainment and wedding venue.

IMPACT ON TRAFFIC

53. The Sandies Glen and surrounding roads are wholly unsuitable for additional traffic. They are gravel roads which require constant grading and maintenance to keep them safe, serviceable and passable. Further, the road to the proposed building development, wedding and entertainment venue is single track, heavily eroded (especially in winter due to its slope up from the valley) and without passing places.
54. Sandies Glen roads regularly flood and become impassible in winter months due to unpredictable and heavy rainfall. I have on several occasions had to rescue drivers unfamiliar with driving in these conditions on dirt roads. The valley was entirely cut off for almost a week during the floods of late-2023. This puts the proposed wedding and entertainment venue at major risk, which should be taken into account when deciding on the Application.





Winter flooding in Sandies Glen

55. I conducted a traffic survey between 25 February (the date I received the Application) and yesterday, 26 March, a representative period. I recorded a total of 420 vehicles passing my property. The majority by far were during the day (377 vehicles/89.7%). Almost all were local vehicles - agricultural, tractors, construction, farm worker bakkies etc - 340/80.9% with only 61/14.5% being visitors and tourists. Motorbikes and bicycles made up the remainder (19/4.5%).

56. The proposed wedding and entertainment will significantly increase these numbers. The extant number and impact will depend on the frequency of weddings and entrainment event, which is not stated. 120 guests and associated service providers will significantly add to valley traffic, especially during the quiet hours. Just one wedding a month (say) is forecast to increase traffic by 14.5%. This will directly impact on how often the roads need maintenance and repair, the extra cost of which will fall to the Municipality.

57. The extra traffic substantially adds to the safety risk of community and local drivers. It increases dust in the dry summer months thereby reducing visibility and increasing the chance of accident (harmful also to adjacent crops). It will increase erosion during wet winter months when the road is driveable by 4x4 only and can become impassable.

58. Extra traffic also brings noise and air pollution which is also harmful and damaging to the local peace and serenity, especially at night when the noisy opening and closing of car doors is prevalent. Last there is a risk and danger to the cattle and other livestock that are frequently beside or on the road. This is particularly significant when drivers are from outside the area and thus unfamiliar with how safely to deal with, as well as during night when porcupines and cattle (mostly Black Angus) are near invisible.

RECOMMENDATION

59. Taking all the comments above, including the falsehoods and false arguments together with the incomplete and contradictory statements made in the proposal, together with omissions and failure to address all relevant legislation, it is strongly recommended that the Application be rejected. Change of use consent is not at all recommended.

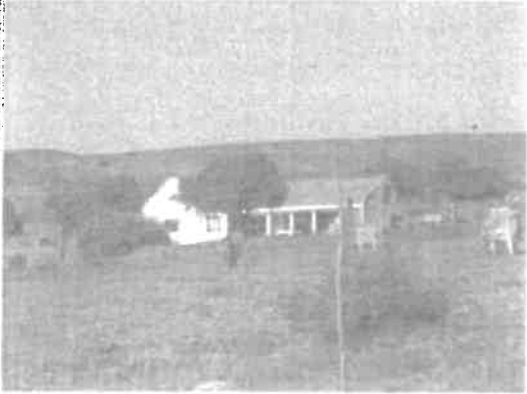
Attachments:

1. Heritage Status of Main Dwelling and Second Dwelling.
2. Maps Showing Distance from My Property.

P HEDLEY-SMITH
Farm D.29
Sandies Glen
Stanford
7210
Western Cape

27 March 2025

Attachment 1.

SITE LOCATION AND DESCRIPTION																											
Number :	1373	SG Code	C01300000000067200013																								
Site Name :	Uitkoms	Address	Town : Caledon Farms																								
Erf Number:	672	Portion : 13	Photograph																								
Type of Resource :	Building																										
GPS Location :	34 28' 36.4 S	19 38' 30.53 E																									
Date of Survey :																											
Construction Date:	c1930																										
Periodization :	Union																										
Structure Type :	Single storey																										
Materials:																											
Theme :																											
Visual Description: Farm house with elements of Cape Revival/ Cape architecture																											
HERITAGE STATUS																											
NMA	Gazette Reference:	NHRA	Suggested Grading																								
		Older than 60	3C																								
Significance:		Recommendation:																									
Some architectural significance																											
<table border="0"> <tr> <td>Aesthetic :</td> <td>0</td> <td>Architectural :</td> <td>-1</td> </tr> <tr> <td>Historical :</td> <td>0</td> <td>Social :</td> <td>0</td> </tr> <tr> <td>Scientific / Technological :</td> <td>0</td> <td>Archaeological :</td> <td>0</td> </tr> <tr> <td>Environmental :</td> <td>0</td> <td>Constraints :</td> <td></td> </tr> <tr> <td>Prop. Conservation area :</td> <td></td> <td></td> <td></td> </tr> <tr> <td>References :</td> <td></td> <td></td> <td></td> </tr> </table>				Aesthetic :	0	Architectural :	-1	Historical :	0	Social :	0	Scientific / Technological :	0	Archaeological :	0	Environmental :	0	Constraints :		Prop. Conservation area :				References :			
Aesthetic :	0	Architectural :	-1																								
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Scientific / Technological :	0	Archaeological :	0																								
Environmental :	0	Constraints :																									
Prop. Conservation area :																											
References :																											

SITE LOCATION AND DESCRIPTION

Number : 1041
 Site Name : Ultikoms
 Erf Number : 672 Portion : 2
 Type of Resource : Farm complex
 GPS Location : 34 28' 23"S S 19 38' 39"E E
 Date of Survey : 11/03/2009
 Construction Date : 1930/1940
 Periodization : Post WWII
 Structure Type :
 Materials :
 Theme :

SG Code : C01300000000067200002
 Address :
 Photograph : Town : Caledon Farms

**Visual Description:**

3 groupings of structures all c 1930s along the road to Sandies Glen
 1: grouping of 2 cottages set back from the road
 2: cottage further long the road, close to the fork
 3: green roofed house

HERITAGE STATUS

NMA

Gazette Reference:

NHRA

Suggested Grading

Older than 60

3C

Significance:

Significant in terms of the expansion of rural settlements along access route linking the coast and the interior during the 20th century.

Good example of Cape Revival style

Recommendation:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Aesthetic :

0

Architectural :

0

Historical :

-1

Social :

0

Scientific / Technological :

0

Archaeological :

0

Environmental :

0

Constraints :

Prop. Conservation area :

References :

Attachment 2.



01 APR 2025

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

Alida ConradieTP-A Theart
(S yld Merwe)

From: Rob Van Vuuren
Sent: Saturday, 29 March 2025 14:22
To: Alida Conradie
Subject: Application ID: 4893/2024 Sondagskloof Sandies Glen
Attachments: NOTICE_-_Ptn_2_&_13-672_Rcal_(Consolidation,_Subdivision_&_Consent_use)[1].pdf;
 Line of sight.jpg; Authority Letter.pdf

Hi Alida,

The attached application refers.

I was sent this notice yesterday by one of my neighbours as it was not received by ourselves.

I am the founding trustee of the Rob van Vuuren Family Trust that owns portion 12, farm 672 Sondagskloof and authorised representative. I attach a picture of our properties location with line of sight drawn in and am one of the closest neighbours.

In terms of the consent use application we have no objection to the following in terms of section 13 Recommendations:

- 13.1 Consolidation of portion 2 and 13 of farm 672.
- 13.2 Subdivision of new consolidated property as envisaged into portion A and B.
- 13.4 The erection of five additional dwelling units.
- 13.5 The new dwellings to be used for tourist accommodation.

However we have an objection to 13.3 the use as a wedding venue. Our concerns relate to the additional traffic on the small farm road and the noise that this venue will generate.

In terms of noise we are 1200m in direct line of site of the proposed venue and the prevailing NW wind will bring all sound towards our property. Both of our properties are elevated which will make the problem worse. Currently there is a rave party held annually I think called Uptown Beat about 8km's away on the road to Napier and the music from this event can clearly be heard at our house due to the acoustics of living in a valley. The slamming of cars doors and loud voices in the still night will be heard from afar as we are aware that weddings are festive occasions.

We therefore object to the use of the property as a wedding venue unless the hours of operation are **restricted between 9am and 6pm for functions.**

Please can you keep me apprised of the outcome of this application.

Kind Regards,

Rob van Vuuren
Tuboseal Services

FILE NO.	Ptns 2 & 13
	Farm 672
SCAN NO.	
COLLABORATOR NO.	2637094

*** PLEASE NOTE THAT OUR BANKING DETAILS HAVE NOT CHANGED, ANY REQUESTS TO CHANGE BANKING DETAILS ARE TO BE REPORTED TO OUR OFFICES IMMEDIATELY***

Untitled Map

Write a description for your map

Legend

Feature

288

25/31

Southern Cross

200m

Google Earth

© 2005 Google

S34 28'12"

RESOLUTION
VAN VUUREN FAMILY TRUST
IT 4680/2007

It has been unanimously resolved by the Trustees

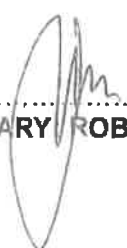
NAAZNIEN PARKER
AS NOMINEE OF SANLAM TRUST LTD

That:

- That ROBERT JANSE VAN VUUREN (ID: 7007115182089) has authority to sign all documents, accounts and plans on behalf the Trust and conduct any day to day business for property portion 12, Farm 672 Sondagskloof, Caledon, also known as Hopes Edge Farm.

Signed at Belville on this 21 day of October 2022.


.....
TRUSTEE: NAAZNIEN PARKER
AS NOMINEE OF SANLAM TRUST LTD


.....
BENEFICIARY ROBERT JANSE VAN VUUREN



TP-A Theart
(S vld Merwe)

Maxine Church Bingley

Ptn 8 of Farm 672
Sondagskloof
Sandies Glen
Caledon

28 March 2025

To Whom It May Concern,

I am writing to formally express my concerns regarding the development of a wedding venue at Ptn 2 and 13 of Farm 672 Sondagskloof Sandies Glen Caledon. My objection is to the consent use as a Wedding Venue. While I understand the desire to create a successful business that adds value to the community, and I do welcome growth and community upliftment; I do have significant concerns about the potential environmental and noise impact on the surrounding area, including my own agricultural property and home, as well as concerns about the increased traffic and road use (safety) due to a wedding venue located here.

My farm boundary (Ptn 8 of Farm 672 Sondagskloof Sandies Glen Caledon) is < 1km from the proposed wedding venue. I attach a Google map screenshot along with this letter. We chose to live in this small valley, to drive daily to town and home - approximately 20 minutes outside of the town of Stanford 7210, purely due to the pristine and tranquil nature environment, as well as the peace and quiet. The current noises at night as well as during the day are mostly wildlife and agricultural, with echo effects occurring on this farm from human noise generated below us in the valley.

There are many wedding venues in other areas of the Overberg as well as within an approximate radius of 30km of our valley. I have regularly visited on at least one of the farms located nearby to those wedding venues during the hosting of receptions, and I have experienced that the noise is an ongoing concern from their neighbours' venue - due to the wedding receptions they host, without considering the challenging echo topography that we have here in this Sondagskloof valley.

Noise Concerns:

- Weddings typically involve loud music, live performances, and other amplified sound, which could be disruptive, particularly during the evening and late-night hours, on weekends, and possibly every weekend.
- The frequency of events, especially on weekends and holidays, could result in continuous disturbance and negatively affect my ability to enjoy my home and property due to our location and the echo effect due to the proximity as well as the unusual topography.

FILE NO.	Ptns 2 & 13
	Farm 672
SCAN NO.	2637080
COLLABORATOR NO.	

7

- The noise level may exceed acceptable levels for those of us located across and up the valley and within hearing distance as the wind blows - so to speak. The general wind direction in the valley is West to East/ East to West - through the length of the valley, which further increases the potential for noise disturbance due to increased sound travel on days when the wind is prevailing. Will the ceremony & reception music be contained within solid buildings with good acoustic qualities, or will there be music played outdoors, or in marquee tents?

Impact on Quality of Life:

- Excessive noise from the venue could interfere with my peace and quiet, making it difficult to relax at home, sleep at night, and engage in normal daily activities. It will also reduce my family's ability to enjoy quiet access to our tranquil river frontage on our property.
- The potential for noise to carry on late into the night could disrupt my family's rest and well-being, especially due to the fact we are in rural country with no white noise from any traffic at all, so the noise from amplified music will travel further than in a more built up area due to this too. Our farm is located across the Wabooms River (as well as across the small Sondagskloof valley) from the proposed venue site as per my map screenshot, as well as downwind from the site with the prevailing wind direction in the valley (West to East), all of which will contribute to further sound (and significant echo) travel and noise pollution. Amplified music and large crowds, particularly in an outdoor venue such as proposed, can create noise disturbances, under normal circumstances, and especially across water bodies and valleys. There is a significant echo on my farm from day to day human noise generated further down the valley. The local SAPS is aware of the echo effect of apparent local domestic disputes in this valley. I suffer from a diagnosed Auto immune condition (Spondyloarthritis), which requires, as part of this chronic disease's management, an increased need for rest in order to remain relatively pain-free and for me to be able to function and earn a living. I am concerned with the noise disturbance from a wedding venue located so nearby that my sleep will be negatively affected and my disease will progress.

I respectfully request that the following measures be considered to mitigate the potential noise impact should the wedding venue proposal go ahead:

- 1 The use of an acoustic consultant during this venue application and planning process to properly identify, assess and mitigate the noise pollution, echo, and topographical features affecting the sound travel and echo potential onto neighbouring properties.
- 2 Limiting event hours to ensure no late-night disturbances - 9pm closure, as well as implementing soundproofing measures, noise barriers around the venue etc etc.
- 3 Restricting the use of amplified sound systems or placing limits on their volume during events, with the professional advice from a trained acoustic consultant on placement of amplifiers, as well as restricting the amount of vehicles and guests per event.

The much increased traffic on the already hazardous and far too narrow gravel Papiesvlei and Napier road from the Village:

I have concerns about the increased traffic that this wedding venue development will generate, particularly on the gravel Papiesvlei and Napier roads leading to the venue. My property is situated along this Road (s).

Traffic Concerns:

- The roads in question are gravel roads, which are not designed to accommodate the volume of traffic expected from a wedding venue of this size. The additional vehicles could lead to dangerous conditions for drivers and pedestrians.
- Given the current state of the roads, and the inherent hazards including tight turns, T Junctions, potholes, a narrower driving lane, and lack of shoulders on many stretches, there is a high risk of accidents, particularly during peak event times when the road may become congested.
- The increased number of vehicles could also slow down emergency response times, making it difficult for emergency vehicles to navigate the roads quickly in case of an emergency. As it is, the venue is sited over 15 minutes drive for emergency fire, medical personnel and police.

Safety Concerns:

- The gravel roads are already too narrow in many areas and difficult to navigate at the best of times in Summer when it is dry and graded regularly. With added traffic from the wedding venue, there is a much heightened risk of vehicle collisions, particularly with guests who may be unfamiliar with the roads or not accustomed to driving on gravel (city dwellers), and/ or inebriated on their way to their accommodations after the reception. Or all of the above.

There is also no lighting on this road. These drivers will be travelling with some or all of the above challenges, most likely after dark with poor visibility, after the reception.

- Just recently there was an accident on a blind rise on the road, involving a neighbour who has driven the road for some time without incident, this occurred during the day with fine visibility. Accidents on this road seem to be a common occurrence with drivers who are familiar with the road conditions and local hazards.

Maintenance and Environmental Concerns:

- The roads are not designed nor currently maintained for increased traffic, and regular use by more large vehicles, such as buses, delivery trucks, or guest cars, could further damage the road, leading to the need for more grading and repairs, and more hazardous driving conditions.
- Increased traffic will likely increase dust and debris on the road, negatively impacting air quality and the surrounding environment.

Request for Action:

I respectfully request that the following measures be considered to mitigate the traffic impact:

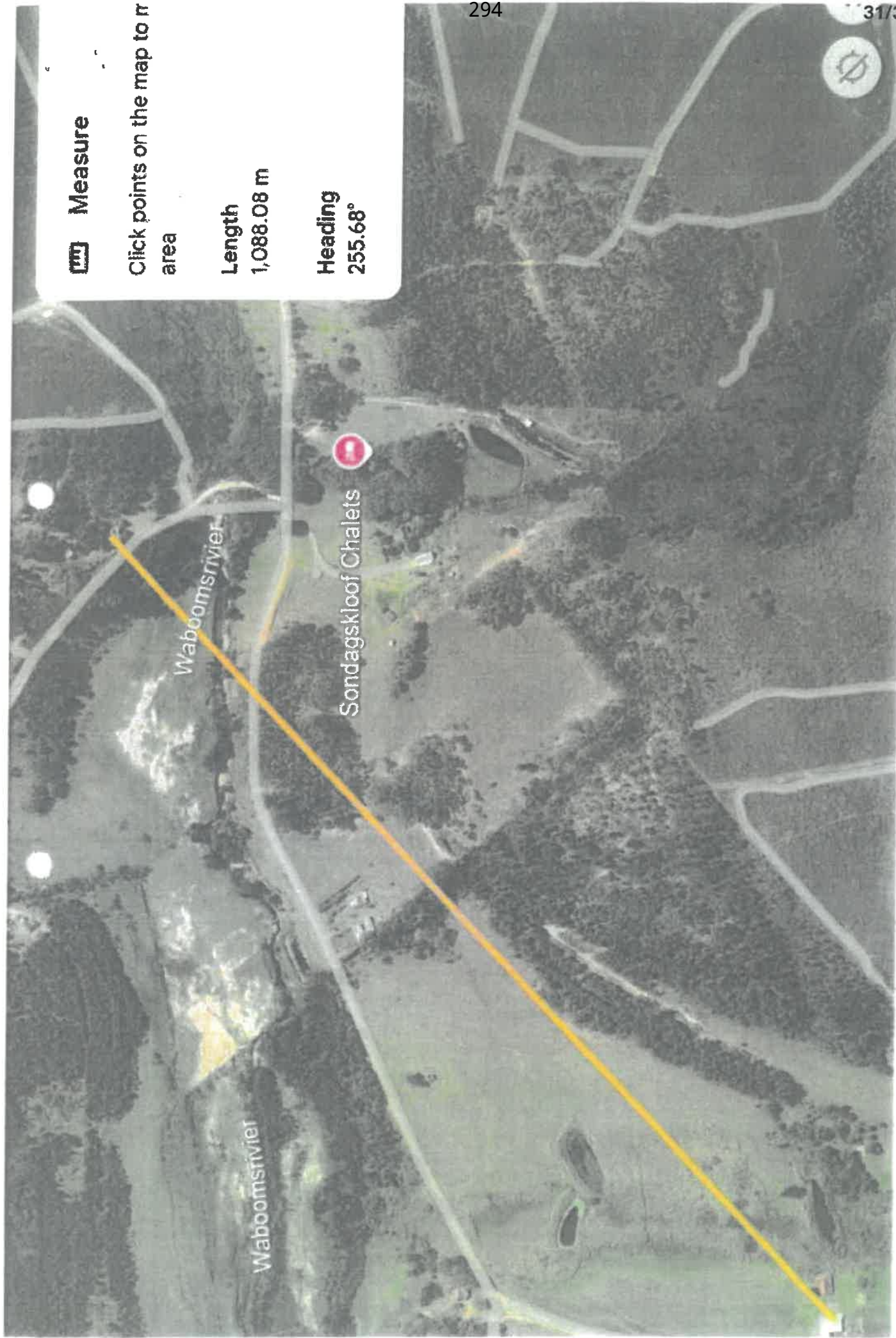
- 1 **Traffic Management:** Implementing a traffic management plan to control the flow of vehicles during peak times and ensure safe access to the venue and surrounds.
- 2 **Road Improvements:** Upgrading and or improving (widening) the gravel road to handle increased traffic, including paving or increased maintenance schedule to improve safety and reduce dust. Including adequate signage.
- 3 **Traffic Reduction Measures:** Limiting the number of guests per event or events per month /season/annum.
- 4 **Emergency Access:** Ensuring that the road remains accessible for emergency vehicles at all times, including proper signage and widening of the road if needed to ensure guests cars/ service trucks/emergency vehicles cannot bottle neck outside the venue on the gravel access road we use daily.

I have several environmental concerns:

- 1 **Habitat and Wildlife Disruption:** The proposed venue is located above and along the Waboomsriver, which runs through my farm higher up. The construction/renovations and ongoing operations could disrupt local wildlife around the river.
- 2 **Water Pollution:** Given the proximity and location in relation to water sources namely the Waboomsriver, I am concerned about the runoff from events, especially during rainy weather in Winter. Increased waste, oil, and chemicals from vehicles and equipment could easily flow into the river impacting local ecosystems and water quality. I would also like to point out that the valley surrounding this river is somewhat of a flood plain, in light of the recent devastating floods of September 2023 which removed the municipality's concrete bridge crossing the Waboomsriver on my property.
- 3 **Waste Generation:** Weddings and large events produce considerable amounts of waste, including sewerage, food waste, plastic, and disposable products. As far as I can see, there is no clear indication in the proposal of a waste management plan, and I am concerned that the venue may not effectively manage waste, leading to pollution and environmental degradation. There may also be an increase in road litter, which is a regular sight in many parts of our country and especially affecting our bodies of water. The pristine air quality in the valley will likely be reduced too, by the increased traffic.

Thank you for considering my views. I look forward to your response and appreciate your consideration of these important concerns.

Sincerely,
Maxine Church Bingley



 Measure

Click points on the map to measure area

Length
1,088.08 m

Heading
255.68°

Sondagskloof Chalets

Waboomsrivier

Waboomsrivier

294

31/31 3

tribution 31/03/2024

300 m

Camera: 1,957 m



Project Office

Town Planning & Project Management

Our Reference: 24/95

Your Reference: 4893/2024

24 April 2025

The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

Attention: Mr P Roux

PORTION 2 & 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON: APPLICATION FOR CONSOLIDATION, SUBDIVISION & CONSENT USE

Several letters of objections and comments were received that will be addressed below:

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Unit B, Standard House,
Cnr Royal and Dirkie Uys Street
Hermanus

PostNet Hermanus Suite 170
Private Bag X16, Hermanus,
7200

Tel: +27 (0)28 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

20 YEARS
EST 2002

WRAP Group Established 2002

Heritage / Demolition

The objection raises concerns regarding the perceived demolition of a historically significant Cape Dutch Revival farmhouse and associated workers' cottages, as well as the alleged lack of heritage consideration and formal authorisations.

- **Heritage Assessment and Committee Engagement**

A formal heritage assessment has been commissioned and is currently being undertaken by Maureen Walters, a recognised member of the heritage committee in Stanford. The owners are working in close collaboration with Ms Walters and the heritage committee to ensure the architectural design and any future work on the structures are sensitive to and celebrate the heritage value of the buildings. This proactive step underscores the owners' commitment to preserving the architectural and cultural significance of the property.

- **No Demolition of the Heritage House**

Contrary to the claims made in the objection, no demolition of the primary heritage farmhouse has taken place. The ongoing work on the structure has been limited to necessary restorative interventions aimed at safeguarding and enhancing the building's integrity. Specific works completed include:

- Removal of a non-original internal braai that caused structural pressure on the external wall.
- Removal of a collapsed internal wall that was contributing to roof sagging.
- Replacement of a rotten, irreparable roof with new corrugated roofing in keeping with the existing style.
- Replacement of non-original, rotten windows with appropriate alternatives.
- Removal and infill of damaged aluminium sliding doors (non-original features).
- Structural reinforcement of the stoep and replacement of the braai on new foundations.

These interventions are consistent with good heritage conservation practice, repairing rather than replacing historic fabric and removing non-original alterations that detract from the building's significance.

- **Demolition**

It is important to state that all demolition activities associated with the proposed development will be carried out strictly in accordance with the applicable legislative and regulatory requirements. This includes the formal submission and approval of demolition permit applications through the Overstrand Municipality, prior to any demolition taking place.

The owners acknowledge the significance of the existing structures, both from a heritage and planning perspective, and are committed to ensuring that any removal or alteration of buildings is conducted in a lawful, transparent, and professionally managed manner. Where required, permits will also be supported by relevant documentation, including heritage assessments and input from registered professionals, in line with the National Building Regulations and Heritage Western Cape guidelines.

This commitment reflects the owners' intention to respect both the legal framework and the historical character of the site, and to ensure that all work is responsibly managed to avoid any negative impact on the surrounding environment or community.

- **Consultation and Good Faith Effort**

Prior to commencing the work, the owners consulted with relevant professionals including contractors and architects, who advised that the proposed restoration activities did not require prior formal authorisation. The owners acted in good faith based on the professional advice received.

- **Intention and Use**

The farmhouse in question is intended to be occupied by the owners as their primary residence. It is not earmarked for demolition or commercial repurposing. The intent behind all restorative work is to embrace and honour the Cape Revival architectural style, ensuring the building continues to be a defining feature of the property's character.

In light of the above, the concerns regarding the loss of heritage value and demolition are unfounded. The owners have shown diligence and a clear commitment to the preservation of the property's heritage attributes and have engaged with the appropriate professionals to ensure that the restoration is respectful, compliant, and reflective of the area's historical context.

Intent and Nature of Development

The objection asserts that the application disguises a commercial business venture as a purely administrative process and implies that the primary intention is to establish a major housing and tourist development that is incompatible with agricultural zoning. It is also suggested that there is no intention to engage in commercial farming activities.

In response, it is important to emphasise that the application clearly outlines the intent to consolidate and re-subdivide the subject properties to enhance the functionality of both land portions. The proposal includes a consent use for limited-scale tourist accommodation and a wedding venue, both of which are permissible with municipal consent under the Agriculture Zone 1 provisions of the Overstrand Municipality Land Use Scheme (OMLUS). The nature and extent of these proposed uses, including their associated built form, have been transparently set out in the application and supporting motivation report.

Contrary to the claims made, the proposal does not constitute a "major housing development." The five additional dwelling units fall within the zoning parameters and are intended specifically to accommodate visitors, primarily in support of the wedding venue. These units are not proposed as general residential dwellings and have been carefully located to respect the natural landscape and to utilise previously disturbed areas. The overall development scale is modest, low-impact, and has been purposefully designed to remain in harmony with the surrounding rural environment.

While the farm is not suited to intensive commercial agriculture, the owners remain committed to maintaining a productive agricultural component. The intention is to integrate light farming activities with the tourism offering, creating a diversified income stream that supports the property's viability. This hybrid land use model is increasingly necessary to ensure the sustainability of rural landholdings in contexts where traditional farming alone may no longer be economically feasible.

The long-term vision is not to replace agriculture with tourism, but rather to support the continuation and improvement of agricultural operations through the reinvestment made possible by tourism income. This balanced approach allows for ongoing investment in land stewardship, conservation, and infrastructure upgrades which are benefits that may not otherwise be attainable under current agricultural limitations.

It is also important to note that according to the OMLUS each farm is allowed a main dwelling which is not restricted in size, the entire property has a limited floor space of 5000m² which will be adhered to. If the owners wish to build a 500m² main dwelling on either of the farms they will be allowed to do so.

In summary, the development proposal is appropriately scaled, aligned with applicable planning policy, and clearly motivated. The integration of tourism-related uses is designed to strengthen, not undermine, the property's agricultural character and long-term sustainability.

Zoning and Land Use Compatibility

The proposed consent uses represent a controlled and regulated expansion that remains fully aligned with the parameters of Agriculture Zone 1, as set out in the Overstrand Municipality's Land Use Scheme. These uses are specifically provided for in the scheme to support the diversification of agricultural properties through agri-tourism and related rural tourism activities, without compromising the primary agricultural potential or rural character of the area.

The requirement for consent ensures that any potential impacts are properly assessed and managed through appropriate conditions. Importantly, the application does not involve a departure from zoning or a change to residential or commercial land use, but rather introduces compatible secondary uses aimed at enhancing the long-term viability of the farming operation.

It is also important to state that the realignment of boundaries is being done to split the agricultural use (farming activities) from the agri-tourism uses.

Visibility / Visual Impact

Concerns have been raised regarding the visibility of the proposed new structures, particularly the tourist accommodation units and the wedding venue, from Sandies Glen Road, and the perceived impact this may have on the rural character of the area.

The owners are fully aware of the sensitive visual character of the Sandies Glen valley and are committed to ensuring that all new structures are designed to respect and integrate with the surrounding landscape. To this end, they have appointed an experienced and reputable architect to oversee the design of the proposed units and event spaces. The architectural team has been specifically tasked with ensuring that the development reflects the aesthetic and environmental sensitivities of the area.

The design of all structures will be approached with careful attention to scale, materiality, form, and positioning within the landscape. The intention is for any new buildings to have a subtle and respectful visual presence, in harmony with the rural surroundings. Where appropriate, natural screening and landscaping will be employed to reduce visibility from key vantage points, including Sandies Glen Road.

Rather than introducing modern or visually intrusive forms, the architectural language will be focussed on fitting into the surrounding area. The design philosophy centres on celebrating and enhancing the farm's historic and aesthetic qualities, not detracting from them. The intention is to complement the existing built fabric and contribute positively to the area's visual identity.

Furthermore, the location of new buildings has been guided by the existing site topography and previously disturbed footprints. This ensures a practical and discreet layout that minimises unnecessary alteration to the landscape. Visual impact will remain a key consideration throughout the design process and will be addressed in the final architectural documentation submitted for building plan approval.

In conclusion, visual impact has not been overlooked but is instead a fundamental part of the design approach. Through the involvement of a skilled architectural team and a commitment to

sensitive, site-appropriate development, the owners are ensuring that the proposed project will remain in keeping with the rural character and natural beauty of the Sandies Glen valley.

Neighbour and Community Impact

The objections express concern over the perceived lack of consultation and assessment of the proposed development's potential impact on neighbouring properties and the broader Sandies Glen community. It also refers to the unspecified frequency and nature of events, and the potential for disturbance to the area's existing character and lifestyle. The following response is provided:

- **Public Participation and Procedural Transparency**

The applicant has followed the required land use application process as prescribed by the Overstrand Municipality and relevant planning legislation. Public notices were issued, and all interested and affected parties were invited to submit comments or objections during the statutory comment period. The objection currently under review is a direct outcome of that process, confirming that participation opportunities have been provided and are being properly considered.

- **Intent to Coexist Respectfully with Neighbours**

The owners are committed to maintaining a positive and respectful relationship with neighbouring landowners and the broader community. While the application includes tourist-related uses such as a wedding venue and accommodation, these activities have been intentionally limited in scale to preserve the peaceful rural character of the area. The owners' aim is not to introduce disruptive or incompatible land uses, but to support the long-term sustainability of the farm through low-impact, complementary uses that align with the municipality's vision for agri-tourism in rural areas.

- **Design and Layout to Minimise Impact**

The site layout has been carefully considered to ensure that activities are located in previously disturbed areas and sited at an appropriate distance from neighbouring properties. Natural buffers and elevation differences will assist in limiting the visual and audible presence of the development. Where appropriate, additional landscaping may be introduced to further shield neighbouring views and reduce acoustic transmission.

- **Preservation of Rural Character and Community Integrity**

The scale, aesthetic, and operational intent of the proposed development has been shaped to remain in harmony with the surrounding rural environment. This includes architectural design reflective of the region's vernacular, non-intrusive site planning, and activities that are aligned with agri-tourism policies adopted by the municipality.

The application acknowledges and respects the rural setting in which it is located. The development has been planned in a manner that avoids unnecessary disruption to the existing community and seeks to support rural resilience through appropriate, policy-aligned land uses. The owners remain open to reasonable engagement and wish to be active, respectful members of the community.

Safety, Health & Well-being

The objection expresses concern that the proposed development, particularly the wedding and event venue, will negatively impact on the safety, health, and general well-being of neighbouring residents and the broader Sandies Glen community, including through noise, traffic, and disruption to the rural environment.

The proposed development is modest in scale and designed for occasional use. Events at the wedding venue are anticipated to occur at a lower frequency and will be professionally managed to ensure orderly operation, compliance with municipal regulations, and consideration for the local environment and community. This limited scope significantly reduces the likelihood of sustained or cumulative health or safety impacts.

Noise-related concerns have been addressed in detail under the response dedicated to that topic. Similarly, matters related to traffic volumes and rural road safety have been covered comprehensively in the relevant traffic response.

The owners are sensitive to the unique qualities of the area and have no intention of introducing disruptive or hazardous land uses. The development is guided by principles of responsible rural tourism and land stewardship. As residents themselves, the owners are equally invested in maintaining the tranquillity, safety, and integrity of the Sandies Glen valley.

While the objection includes a personal account regarding the objector's health, the application must be assessed in terms of its compliance with planning policy and broader environmental and land use impacts. It is nevertheless reiterated that the development has been designed with care, moderation, and a full understanding of the rural context. No aspects of the proposal are inherently hazardous or incompatible with residential living in an agricultural area.

In summary, the proposal does not pose any demonstrable threat to the health, safety, or well-being of neighbouring residents. All applicable regulations will be complied with, and the owners remain committed to operating the proposed uses in a manner that is respectful, lawful, and appropriate to the surrounding rural setting.

Noise

The objection raises concerns about the potential noise impact of the proposed wedding and event venue, particularly its proximity to neighbouring properties and the potential for disruption to the tranquil character of the Sandies Glen valley.

The following response is provided:

- Low Frequency and Controlled Use of the Venue

The proposed wedding venue is intended to operate on an occasional basis, with events anticipated at a lower frequency. This is not a high-turnover or intensive commercial facility. The venue will cater to a limited number of guests (maximum of 120), and all events will be subject to reasonable operational hours and municipal conditions aimed at limiting disturbance.

- Management of Noise and Guest Behaviour

The venue will be professionally managed, with strict protocols in place to limit noise levels during events. This includes appropriate timing of music and speeches, containment of activities within designated areas, and monitoring to ensure compliance with municipal by-laws relating to noise and disturbance. Guest behaviour and sound management will be part of the operating procedure to ensure respect for neighbouring properties.

- Distance and Natural Buffers

The location of the event area has been chosen to maximise distance from adjacent properties and to take advantage of previous disturbed areas. The site layout will incorporate additional landscaping where necessary to assist with sound attenuation and maintain a sense of visual and acoustic separation between the venue and neighbouring homes.

- Compliance with Relevant Legislation

The venue will operate in accordance with applicable noise control regulations, including municipal by-laws and the provisions of the South African National Standard (SANS 10103) for acceptable noise levels in rural environments. Should approval be granted, any conditions imposed by the Municipality relating to noise mitigation will be fully implemented.

- Respect for the Rural Character

The owners are fully aware of the peaceful nature of the valley and the importance of maintaining that character. They have no intention of disrupting the tranquillity of the area. Instead, the venue is being conceived as a space that offers an intimate, scenic, and respectful experience for guests, without compromising the lifestyle or well-being of the neighbouring community.

Noise impact has been taken into account during the planning of this proposal. Through considered event scheduling, professional management, appropriate siting, and full compliance with noise regulations, the owners are committed to ensuring that any sound generated by events remains within acceptable and respectful limits.

Traffic & Infrastructure Impact

Concerns have been raised regarding the potential increase in traffic volumes as a result of the proposed development, and the associated impact on road conditions, safety, and infrastructure maintenance in the area.

In response, the following clarification is provided:

- Public Road Access Across Private Property

The primary access roads serving the area, including the road traversing the subject properties, are public roads that traverse the owners' land. These routes are not private farm roads but form part of the broader rural road network and are accessible to all properties in the vicinity.

- Modest Increase in Traffic

The proposed development is expected to generate only a modest increase in traffic, primarily associated with occasional tourist accommodation use and limited-frequency events. Given that events are expected to occur infrequently the overall impact on traffic volumes will be minimal and within the capacity of the existing road network.

- Parking Requirements

In accordance with the municipality's parking requirement of one (1) parking bay per four (4) persons, a total of thirty (30) parking bays would be required for the proposed use, based on a maximum of 120 guests attending weddings. It is noted that the applicable land use scheme does not prescribe a maximum number of parking bays. The property owners have therefore opted to provide more than the minimum required bays, in order to ensure sufficient on-site parking, avoid any spill-over onto surrounding area or roads, and enhance overall convenience for guests.

- **Consideration of Rural Conditions**

The owners are mindful of the rural setting and the condition of the gravel roads, particularly during wet seasons which also tend to be quieter than the summer months. Event scheduling, guest communications, and operational planning will take into account seasonal accessibility and road conditions to ensure that vehicle movements do not pose a risk to infrastructure or other road users.

- **Ongoing Cooperation and Maintenance Awareness**

While maintenance of public roads is the responsibility of the relevant authority, the owners remain committed to being responsible land stewards and neighbours. Where practical, cooperation with the Municipality and surrounding property owners to monitor and mitigate wear on shared roads will be supported.

The road infrastructure serving the proposed development comprises public routes, and the anticipated traffic increase is limited. The development has been planned with sensitivity to the existing rural infrastructure, and measures will be taken to ensure that traffic-related impacts remain minimal and manageable.

Environmental & Biodiversity Impact

The objection raises several concerns relating to potential environmental impacts of the proposed development, including the impact of noise on farm animals and wildlife, the absence of an environmental impact assessment (EIA), and the compatibility of the proposed uses with the area's ecological character.

In response, it is important to note that the development proposal has been carefully designed to utilise previously disturbed areas and existing building footprints to the greatest extent possible. This approach ensures that new construction is limited to zones historically used for farming infrastructure, thereby minimising disturbance to undisturbed natural habitats and surrounding ecological systems. By working within the existing development envelope, the proposal avoids unnecessary encroachment into sensitive or pristine areas.

The scale and nature of the proposed activities do not constitute large-scale construction or infrastructure works that would trigger a formal environmental authorisation in terms of the National Environmental Management Act (NEMA). The proposed development is relatively modest and falls below the thresholds that would require a Basic Assessment or full EIA. Nevertheless, the owners remain committed to responsible environmental management and will adhere to all applicable environmental legislation. In addition, the application has been circulated to the relevant external environmental departments, and any comments received will be addressed in full during the processing of the application.

In terms of noise and its potential impact on livestock and wildlife, it is noted that the proposed activities are occasional and will not result in continuous or high-intensity disturbance. The frequency of events is expected to be low, and sound levels will be managed through design measures, including the strategic placement of activity areas and the use of landscaping buffers. The surrounding agricultural area already accommodates intermittent farming operations that produce sound and movement, and the proposed tourism activities are not expected to exceed or significantly alter that baseline.

The owners are fully aware of the presence of local wildlife and the ecological sensitivity of the Sandies Glen area. As such, mitigation measures will be implemented where necessary to avoid disruption to sensitive species or habitats. These measures include responsible use of lighting, the

regulation of vehicle speeds along access roads, and the avoidance of construction during critical ecological periods such as nesting and lambing seasons.

A key objective of the development is to secure the long-term sustainability of the property, which includes the conservation of its natural assets. The supplementary income generated through tourism activities will provide the financial means to invest in ecological stewardship practices, such as responsible veld management, the removal of invasive species, and improved land maintenance. This integrated approach supports both the environmental and economic viability of the farm.

The proposed development has been conceived with a strong emphasis on environmental responsibility. Its limited scale, appropriate siting, and commitment to compliance with environmental standards ensure that it will not pose a significant risk to the area's ecological health.

Event Details Not Specified

While the objections note the absence of a defined number of events or operational schedule, it is important to clarify that the venue is intended for occasional use only. The expected frequency is low, generally limited to weekends however it is not known at this stage how many events will be accommodated on-site per month, and each event will be managed in accordance with the conditions imposed by the Municipality, including adherence to any limitations on guest numbers, operational hours, and noise mitigation measures. The intention is not to host high-turnover events, but to offer a tranquil, nature-based venue that respects its setting.

Property Value

The objection alleges that the proposed development, particularly the wedding venue and associated tourist accommodation, will negatively affect the value of neighbouring properties due to noise, visual impact, and the introduction of non-agricultural uses. The objection also characterises the proposal as a "modern housing development" incompatible with the surrounding rural character.

The following response is offered:

- **No Evidence of Property Devaluation**

There is no substantiated evidence provided to support the claim that the proposed development will negatively affect surrounding property values. In fact, comparable developments in rural settings, where sensitive, small-scale tourist accommodation and event venues have been introduced, often have a neutral or even positive impact on neighbouring values. Such developments typically enhance the appeal and activity within the broader area by increasing local visibility, improving infrastructure, and stimulating investment.

- **Character and Compatibility of Development**

The proposed development is not a high-density housing scheme. It comprises limited, single-storey structures in keeping with the vernacular architectural style, intended for low-impact, occasional tourism use. These buildings will be carefully sited and designed to complement the natural landscape and built form of the region. The objection's repeated references to a "modern housing development" mischaracterise the proposal and are not supported by the application documentation or site development plan.

- **Potential for Area Enhancement**

Far from diminishing the surrounding area, the proposed development introduces investment into the maintenance and enhancement of an existing rural property. The refurbishment of heritage structures, maintenance of the landscape, and limited-scale tourism offerings are likely to strengthen the desirability of the broader area for like-minded landowners and visitors. This may, in fact, contribute to the preservation of rural character rather than its degradation.

- **Speculative Motivation**

The suggestion that property values will fall is speculative and based on assumptions about how future events might unfold, rather than on any empirical data or professional valuation. The objection presents a highly subjective and one-sided perspective which does not take into account the broader economic and land use planning context within which the application has been made.

The claim that the proposal will reduce neighbouring property values is unsubstantiated and misrepresents the nature, scale, and intent of the development. The application has been carefully designed to support the long-term sustainability of the farm in a way that respects its rural setting and enhances the overall character of the area.

Waste and Pollution

Concerns have been raised regarding the potential for environmental degradation linked to the development's proximity to the Waboomsrivier, including impacts on wildlife habitats, water quality, and waste generation. The following response is provided:

- **Habitat and Wildlife Disruption**

The proposed development has been deliberately sited within previously disturbed and historically developed areas of the property. No new structures are planned within or adjacent to environmentally sensitive areas, including riparian zones along the Waboomsrivier. The project footprint is therefore limited in its potential to disrupt local wildlife habitats. Moreover, the owners remain committed to maintaining the natural character of the area and will implement measures to ensure that construction activities are carried out in a responsible and environmentally conscious manner.

- **Protection of Watercourses and Flood Awareness**

The Waboomsrivier is acknowledged as a significant natural feature in the area, and care has been taken to locate all proposed infrastructure at an appropriate setback from the river itself. No new development is proposed within a designated floodplain, and all activities will adhere to municipal and environmental guidelines with regard to proximity to watercourses.

With reference to the floods of September 2023, the owners are fully aware of the valley's hydrological sensitivity. As a result, future design and planning will take into account flood risks, stormwater runoff management, and appropriate site drainage to ensure that no pollutants or runoff from activities on the site enter the water system.

- **Stormwater and Pollution Prevention**

During both construction and operation, standard stormwater management practices will be followed to prevent erosion, sedimentation, or chemical runoff into the Waboomsrivier. This includes managing hard surfaces, installing adequate drainage systems, and ensuring that parking and service areas are designed with appropriate pervious surfaces and collection points to filter runoff. Any chemicals used for cleaning or maintenance will be responsibly stored and handled, and no vehicle maintenance or fuelling will take place on-site.

- Waste Management and Litter Control

A comprehensive waste management plan will be developed as part of the detailed operational planning for the venue. This will include the provision of clearly designated waste sorting areas, the regular removal of refuse by the owners, and the implementation of sustainable practices to reduce single-use plastics and minimise waste generation.

- Air Quality Considerations

The volume of traffic associated with the venue is limited and intermittent and is not expected to result in any measurable decline in air quality. Events are infrequent and of short duration, and the property's rural setting and prevailing wind conditions will naturally dissipate any vehicle emissions.

In conclusion, the concerns raised through the objection have been carefully considered and addressed in full. The proposed development has been designed with sensitivity to the rural context, heritage value, environmental conditions, and surrounding community. It aligns with the relevant planning policy framework and represents a responsible and sustainable use of the land.

Considering the above, it is respectfully recommended that the planning application be approved as submitted.

Yours faithfully



T. JANSEN
PROFESSIONAL TOWN PLANNER (A/2858/2019)

**COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR CONSOLIDATION, SUBDIVISION & CONSENT USE:
REMAINDER OF PORTION 2 OF THE FARM SONDAGS KLOOF NO. 672,
CALEDON DIVISION & PORTION 13 OF THE FARM SONDAGS KLOOF
NO. 672, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA
(4893/2024)**

Electricity	:	Eskom Area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	No services available
Roads and traffic	:	No services available

Conditions:

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that no water from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, BGCMA etc.) for the use of any other water resources and the extraction thereof;
3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Senior Engineer: Water Infrastructure & Quality (Tel: 028 313 8972), Overstrand Municipality;
4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and Department of Water & Sanitation for approval;
5. that the developer complies to all the conditions set by Department Of Water & Sanitation and BGCMA;
6. that, as there is currently no municipal sewer network in the vicinity, Remainder of Portion 2 of Farm 672 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Division: Engineering Services (Hermanus), and to which the sewer services on the development must connect to;
7. that the Municipality does not have the capacity to service the proposed development with regards to removal of sewerage from the property. The owner is therefore responsible for removal of

sewerage from the property, and thereof at a licensed municipal sewerage treatment facility;

8. that alternatively, sewer treatment facilities that are approved by the Department of Water & Sanitation may be provided for disposal of sewer from the developments. Written proof of such approval is to be submitted to the Municipality;
9. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
10. that stormwater discharged from higher lying properties and generated in the catchment area of Remainder of Portion 2 of Farm 672 be allowed to drain freely through the property;
11. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or waste disposal facility;
12. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Division: Engineering Services;
13. that access can be obtained via the existing access routes(s) to Remainder of Portion 2 of Farm 672, that any additional and / or extended vehicle entrances will be for the owner's account. The Provincial Engineer must however provide comment in this regard.



RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

12/03/2025
DATE



BREEDDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

A. Corner Mountain Mill & Eastlake Road.
Worcester. Western Cape.
South Africa 6850

T. 023 346 8000

E. info@bocma.co.za

W. www.breeddegouritzcma.co.za

Enquiries: V Ligudu

Ref: 4/10/1/G40M/SONDAGS KLOOF 672/2 (REM), CALEDON

Date: 17/03/2025

The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

Attention: Marlize Miller

**RE: APPLICATION FOR CONSOLIDATION, SUBDIVISION AND CONSENT USE:
REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO.
672, CALEDON DIVISION AND PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672,
CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA.**

With reference to the above-mentioned document received by this office on the 25/02/2025, requesting comments.

The Breedde-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. This office confirms the registration of water use in property portion 2 of the Farm 672, Caledon Division. Kindly note that the registered volume is for irrigation purposes.
3. This office does not have record of water registration in portion 13 of the Farm 672, Caledon Division. Should there be any water use taking place in the property, kindly contact this office to register the water use.
4. Regarding the proposed borehole, kindly note that the use of surface/groundwater and/or storage of water is not permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998).
5. It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds office to give effect thereto upon approval of the application.
6. No pollution of surface water or groundwater may occur due to any activity in the property.



Water for domestic use

- Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water.

Disposal of sewage

- The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).
- When a conservancy tank is used for the disposal of sewerage, this office must be furnished with a signed copy of the contract between the contractor and/or the municipality which is appointed to pump the conservancy tank.
- The tank must be provided with a fresh air inlet and an intercepting grease trap.
- The tank must have an airtight manhole cover to allow access to the tank for the removal and safe disposal of the tank contents.
- No industrial waste or refuse may be discharged into the conservancy tank except by written agreements with the relevant authorities.
- The size of the conservancy tank must be determined by both the frequency of removal of its contents to the local Wastewater Treatment Works and by the quantity of sewage anticipated from the above-mentioned project.
- The contents of the tank must be removed by a vacuum tanker and conveyed to a local Wastewater Treatment Works that is capable of processing the volume and contents of the conservancy tank.
- The contingency plan must be drawn up to protect against overflow of the conservancy tank.
- Ingress of storm water into the conservancy tank must be prevented.
- The conservancy tanks must be located out of the 1:100 year flood line of any water resource.

This office reserves the right to revise initial comments and request further information based on any additional information that may be received.

The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

Liquuduwc
MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)



Overstrand Municipality

alida@overstrand.gov.za



ANNEXURE H 1/4

Date: 2025/03/18

Enquiries:

WayleavesWesternOU@eskom.co.za

WAYLEAVE APPLICATION: consolidation in terms of Section 16(2)(e) of the By-Law, to
consolid : REMAINDER OF PORTION 2 (WABOOMSRIVIER)
OF THE FARM SONDAGS KI 00F NO 672 CAI EDON

YOUR REF: PTN 2 & 13/672 RCAL (4893/20240

ESKOM REF: 18010-25

THIS IS NOT AN APPROVAL TO START CONSTRUCTION

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

1. **Eskom services are affected by your proposed works and the following must be noted:**

- Eskom has no objection to the proposed work and include a drawing indicating Eskom Overhead and underground services in close proximity.
- Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- There may be LV overhead services / connections not indicated on this drawing.
- The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Customer Network Centre: Caledon

Dirk Swart / Francois Swart

028 214 5710 / 028 214 5713 / 083 502 2590

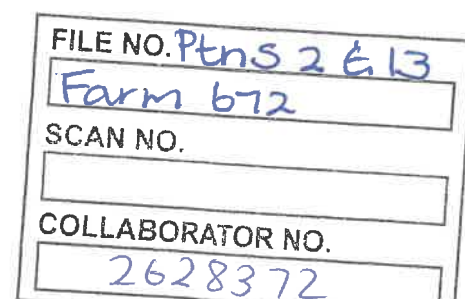
SwartDi@eskom.co.za

Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za

Distribution Division - Western Region [Land Development]
Western Region
Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30



18 MAR 2025

2. Underground Services

The following conditions to be adhered to at all times:

- a) Works will be carried out as indicated on plans.
- b) No mechanical plant to be used within 3.0m of Eskom underground cables.
- c) All services to be verified on site.
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Nancy Piliso from the Land Development Office to be contacted at PilisoN@eskom.co.za, to arrange the capturing of such services.
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab)
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Nancy Piliso at PilisoN@eskom.co.za to arrange a site visit.

3. O.H. Line Services:

- a) The following building and tree restriction on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

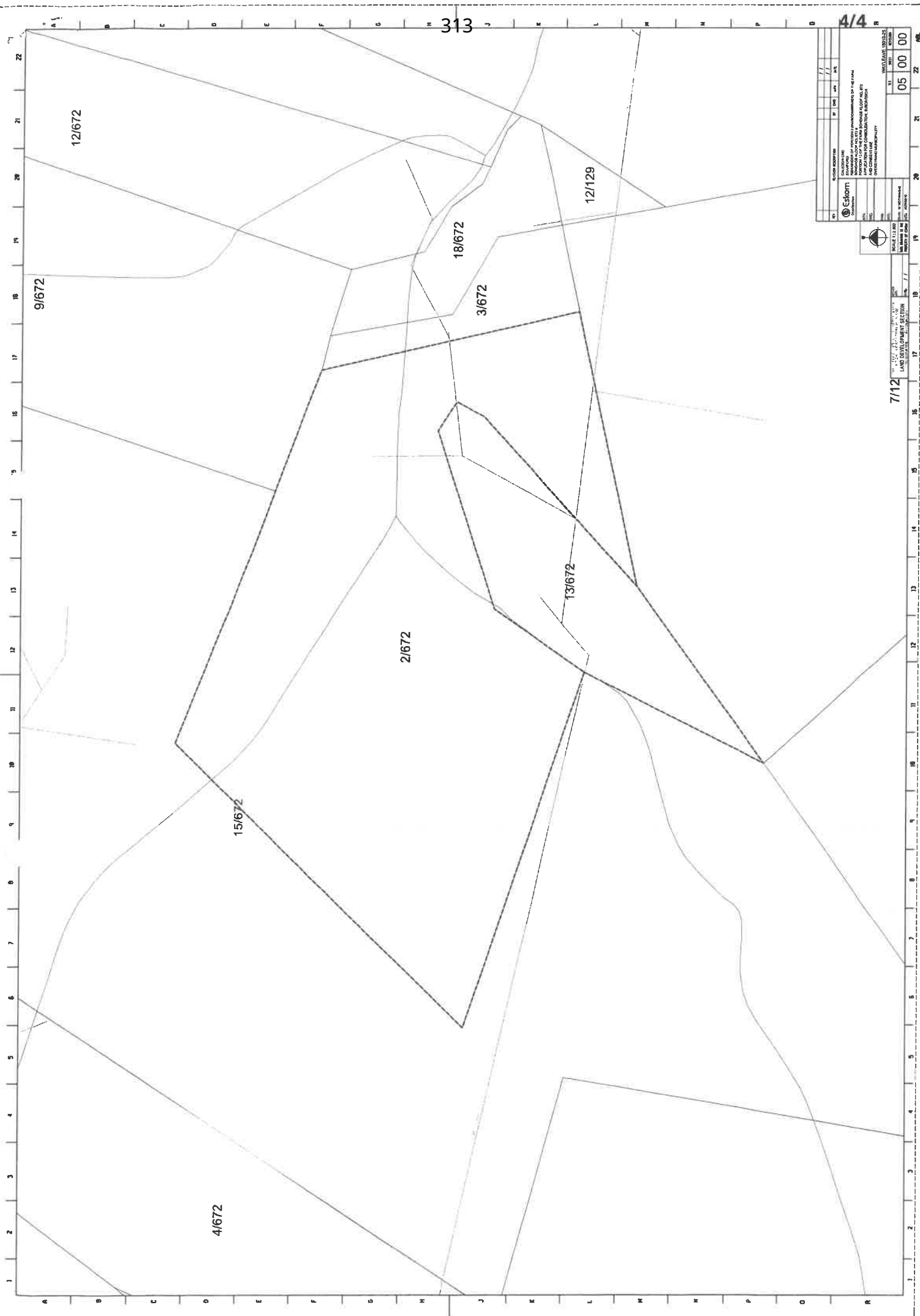
- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) Lungile Motsisi MotsisL@ntcsa.co.za. Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES. NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.

4. **NOTE**

Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)





CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
 physical 16 17th Avenue, Voëlklip, Hermanus, 7200
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone 087 087 8017
 email rsmart@capenature.co.za
 reference LS14/2/6/1/7/2/672-2&13_cons,sub&cons_Sandies Glen
 date 22 April 2025

Overstrand Municipality
 P.O. Box 20
 Hermanus
 7200

Attention: Petrus Roux

By email: alida@overstrand.gov.za

OVERSTRAND MUNISIPALITEIT

REKORDBEHEER

22 APR 2025

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

FILE NO. PTNS 2+13

of Farm 672 Sondagskloof

SCAN NO.

COLLABORATOR NO.

2648514

Dear Mr Roux

**Application for Consolidation, Subdivision and Consent Use for Tourism
 Accommodation and Facilities on Portions 2 and 13 of Farm Sondagskloof 672,
 Sandies Glen, Stanford
 (Overstrand Municipality ref. no.: Ptn 2 & 3/672 Rcal 4893/2024)**

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

The application is for consolidation and subdivision to re-align the boundaries of the two properties (Portions A and B), and the development of a wedding venue and tourism accommodation on one of the new cadastres (Portion B). The existing buildings on Portion B will be demolished and the footprints used for the tourism development.

According to the current Western Cape Biodiversity Spatial Plan (BSP) which was adopted by the competent authority on 13 December 2024, the majority of Portion B is occupied by Critical Biodiversity Area I (CBA) with the remainder consisting of No Natural. The riparian area of Portion B consists of CBA I with the remainder No Natural.

The vegetation occurring on the two properties is Elim Ferricrete Fynbos with Overberg Sandstone Fynbos encroaching in the south-eastern corner, both of which are listed as endangered. The Wabooms River flows along the northern area with an associated floodplain wetland, with two non-perennial tributaries flowing in from the south, one of which is associated with a channelled valley-bottom wetland.

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Mr Mervyn Burton, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Mr Paul Slack

R

22 APR 2025

Since the BSP has been adopted, the following listed activity is now relevant:

Listing Notice 3 Activity 6:

The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.

(ii) Outside urban areas;

(aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;

excluding the conversion of existing buildings where the development footprint will not be increased.

Confirmation is therefore required regarding the number of overnight visitors that can be catered for in the tourism accommodation. The tourism units are also located in close proximity to the one mapped non-perennial river therefore there may be other listed activities which are triggered.

CapeNature therefore recommends that the proposed tourism accommodation and facilities for which consent use is applied should be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) to determine whether environmental authorisation is required.

With regards to the proposed consolidation and subdivision, CapeNature does not object to these two components of the application, as there are transformed areas on both properties mapped as No Natural which are available for development. With regards to the consent use application, we will provide further comment once a determination is made by DEA&DP and further information regarding the development footprints is available.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Regards



Rhett Smart

For: Manager: Landscape Conservation Intelligence South



Department of Environmental Affairs and Development Planning

Sumaya Arendse

Directorate: Development Management, Region 1
Sumaya.Arendse@westerncape.gov.za | Tel: 021 483 8332

REFERENCE: 16/3/3/6/1/E2/27/1232/25
DATE OF ISSUE: 4 July 2025

The Board of Directors
Ikonique Trust
10 South Bay Crescent
Big Bay
7441

Attention: Belinda Monique Albertyn

Tel: +27(0) 76 117 7460
E-mail: dewetbm@gmail.com

Dear Madam

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: FOR THE PROPOSED APPLICATION FOR CONSOLIDATION, SUBDIVISION AND CONSENT USE: REMAINDER OF PORTION 2 (WABOOMSRIVIER) AND PORTION 13 OF FARM SONDAGSKLOOF NO. 672, OVERSTRAND (CALEDON DIVISION).

1. The electronic copy of the applicability checklist received by the Directorate: Development Management Region 1 (hereinafter referred to as "this Directorate") on 2 June 2025, refers.
2. Based on the information provided this Directorate notes the following:
 - The consolidation of Portion 2 and 13 of Sondagskloof No. 672, is proposed and the subdivision of the consolidated farm into Portion A and Portion B.
 - Portion 2 and 13 of the Farm Sondagskloof No. 672, Caledon are zoned Agricultural Zone 1: Agriculture.
 - The development of a wedding venue and associated infrastructure on Portion B is proposed.
 - There are existing dwellings/structures located on portion B, which will be used to create the wedding venue and overnight accommodation facilities.
 - An application is currently underway with Heritage Western Cape regarding the proposed demolition and/or refurbishment of these existing dwelling/structures.
 - No watercourse is present or within 32m of the site.
 - No indigenous vegetation will be cleared.
3. Your attention is drawn to the listed activities in terms of the EIA Regulations, 2014 (as amended). You are herewith informed that the proposed expansion will not constitute any listed activities in terms of the EIA Regulations, 2014 (as amended).
4. This determination is based on the following:
 - The wedding venue and overnight accommodation facilities will be developed by the conversion of existing buildings where the development footprint will not be increased.

- No indigenous vegetation will be cleared; and
 - No development will occur within or within 32m of a watercourse.
5. Written Environmental Authorisation is therefore not required from the competent authority prior to the undertaking of the said expansion.
 6. However, should any revision of the proposed expansion constitute a listed activity(ies) in terms of the EIA Regulations, 2014 (as amended), an application must be submitted and environmental authorisation obtained before such activity(ies) may commence.
 7. The applicant must comply with any other statutory requirements that may be applicable to the expansion.
 8. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that –*"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."*
 9. This Directorate reserves the right to revise its initial comments and request further information from you based on any new or revised information received.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully

Marbe
Coetzee

Digitally signed by
Marbe Coetzee
Date: 2025.07.04
11:24:47 +02'00'

pp HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) Michelle Naylor (Lornay Environmental Consulting (Pty) Ltd)
(2) Chester Arendse (Overstrand Municipality)

E-mail: michelle@lornay.co.za

E-mail: carendse@overstrand.gov.za

Our Ref: HM / OVERBERG / THEEWATERSKLOOF / CALEDON / PORTION 13 OF FARM
SONDAGS KLOOF NO 672
Case No.: 27386RB0212 | <https://sahris.org.za/node/389330>
Enquiries: Ruan Brand
E-mail: ruan.brand@westerncape.gov.za
Tel: 021 829 3319



Applicant: Daleen Holloway obo Holloway and Davel
Owner: Belinda Monique Albertyn obo IKONIQUE TRUST
daleen@hollowayanddavel.com | scottalbertyn@gmail.com

PERMIT

CASE NUMBER: 27386RB0212

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue.

Proposed Action: Additions, Alterations, & Demolitions
Site: Portion 13 of Farm Sondags Kloof No 672, Caledon
Graded: Not graded

Permit issued in accordance with drawings:

No.: 2024_13_001_REV; 2024_13_100_REV; 2024_13_101_REV; 2024_13_102_REV; 2024_13_200_REV;
2024_13_201_REV; 2024_13_202_REV; 2024_13_300_REV; 2024_13_301_REV; 2024_13_401_REV;
2024_13_402_REV;
Dated: 2026.02.10
Drawings prepared by: PJ/DH

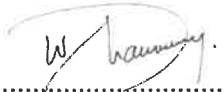
Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature.
- Appeals to HWC are to be submitted via www.sahris.org.za.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.


Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

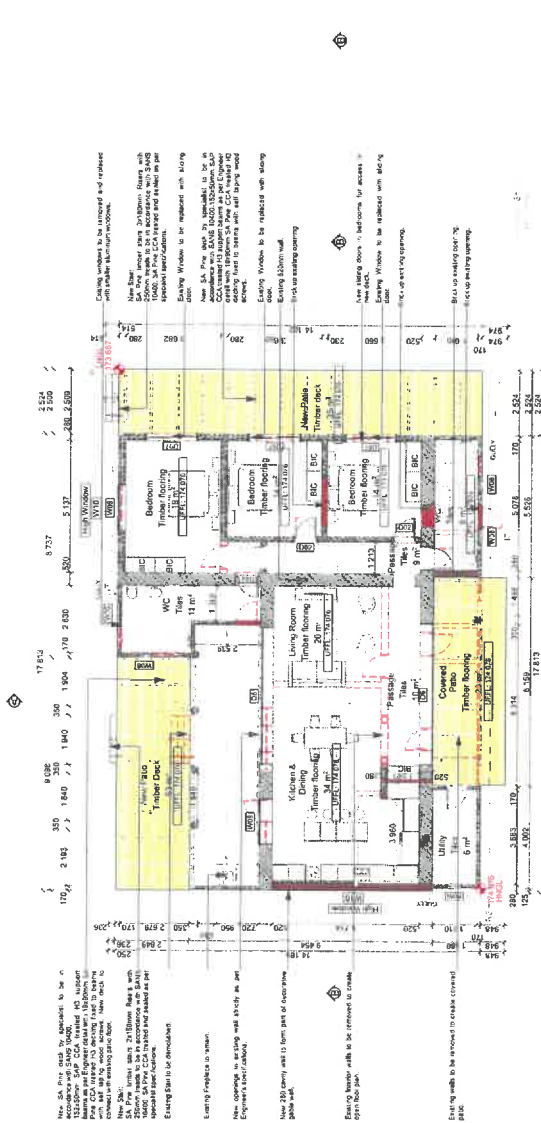
Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groenemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

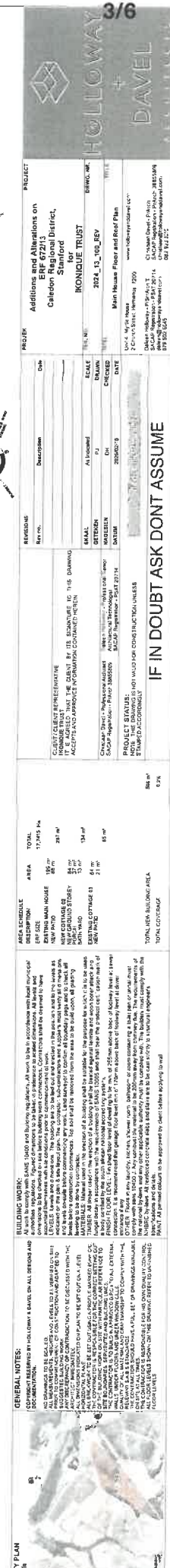
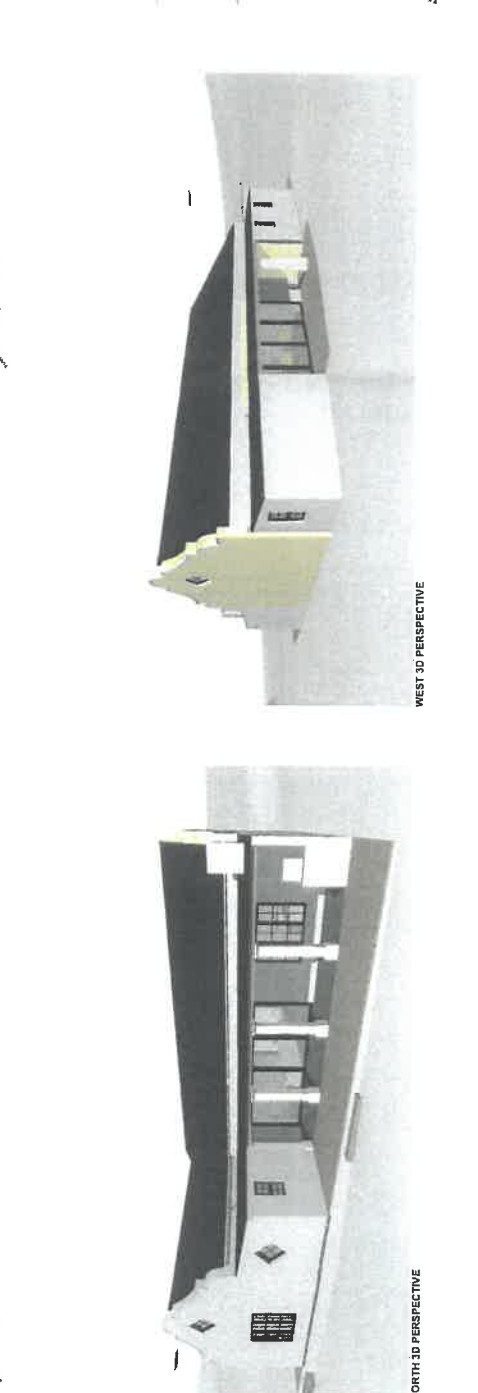
Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

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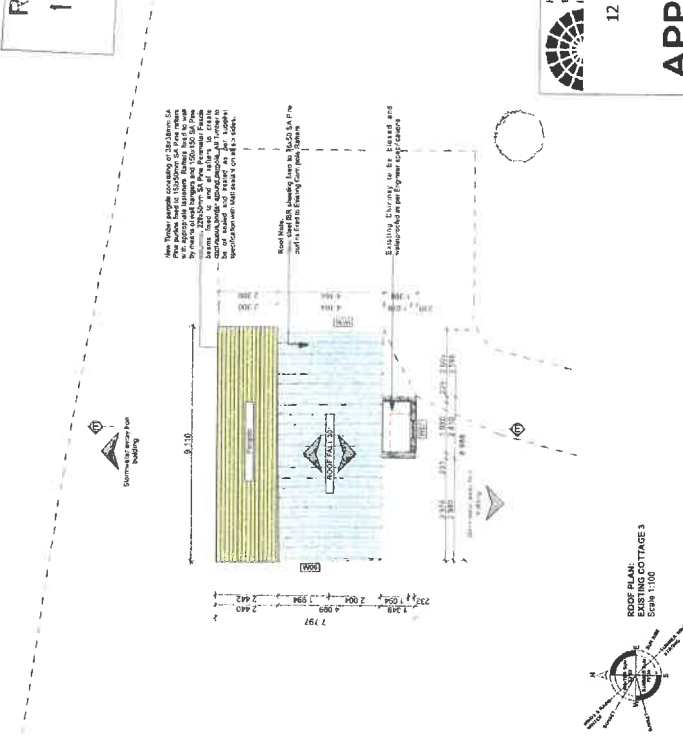
Main House Foot Plan
Scale 1:150



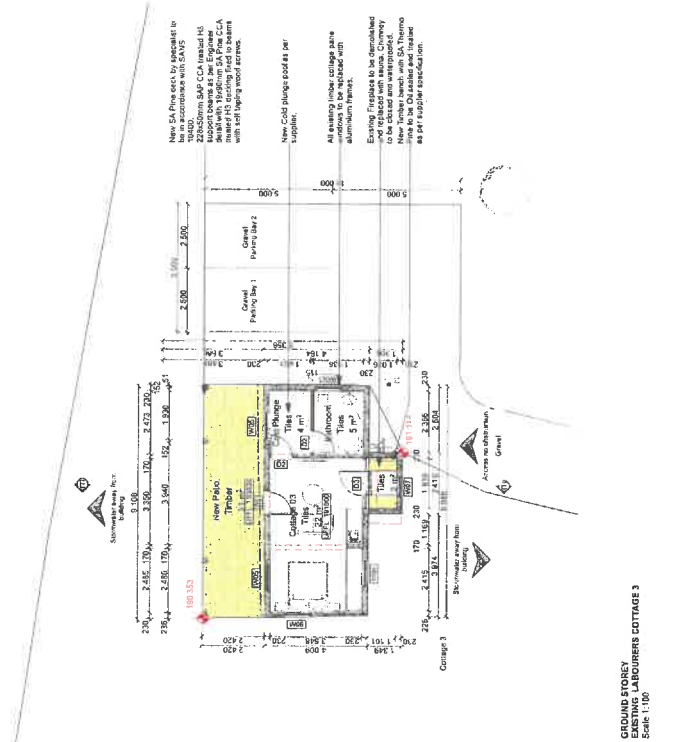
IF IN DOUBT ASK DONT ASSUME

RECEIVED
13 APR 2026

Heritage Western Cape
Erasmus West-Kap
Life in the West-Kap
12 March 2026
APPROVED



ROOF PLAN:
EXISTING COTTAGE 3
Scale: 1:100



GROUND STOREY
EXISTING COTTAGE 3
Scale: 1:100

ROOF NOTES:
0.8mm galvanized steel and copper flashing on roof
meets wall.
Ridge, eave and gable flashing to be installed by
qualified tradesperson in accordance with the
requirements of the relevant standards and in
accordance with the manufacturer's instructions.
The roof shall be finished with a waterproofing
membrane in accordance with the manufacturer's
instructions.
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instructions.
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REVISIONS	DATE	DESCRIPTION
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8	12/03/2026	ISSUED FOR PERMIT
9	12/03/2026	ISSUED FOR PERMIT
10	12/03/2026	ISSUED FOR PERMIT

GENERAL NOTES:
All work to comply with SANS 10400 and SANS 10400-1, as well as any other applicable standards and specifications.
The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
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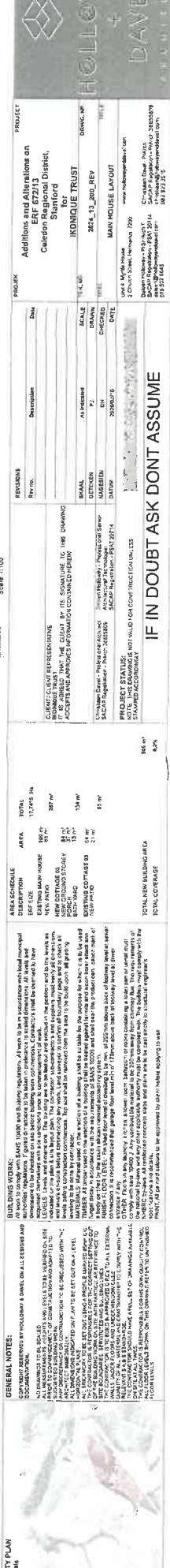
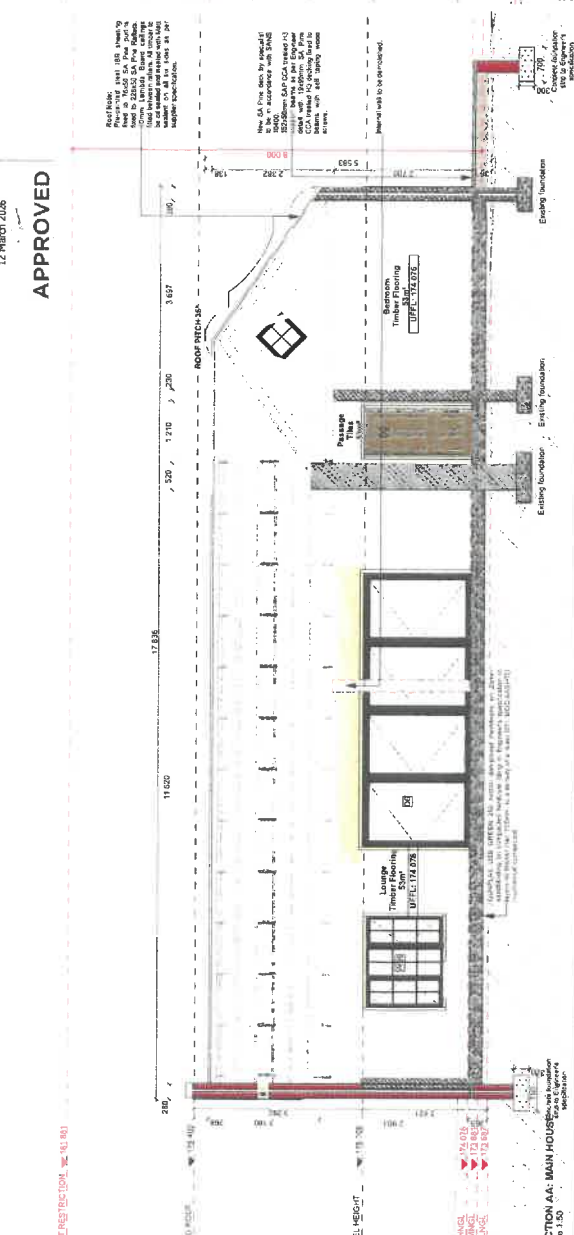
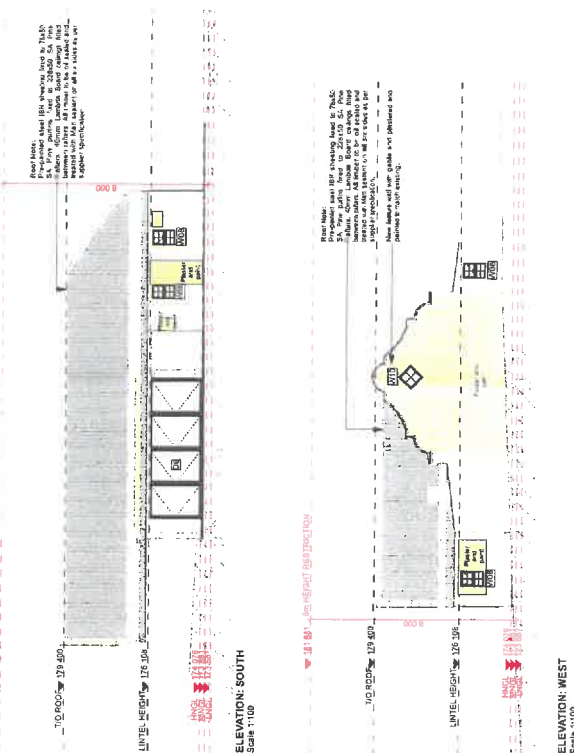
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IF IN DOUBT ASK DON'T ASSUME



IF IN DOUBT ASK DONT ASSUME