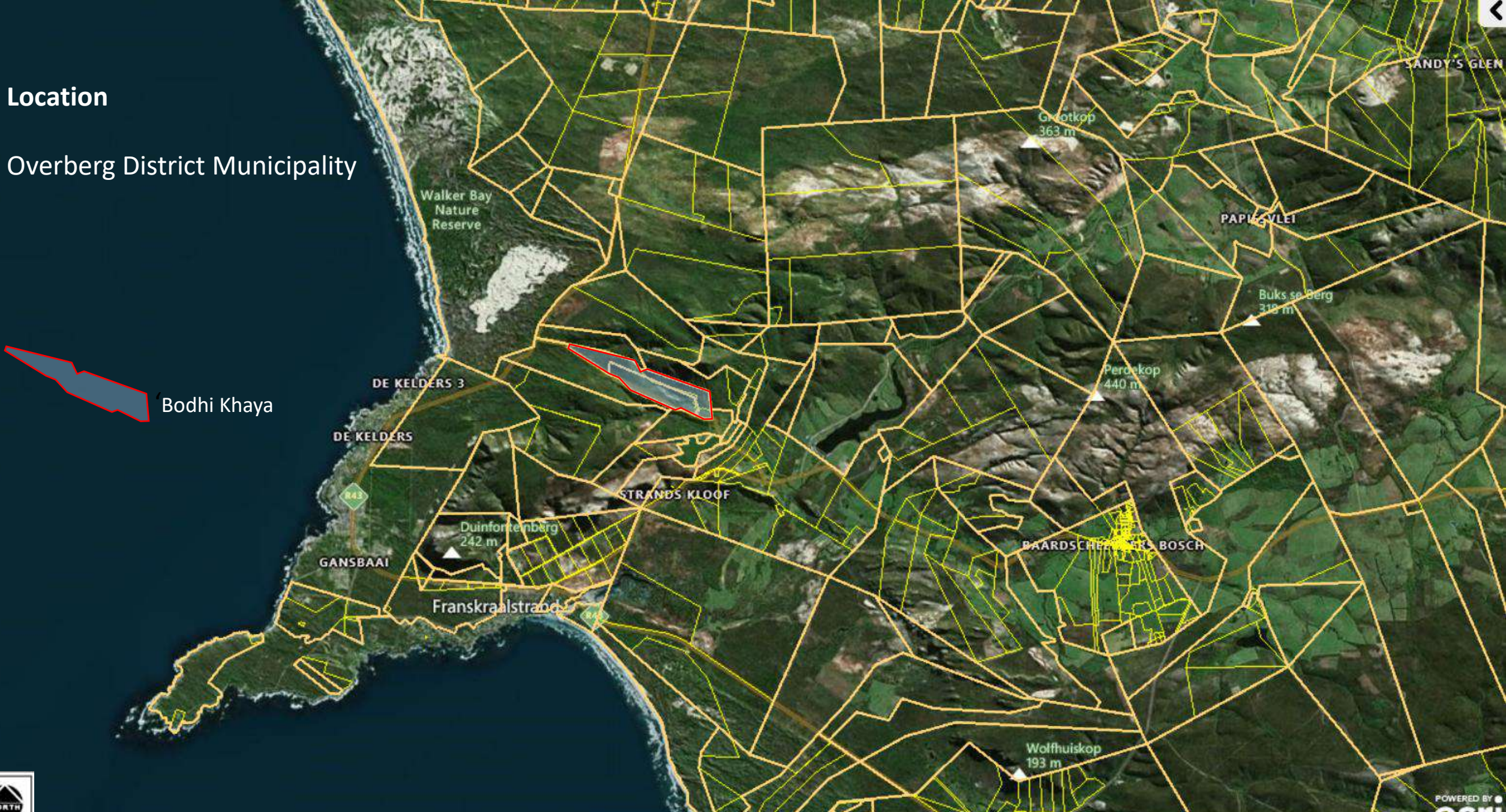


| OVERSTRAND MUNICIPALITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | OVERSTRAND MUNISIPALITEIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | UMASIPALA WASE-OVERSTRAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>REMAINDER OF THE FARM BAVIANS FONTEYN NO. 912, DIVISION CALEDON AND REMAINDER OF THE FARM GROOT BOS NO. 698, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CANCELLATION OF A PLAN OF SUBDIVISION, CONSOLIDATION, SUBDIVISION, REZONING, CONSENT USE, AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN, PERMISSION REQUIRED IN TERMS OF THE LAND USE SCHEME: TOMMY BUMMER TOWN PLANNERS (PTY) LTD ON BEHALF OF PURPLE PLUM PROPERTIES (PTY) LTD</b></p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Remainder of the Farm Bavians Fonteyn No. 912 and Remainder of the Farm Groot Bos No. 698, namely:</p> <p><b>Phasing, Amendment or Cancellation of a plan of subdivision</b><br/>Application in terms of Section 16(2)(k) of the By-Law for cancellation of unregistered subdivision plan (Farm 988 and Farm 989).</p> <p><b>Consolidation</b><br/>Application in terms of Section 16(e) of the By-Law to consolidate Remainder of the Farm Groot Bos No. 698 (±52,06ha) and Remainder Farm Bavians Fonteyn No. 912 (±171,24ha) to create on one property ±223,30ha.</p> <p><b>Subdivision</b><br/>Application in terms of Section 16(2)(d) of the By-Law to subdivide the consolidated property into two portions, namely Portion 1 (±89ha) in extent and a Remainder (±167,41ha) in extent.</p> <p><b>Rezoning</b><br/>Application in terms of Section 16(2)(a) of the By-Law for the rezoning of the Remainder portion to Open Space Zone 1.</p> <p><b>Consent use</b><br/>Application in terms of Section 16(2)(o) of the By-Law to accommodate tourist accommodation and tourist facilities (wellness retreat) on the property.</p> <p><b>Amendment of the approved site development plan</b><br/>Application in terms of Section 16(2)(l) of the By-Law to accommodate the existing and proposed uses on the property.</p> <p><b>Permission required in terms of the Land Use Scheme</b><br/>Application in terms of Section 16(2)(g) of the By-Law to accommodate the proposed uses in the Heritage Overlay Zone.</p> <p><b>Determination of an administrative penalty</b><br/>Application in terms of Section 16(2)(q) of the By-Law to legalize the existing land uses and unlawful building works.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus, Gansbaai Library, Main Road, Gansbaai and on the municipal webpage at the following link <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) on or before <b>17 July 2026</b>, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the <b>Principal Planner, Mr SW van der Merwe</b> at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments.</p> <p><i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i></p> | <p><b>RESTANT VAN DIE PLAAS BAVIANS FONTEYN NR. 912, AFDELING CALEDON EN RESTANT VAN DIE PLAAS GROOT BOS NR. 698, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM KANSELLASIE VAN 'N ONDERVERDELINGSPLAN, KONSOLIDASIE, ONDERVERDELING, HERSONERING, VERGUNNINGSGEBRUIK, WYSIGING VAN DIE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN, TOESTEMMING VEREIS IN TERME VAN DIE SONERINGSKEMA: TOMMY BRUMMER TOWN PLANNERS (PTY) LTD NAMENS PURPLE PLUM PROPERTIES (PTY) LTD</b></p> <p>Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Restant van die Plaas Bavians Fonteyn Nr. 912 en Restant van die Plaas Groot Bos Nr. 698, naamlik:</p> <p><b>Fasering, Wysiging of Kansellasië van 'n plan van onderverdeling</b><br/>Aansoek ingevolge Artikel 16(2)(k) van die Verordening vir kansellasië van ongeregistreerde onderverdelingsplan (Plaas 988 en Plaas 989).</p> <p><b>Konsolidasie</b><br/>Aansoek ingevolge Artikel 16(2)(e) van die Verordening om Restant van die Plaas Groot Bos Nr. 698 (±52,06ha) en Restant van die Plaas Bavians Fonteyn Nr. 912 (±171,24ha) te konsolideer om een eiendom ±223,30ha te skep.</p> <p><b>Onderverdeling</b><br/>Ingevolge Artikel 16(2)(d) van die Verordening om die gekonsolideerde eiendom in twee gedeeltes te onderverdeel, naamlik Gedeelte 1 (±89ha) groot en 'n Restant (±167,41ha) groot.</p> <p><b>Hersonering</b><br/>Aansoek ingevolge Artikel 16(2)(a) van die Verordening om die Restant gedeelte na Oopruimtesone 1 te hersoneer.</p> <p><b>Vergunningsgebruik</b><br/>Aansoek ingevolge Artikel 16(2)(o) van die Verordening om toerisme-akkommodasie en toerisme fasiliteit (welstandoord) op die eiendom te akkommodeer.</p> <p><b>Wysiging van die goedgekeurde terreinontwikkelingsplan</b><br/>Aansoek ingevolge Artikel 16(2)(l) van die Verordening om die bestaande en voorgestelde gebruike op die eiendom te akkommodeer.</p> <p><b>Toestemming vereis in terme van die Soneringskema</b><br/>Aansoek ingevolge Artikel 16(2)(g) van die Verordening om die voorgestelde gebruike binne die Erfenis Oorlegzone te akkommodeer.</p> <p><b>Bepaling van 'n administratiewe boete</b><br/>Aansoek ingevolge Artikel 16(2)(q) van die Verordening om die bestaande onwettige grondgebruike en bouwerke te wettig.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en op die munisipale webtuiste by die volgende skakel <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) voor of op <b>17 Julie 2026</b>, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die <b>Hoofbeplanner, Mr SW van der Merwe</b> by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p> <p><i>U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.</i></p> | <p><b>INTSALELA YEFAMA YASE BAVIANS FONTEYN ENGUNOMBOLO 912, ICANDELO LASE CALEDON KUNYE NENTSALELA YEFAMA YASE GROOT BOS ENGUNOMBOLO 698, ICANDELO LASE CALEDON, INDAWO KAMASIPALA WASE-OVERSTRAND: ISICELO SOKURHOXISWA KWESICWANGCISO SOKUHULUWA, UKUDITYANISWA, UKUHULUWA, UKWENZIZWA KWEMIDA NGOKUTSHA, UKUSETYENZISWA KWEMVUME, UKULUNGISA ISICWANGCISO SOPHULISO LWENDAWO ESIVUMELWEYO, IMVUME IYAFUNEKA NGOKWESICWANGCISO SOKUSETYENZISWA KOMHLABA: TOMMY BUMMER TOWN PLANNERS (PTY) LTD EGAMENI LE PURPLE PLUM PROPERTIES (PTY) LTD</b></p> <p>Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-47 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (Umthetho kaMasipala) sezi zicelo zilandelayo ezisebenzeka kwiNtsalela yeFama yase Bavians Fonteyn enguNombolo 912, kunye neNtsalela yeFama yase Groot Bos enguNombolo 698, oko kukuthi:</p> <p><b>Ukwenziwa kwesicwangciso sokwahlulahlula ngokwezigaba, Uhlengahlengiso okanye Ukurhoxiswa kwesicwangciso sokwahlulahlula</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(k) loMthetho kaMasipala sokurhoxiswa kwesicwangciso sokwahlulahlula esingabhaliswanga (iFama 988 kunye neFama 989).</p> <p><b>Ukudibanisa</b><br/>Isicelo ngokwemiqathango yeCandelo 16(e) loMthetho kaMasipala ukuze kudityaniswe Intsalela yeFama yase Groot Bos enguNombolo 698 (±52,06ha) kunye neNtsalela yeFama yase Bavians Fonteyn enguNombolo 912 (±171,24ha) ukwenza ipropati enye ±223,30ha.</p> <p><b>Ukuhlulwa</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(d) loMthetho kaMasipala ukuze kwahlulwe ifama edibeneyo ibe zizahlulo ezimbini, ezibizwa ngokuba sisahlulo 1 (±89ha) ngobukhulu kunye neNtsalela (±167,41ha) ngobukhulu.</p> <p><b>Uhlengahlengiso lwendawo</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(a) loMthetho kaMasipala ukuze ukuze kuhlangahlengiswe isahlulo seNtsalela ibe yiNdawo yeSithuba Esivulekileyo 1 (i-Open Space Zone 1).</p> <p><b>Ukusetyenziswa kwemvume</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala, ukulungiselela indawo yokuhlala yabakhenkethi kunye nezibonelelo zabakhenkethi (indawo yokuphumla kwempilo-ntle) kwipropati.</p> <p><b>Ukulungiswa kwesicwangciso esivunyiweyo sophuhliso lwendawo</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(l) loMthetho kaMasipala sokulungiselela ukusetyenziswa okukhoyo nokucetywayo kwipropati.</p> <p><b>Imvume iyafuneka ngokwemiqathango yeSikimu sokuSetyenziswa koMhlaba</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(g) loMthetho kaMasipala sokulungiselela ukusetyenziswa okucetywayo kwiNdawo yokuGqibela yeLifa leMveli.</p> <p><b>Ukumiselwa kweSohlwayo soLawulo</b><br/>Isicelo ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala sokwenza kube semthethweni ukusetyenziswa komhlaba okukhoyo kunye nemisebenzi yokakha engekho mthethweni.</p> <p>Iinkcukacha ezipheleleyo mayela nezi ziphakamiso zingentla ziyafumaneka ukuze zihlolewe kwiintsuku zaphakathi evelini ukusukela phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: LeziCwangciso zeDolophu noBume beNdawo, 16 Paterson Street, nakwiwebhpheji kamasipala kweli qhakamshele lilandelayo <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) ngomhla okanye ngaphambi koko <b>17 EyeKhala 2026</b>, kunye negama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomxeba ingenziwa kuMwangcisi weDolophu, uMnu B Minnaar kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu noMhlaba apho aya kuthi ancediswe ligosa likamasipala ekuqulunqeni izimvo zabo.</p> <p><i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuzi (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhenziswa / zisetyenziswa kwi (isicelo) inkqubo.</i></p> |
| <p>Dr DGI O'Neill<br/>Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala<br/>PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>.....Notice No / Kennisgewing nr / Inombolo yesaziso: 126/2026</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

# Location

Overberg District Municipality

Bodhi Khaya



Date: Amended March 2026

Ref: 11418 (HG)

**TOMMY BRÜMMER**  
**TOWN PLANNERS**  
IL Rosenberg House 80 Jordaan Street Bo Kaap  
(021) 5318435 enquiries@tommybrummer.co.za  
www.tommybrummer.co.za

APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION, CONSENT  
USES, & ADMIN PENALTY

*Remainder of Farm Groot Bos No. 698 & Remainder Farm Bavians  
Fonteyn No. 912, Caledon Division*



**1 INTRODUCTION**

The application is hereby made in terms of Section 16(2) (a), (d), (e), (g), (j), (k), (o) & (q) of the Overstrand Municipality Amended By-Law (2020) to consolidate the two farm portions and then subdivide the consolidated site into two portions. The purpose of this application is to enable portion 1 to be used for future farming or conservation and to regularize the use of the remainder portion for tourism accommodation and wellness facilities and construct additional tourism facilities.

The following is proposed:

- Section 16(2)(k): The cancellation of the previously approved subdivision plan (approved December 2015), to establish unregistered Farm 988 & Farm 989.

- Section 16(2)(e): To consolidate parent Farm Groot Bos No. 698 (52.06ha) & Remainder Farm Bavians Fonteyn No. 912 (171.24ha).
- Section 16(2)(d): To subdivide the consolidated farm into two portions, namely portion 1 (55.89ha) and the remainder (167.41ha).
- To retain the Agricultural Zoning on portion 1.
- Section 16(2)(a) & (o): The remainder portion will be rezoned to Open Space Zone 1, with Consent to permit tourism accommodation and other related uses (wellness facilities).
- Section 16(2)(g): For the approval of the site development plan on the remainder portion.
- Section 16(2)(h): For the amendment/replacement of the approved site development plan (relating back to 12 July 2010 approval of SDP).
- Section 16(2)(j): For the consent of the Municipality to permit these activities in the Landscapes HPOZ.
- Section 16(2)(q): For the determination of an administrative penalty for the unlawful land uses and building works existing on-site.

|                                             |
|---------------------------------------------|
| <h2>2 OWNERSHIP &amp; PROPERTY DETAILS</h2> |
|---------------------------------------------|

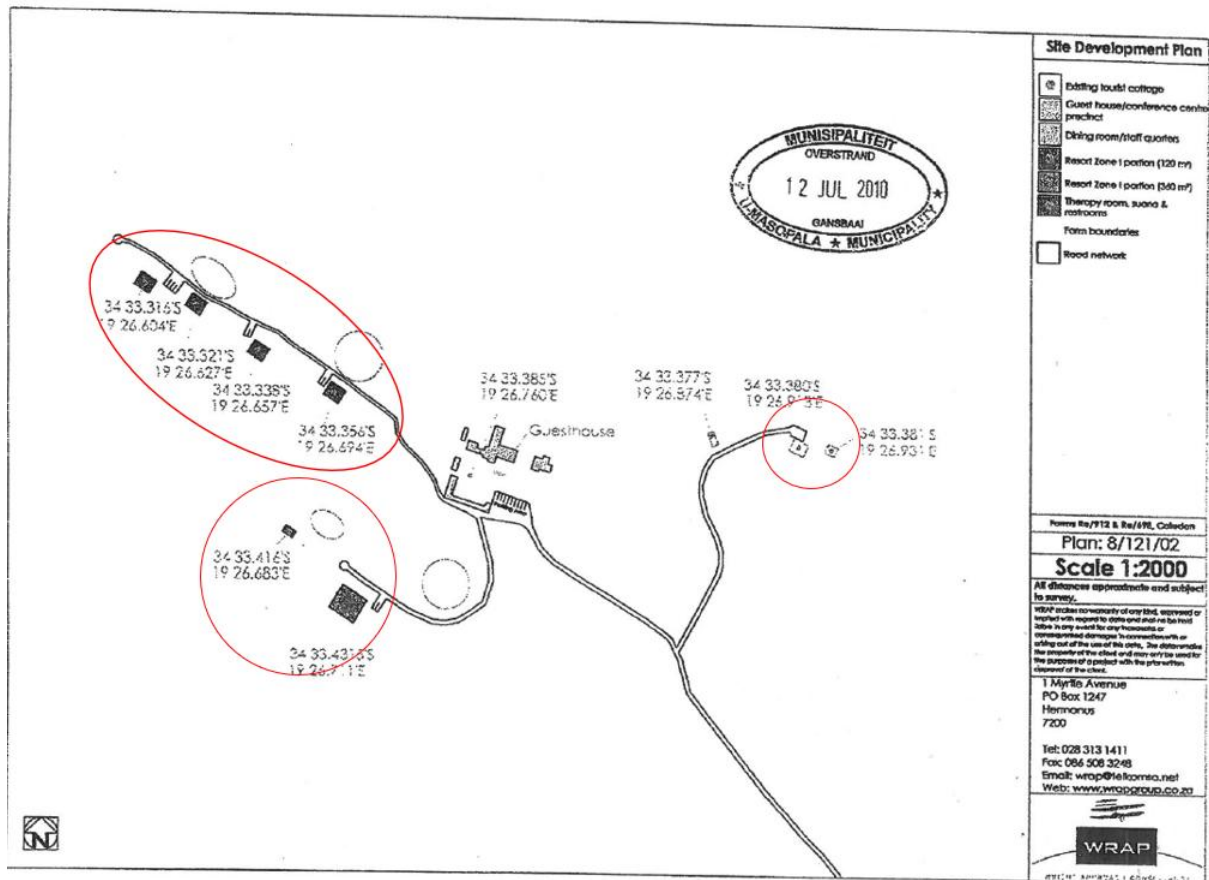
Remainder of the Farm Bavians Fonteyn No. 912, Caledon, & Remainder of the Farm Groot Bos, No. 698, Caledon, are registered in the name of *Purple Plum Properties 105 CC*. *Georgina Hamilton* is the Director of *Purple Plum Properties 105 CC* and has been duly appointed to sign on behalf of the Company.

*Georgina Hamilton* has duly authorized *Thomas Brian Brümmer* to submit the subject application to the Municipality on behalf of the Company. The Power of Attorney and supporting documentation is submitted.

The two properties contain several servitudes, as mentioned in the title deed, dating back to 1912. These servitudes relate to certain water rights and right of ways to access cemetery. The intrinsic water rights are currently being investigated, but the pivot deeds are proving difficult to obtain. On the other hand, the cemetery servitude is situated at the foot (bottom) of the property and these remain unencumbered by the existing operations of the wellness facility.



to submit a Site Development Plan for approval. In July 2010, the Site Development Plan (SDP) was formally approved, as per the below plan extract:



*Approved WRAP Layout*

This SDP approval confirmed that the rights granted on the property can be regarded as 'utilized' and therefore should not lapse, as indicated in the paragraph from the approval below:

Please note that with this approval of the Site Development Plan, the rights granted on the property can be regarded as "utilized" as per the provisions of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985). However, the landowner/s may not act on the relevant approval prior to the adherence of all the conditions of approval. Kindly bring the latter to the attention of your client/s. Follow up inspections will periodically be conducted by this office.

This paragraph of the approval notes that the owners must still comply with the conditions of approval.

These rights although 'utilised'; have not yet complied with the conditions of approval.

Considering that the owners have previously obtained written approval for tourism accommodation, clearly demonstrates that they are keen to operate in accordance with the planning by-laws.

The following subdivision and consolidation approvals were granted on 10 December 2015, an extension was granted and therefore remains valid until December 2031:

- The **consolidation** of Farm 698 & 912, and the **subdivision** of the consolidated property into two portions, namely Portion A and Portion B.
- The **consent use** in order to construct 5 additional dwelling units on the proposed Portion B.

In the event that this current planning application is approved, there would be no intention to act upon this 2015 planning approval, and therefore part of this application will include the cancellation of the approved plan of subdivision (from 2015).

### 3 THE FARM

#### 3.1 Contextual Description and Existing Land Uses

The farms are located in the Overberg Local District Municipality, in close proximity Gansbaai. The farms are accessible from the Grootbos Road (R43). The property is divided by a natural watershed from the north-west to the south-east and provides the perfect topography to enable this logical subdivision of farm portions.

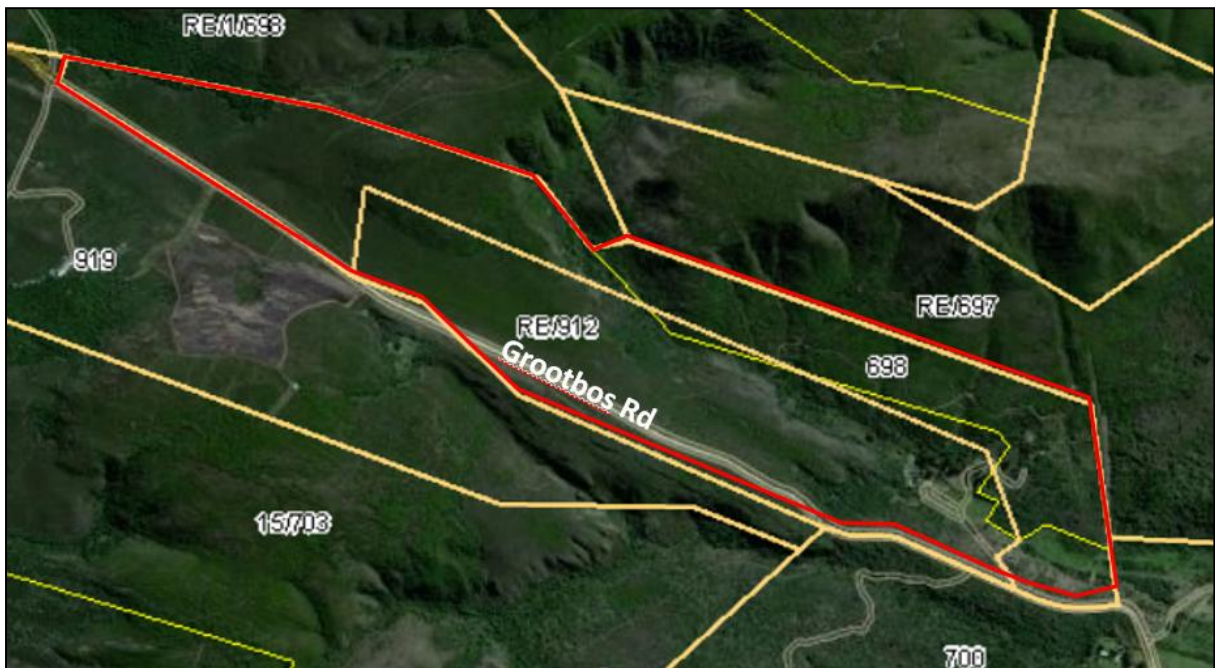


*Surrounding context*

The farms contain pastures, minor agriculture activities (small harvest), tourism accommodation and wellness facilities. There are also extensive forests and riverine

environments on the farms. The farms are enrolled with the Cape Nature Stewardship Programme and form part of the Walker Bay Protected Environment, which is managed under the Protected Area's Act. This was a voluntary involvement from the owners to enrol their properties in this programme.

Moreover, the farm has been dedicated, for more than twenty years, to the conservation and restoration of the natural fynbos and indigenous vegetation. The farm hosts the annual GreenPop Festival where participants 'reforest' the farm in a drive to plant 5000 new trees.



*Current farm portions and location of accommodation*

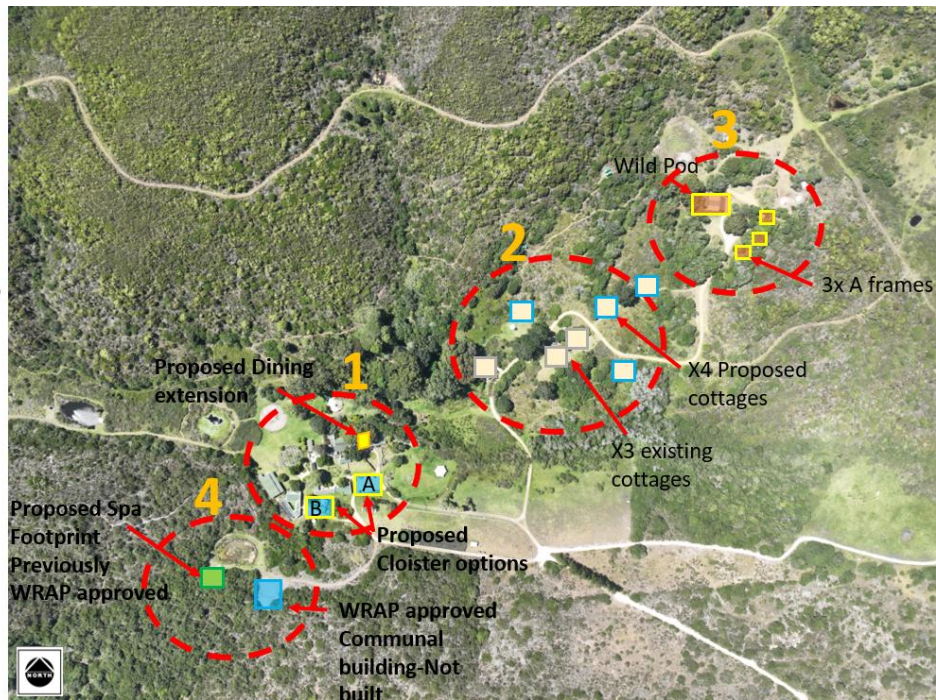
Part of this application is to regularise the use of the property for tourism accommodation and a wellness retreat and to obtain the necessary approvals for additional facilities on the site.

It is noted that there are a number of structures which have not previously been approved and therefore, these structures are regarded as unlawful.

There are 4 clusters of buildings proposed on the farm, as shown in the Figure below:

**Bodhi Khaya**  
CLUSTER PLANS OF BUILDINGS

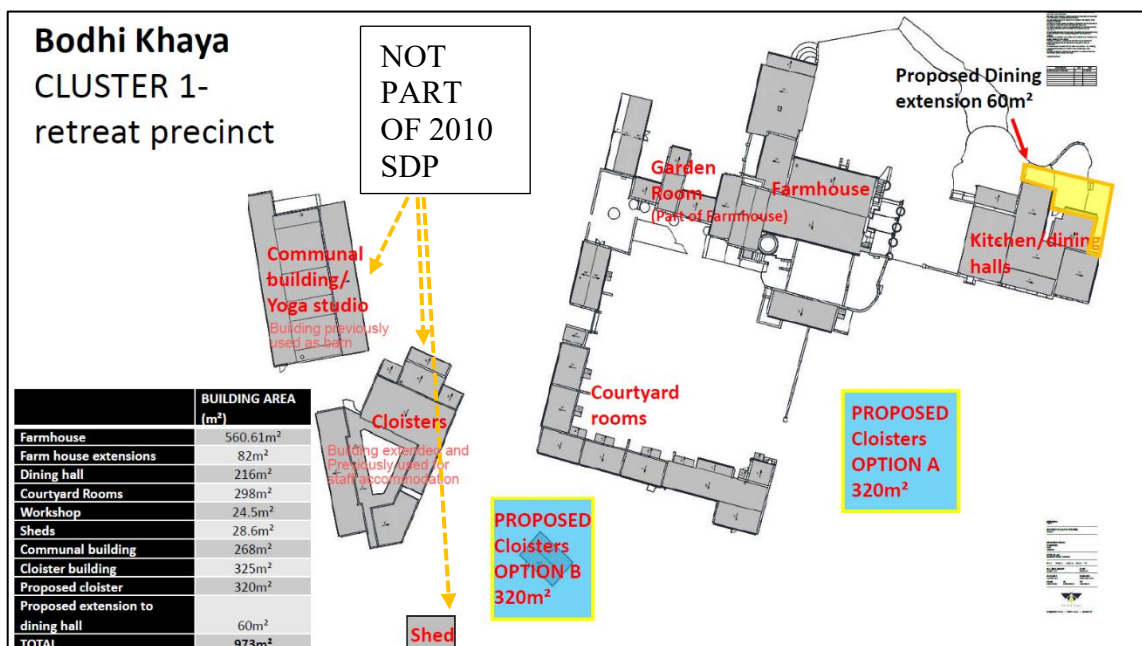
- Three existing cottages**  
Tourism accommodation
- Four proposed cottages**  
Tourism accommodation
- Proposed dining extension**  
Ancillary wellness
- Proposed Cloister**  
Tourism accommodation
- Existing Pod and Proposed A-frames**  
Tourism accommodation
- Proposed Spa**  
Ancillary wellness  
Previously cottages approved WRAP
- Proposed Maloca**  
Ancillary wellness  
Previously approved WRAP



Clusters of buildings

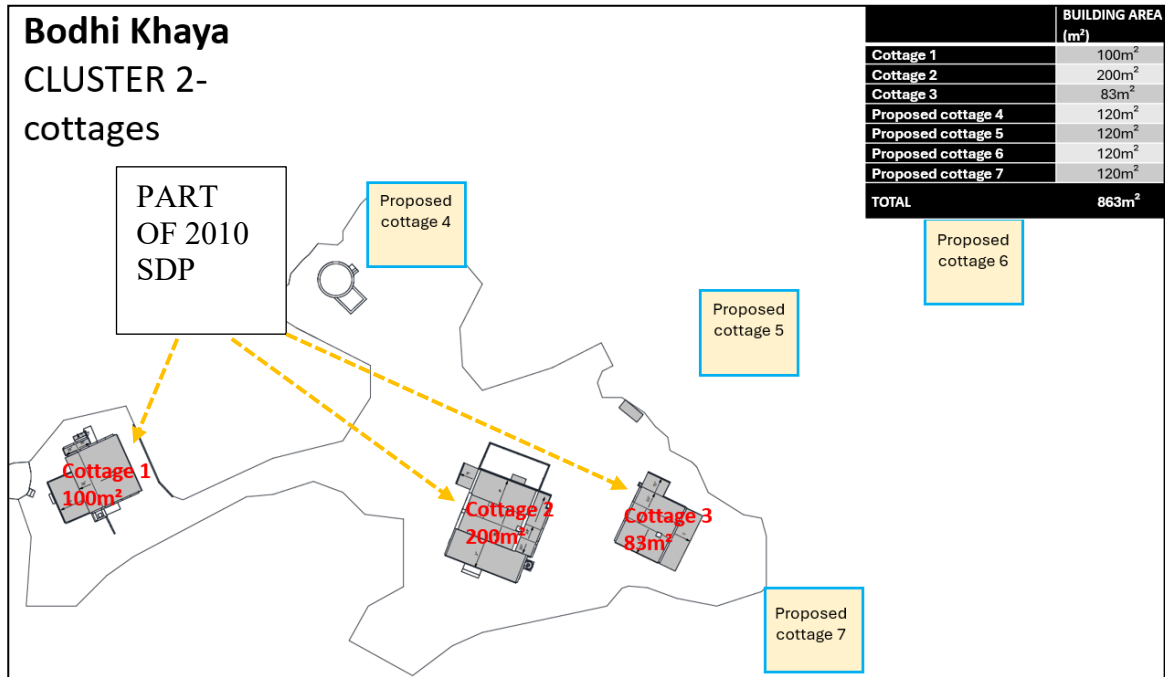
• **Cluster 1-**

- ❖ The existing buildings are not visible from the public road and are all single storey in height.
- ❖ The main accommodations, yoga studio and dining hall are located in Cluster 1 of buildings.
- ❖ There is a proposal to construct another cloister building (used for tourism accommodation) in this area and this will not exceed 320m<sup>2</sup> in extent.
- ❖ Option B is the preferred option for the new cloister building.



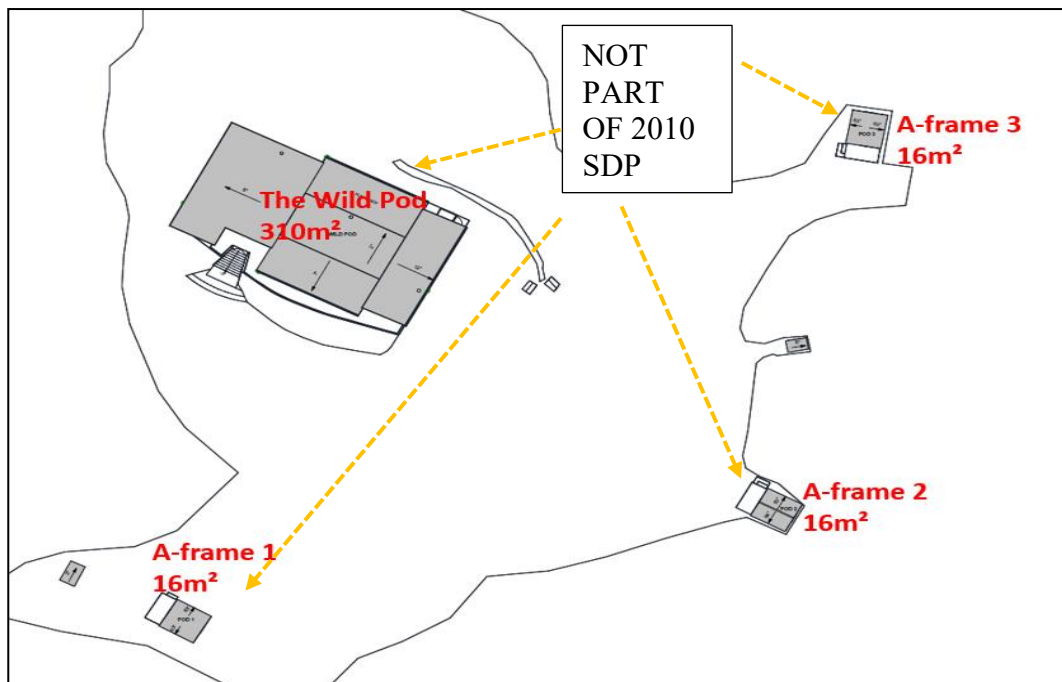
Cluster 1 layout

- Cluster 2- Cottages.
  - ❖ There are 3 existing cottages in this area. These cottages were annotated on the previous approval and are proposed to be retained.



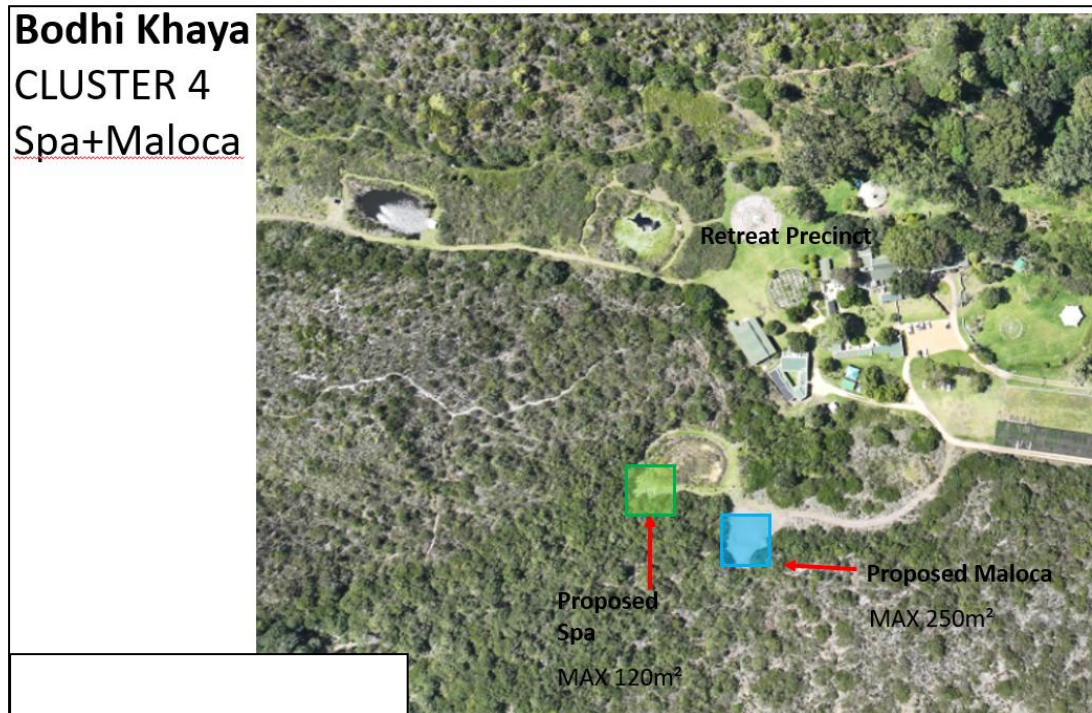
*Cluster 2 layout*

- Cluster 3- Wild pod and A-frames (tourism accommodation)
  - ❖ The wild pod building contains 1 bedroom for guests; however, it is largely used for communal facilities for guests.
  - ❖ There are 3 existing A-frame structures (used for tourism accommodation) in this cluster, and these will be retained.



*Cluster 3 layout*

- Cluster 4- Proposed spa and maloca
  - ❖ The previous approval would have permitted 1x cottage and the therapy/sauna room in cluster 4.
  - ❖ The proposal is now to use these same locations for the maloca and spa buildings.
  - ❖ The spa will be 120m<sup>2</sup>.
  - ❖ The maloca will be 250m<sup>2</sup>.



| <b>SUMMARY OF ACCOMMODATION</b> | <b>Existing number of rooms</b>   | <b>Existing Total number of beds</b> | <b>Proposed</b>     |
|---------------------------------|-----------------------------------|--------------------------------------|---------------------|
| <b>EXISTING</b>                 |                                   |                                      |                     |
| Courtyard accommodation         | 7 rooms                           | 14 beds                              |                     |
| Farmhouse/Garden rooms          | 7 rooms                           | 14 beds                              |                     |
| Cloisters                       | 14 beds                           | 14 beds                              |                     |
| Cottages                        | 2 rooms per cottage (x3 cottages) | 12 beds                              |                     |
| Wild Pod                        | 1 room                            | 2 beds                               |                     |
| A- frames                       | 3 frames                          | 6 beds                               |                     |
| <b>PROPOSED</b>                 |                                   |                                      |                     |
| Cloisters                       | -                                 | -                                    | 14 rooms/14 beds    |
| Cottages                        | -                                 | -                                    | 3 cottages/ 12 beds |
| <b>TOTAL</b>                    |                                   | <b>62 beds</b>                       | <b>26 beds</b>      |
|                                 |                                   | <b>TOTAL 88 beds</b>                 |                     |

#### **4 THE ADMIN PENALTY**

Application includes the determination of an administrative penalty for the existing land use (wellness centre and tourism accommodation) and unlawful building works existing on the property.

#### **The nature, duration, gravity and extent of the contravention;**

#### **BUILDING WORKS**

It is noted that there are no approved building plans for this property; however, a number of these structures formed part of the original 2007 approval, for tourism accommodations. This approval was subject to a number of conditions, including a condition which required submission of an SDP for approval. The SDP was then approved in July 2010. By fulfilling this condition, the rights have been 'acted upon' and therefore do not lapse. There were a number of structures which do not appear on this approved SDP, as follows:

- The cloisters building (325sqm)- converted and extended from labourers cottages in 2014.
- The communal building/yoga studio (268sqm)- converted from a barn in 2006-2008.
- The wild pod (310sqm)- ruin building reconstructed 2016-2018.
- The 3x A-frames (48sqm)- constructed in 2022.
- A QS report has been submitted with this application.

|                        | CONSTRUCTION AREA<br>(m <sup>2</sup> ) | SUPPLEMENTARY AREA<br>(m <sup>2</sup> ) |
|------------------------|----------------------------------------|-----------------------------------------|
| Farmhouse              | 345.45                                 | 215.16                                  |
| Farmhouse Guest Suite  | 34.38                                  | 7.15                                    |
| Dining Hall / Kitchen  | 216.17                                 | 0.00                                    |
| Garden Room            | 27.74                                  | 12.83                                   |
| Courtyard Accomodation | 237.74                                 | 60.47                                   |
| Workshop               | 0.00                                   | 24.46                                   |
| Shed 1                 | 0.00                                   | 8.82                                    |
| Shed 2                 | 0.00                                   | 19.75                                   |
| Communal Building      | 207.26                                 | 61.05                                   |
| Cloisters Building     | 219.65                                 | 105.19                                  |
| <b>TOTAL</b>           | <b>1,288.39</b>                        | <b>514.88</b>                           |
| Ground Floor           | 229.70                                 | 80.56                                   |
| A Frame 1              | 2.11                                   | 13.68                                   |
| A Frame 2              | 2.12                                   | 13.72                                   |
| A Frame 3              | 2.15                                   | 13.47                                   |
| <b>TOTAL</b>           | <b>236.08</b>                          | <b>121.43</b>                           |
| Cottage 1              | 73.43                                  | 26.66                                   |
| Cottage 2              | 113.71                                 | 85.49                                   |
| Cottage 3              | 71.59                                  | 11.27                                   |
| <b>TOTAL</b>           | <b>258.73</b>                          | <b>123.42</b>                           |
| WC 1                   | 0.00                                   | 1.61                                    |
| WC 2                   | 0.00                                   | 1.62                                    |
| Showers                | 0.00                                   | 19.99                                   |
| <b>TOTAL</b>           | <b>0.00</b>                            | <b>23.22</b>                            |
|                        | <b>1,783.20</b>                        | <b>782.95</b>                           |

## LAND USE

It is noted that the 2010 approval for tourism accommodation was acted upon. However, a number of the conditions of approval were not fulfilled and therefore it is unclear whether the rights have vested, or whether they have lapsed.

The properties are valued as follows:

- Farm 698-R1,515,000.00
  - Farm 912- R5,720,000.00
- The nature of the contravention relates to the use of the two farms for a wellness retreat and supporting tourism accommodations to transient guests without the necessary approvals. The gravity of this contravention is moderately serious as it relates to tourism accommodations which attracts relatively large numbers. However, considering that the operations are very low-key wellness retreats and the buildings have been constructed with the necessary structural engineering input, there is little risk posed to safety of guests.

### **The conduct of the person (allegedly) involved in the contravention.**

- The owner of the application area has erected several structures and operated a tourism facility without the required approvals.
  - It is noted that the owner has previously undertaken an application for rezoning to permit guest accommodation on the farms, which was approved, but subsequently not all conditions of approval were fulfilled (as required in the 2010 SDP conditions). It is therefore argued that the owner has intended to operate lawfully all this time and may not have been properly briefed by their previous planning consultant on their historical approvals.
  - It is also noteworthy to mention that the properties contain valid approval for the construction of 5 additional dwelling units on the site and therefore it is evident that they have intended to comply with the necessary approvals to operate tourism accommodation.
- **Report by a quantity surveyor in matters of unauthorised building/construction;**
    - A report from a quantity surveyor has been obtained and will be provided shortly.
  - **Whether the unlawful conduct was stopped; and**
    - The unauthorised structures and land uses remain.
  - **Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.**
    - In addition to the items listed above, we are not aware of previous contraventions in terms of this by-law.

## **5 THE ZONING SCHEME & PROPOSED LAND USES**

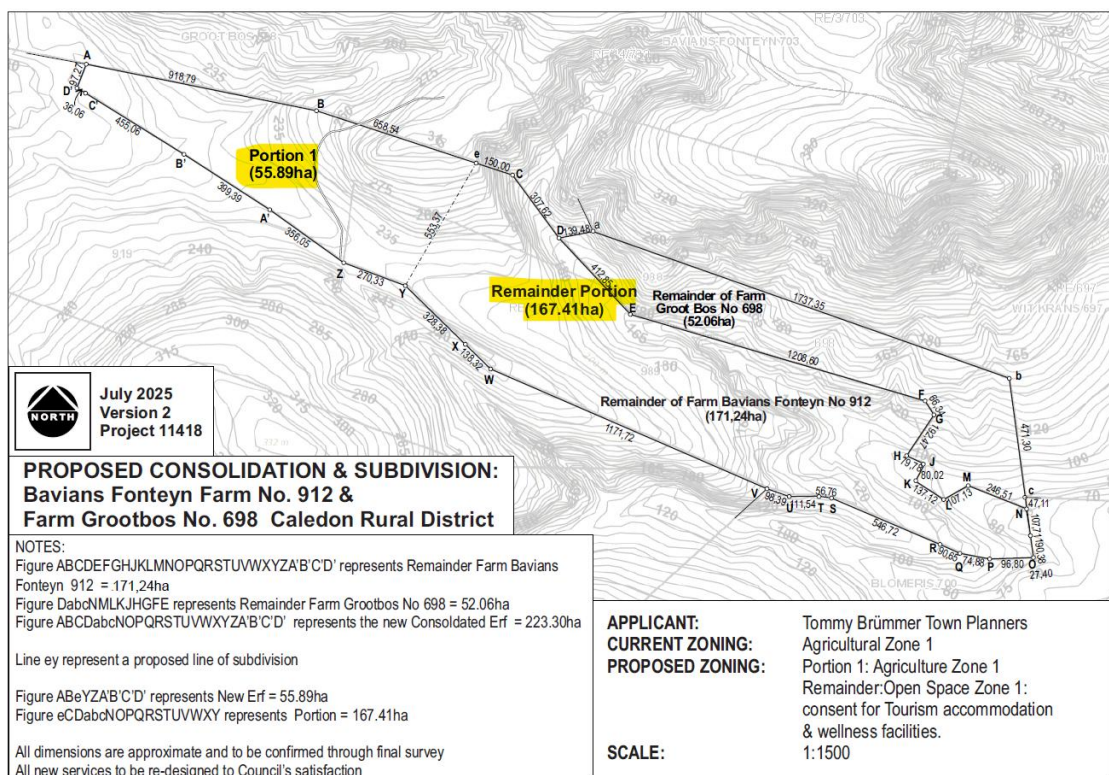
The farms are currently zoned Agriculture Zone 1. However, at our initial engagement with the Council, it became clear that the activities taking place on these farms are not agriculture in nature, due to the Protected Environmental Status and Stewardship programmes, and would be better protected by rezoning the Remainder Portion to Open Space Zone 1 (OS1), with consent for tourism accommodation and wellness facilities.

*The following use restrictions apply to property in this zone:*

- a) **Primary uses** are: nature reserve and conservation use.
- b) **Consent uses** are: dwelling units, environmental facilities, transmission apparatus (subject to the provisions of Chapter 16.10), tourist accommodation, tourist facilities, utility service and any other related uses permitted by the Municipality.

The purpose of this application is to achieve the following:

- The two farms will be consolidated and then subdivided. Farm 698 is currently 52.06ha in extent, whereas Farm 912 is 171.24ha in extent. It is important to note that the proposed subdivision will not result in additional farm portions being created, as per the current situation. Furthermore, the smaller portion (55.89ha in extent) will in-fact be larger than the current registered extent of Farm 698 (which is currently 52ha in extent).
- Portion 1 (55.89ha in extent) will retain the Agricultural zoning.
- The Remainder (167.41ha in extent) will be rezoned to Open Space Zone 1 (OS1). This is the most appropriate zoning as the land uses on the property are no longer agricultural in nature. This rezoning will ensure future environmental conservation, whilst still allowing eco-tourism opportunities in this key conservation area.



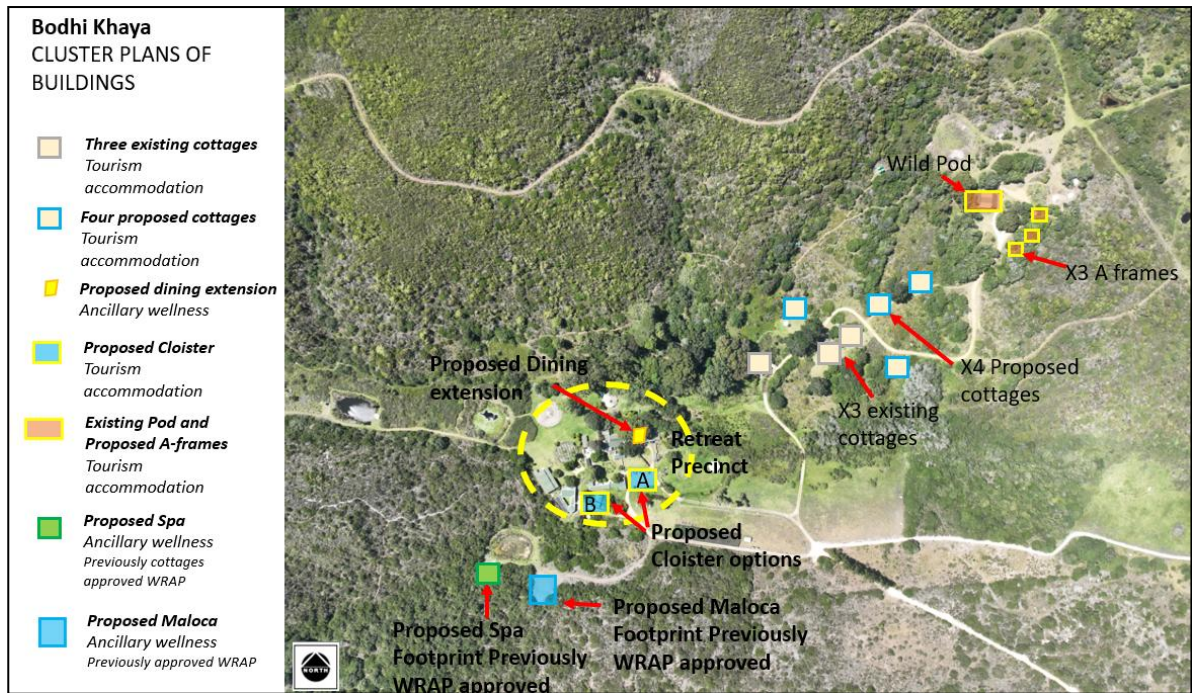
### Proposed Subdivision Layout

- The property will be used for wellness retreats which offer guests overnight accommodation and meals. The facilities currently include accommodation, a dining hall and yoga hall; however, there is a proposal to construct a spa and maloca, for the use of guests.
- Each wellness retreat typically runs for 2- 7 days, depending on the type of retreat.
- There are 3x self-catering cottages and other rooms which can be rented by the public, when there are no retreats booked.

- As mentioned, the 2015 approval included the rights to develop 5 additional dwelling units and this application is made to include 4 additional dwelling units, a new spa and new maloca, within clusters 4 and 5.
- A new cloister accommodation type is proposed. This will be situated within cluster 1, and will not exceed 320m<sup>2</sup>.
- The proposal is for the facility to accommodate a maximum of 88 guests on the remainder farm, at any given time.
- The total floor space of the existing buildings is 2566m<sup>2</sup>. The proposed additional structures will have a floor space of 1230m<sup>2</sup> in extent. Total proposed floor space 3796m<sup>2</sup>.

### Services Provision

- The farm would mostly be self-sufficient in terms of the provision of services such as water and sanitation.
- However, the farm does make use of Eskom connections for electricity.
- Some of the existing structures make use of septic tank systems.
- However, any new buildings will make use the existing biodigesters existing on site which are currently being used to treat sewage. If the 2 existing biodigesters are found to be insufficient for the proposed additional accommodations, then it is anticipated that the owner will install a third biodigester.
- The existing buildings all make use of spring water. Any new buildings will make use of this existing spring. It should however be noted that the title deed currently confirms that both farms have access to certain water rights dating back to 1912 & 1913.
- A water license expert has been appointed to undertake the necessary water use applications for the additional rights, as well as to formalise the water uses for the existing land use. A copy of this report has been included into the submission.
- A checklist has been submitted to DEA&DP to determine whether any EIA or WULA applications are required. It is also noted that a freshwater specialist is busy investigating the water use and licenses historically available to the farm.



*Proposed Site Layout*

## 5 APPLICABLE POLICIES AND GUIDELINES

### 5.1 Western Cape Rural Development Guidelines (WCRDG)

The key objective of this guideline is to balance economic growth, whilst still maintaining environmental and agricultural sustainability and retaining the rural character.

Although this policy encourages eco & agri-tourism, this should be balanced against the existing agricultural and conservation zones to ensure sustainability. As such, the proposal will not impact on these resources for the following reasons:

- The rezoning of the farm from Agriculture to Open Space zone 1, will provide protection for the natural environment on the farm.
- Similarly, the proposed land use for tourism accommodation and wellness retreats is a low impact facility. Guests typically attend these retreats to escape the urban environment and immerse themselves into nature. This low impact use will therefore strike an appropriate balance between the existing environmental resources, whilst still allowing tourism for economic gain.

### 5.2 Overstrand Municipal Spatial Development Framework (OSDF)

The key objective of the OSDF is to maintain a balanced mix of agriculture, tourism, heritage, and the conservation of natural resources. It aims to ensure that careful consideration is given

to new development rights and that these should only be granted where conservation of the character is maintained. There is however a focus on the development of tourism opportunities in the area.

As such, this application will allow a low-scaled wellness facility and tourism accommodation on the farm, which is located within a protected environmental area. This proposal will encourage tourism opportunities; whilst still protecting the natural environment, which is consistent with the OSDF. It is noted that the buildings are mostly already existing on-site (other than those proposed) and therefore this application will not result in any further environmental changes. The wellness facility completely relies on the existing environmental landscape and tranquillity of the farm and therefore the proposal will comply with the guidelines of the OSDF.

### **5.3 HPOZ: Landscape of Significance**

A portion of the farm forms part of the Heritage Protection Overlay Zone as a Landscape of very high natural, scenic and heritage significance: Landscapes HPOZ.

This Overlay Zone provides strict aesthetic and environmental controls to preserve the regions scenic value.

As such, it is important to note that although this proposed land use is not only geared towards conservation, but the tourism aspect is also grounded in retaining the existing natural assets.

- Visual Impact
  - The proposed land use will largely make use of the existing buildings on the property. It is noted that some additional structures will be erected; however, the material and scale of these will remain consistent with the existing built landscape of the farm.
  - These additional structures will not be visible from the public road (R43, the Grootbos Road) and will therefore have no visual impact on the existing natural landscape of the area.
  - As mentioned, the colour and material selection of these new structures can be consistent with the existing built form of the farm, as to not detract from the existing character.
- Cultural & Heritage Impact
  - These farms date back approximately 195 years to 1831 when the farms were formalised and granted to Dirk Cloete in lieu of his services to the British Crown.

In 1831 Sir Lowry's Pass was opened and led to the establishment of the farm as one of the first in the area. It is evident from historical records that the farm has changed ownership many times over the years. This was primarily because it was not a highly productive farm as it has limited agricultural potential and was always utilised as a retreat for hunting or then extensive grazing. The farm was subsequently subdivided, and ownership of the original farm became segmented with various uses from intensive agriculture like vineyards to flower farms, eco-tourism, resorts and nature reserves.

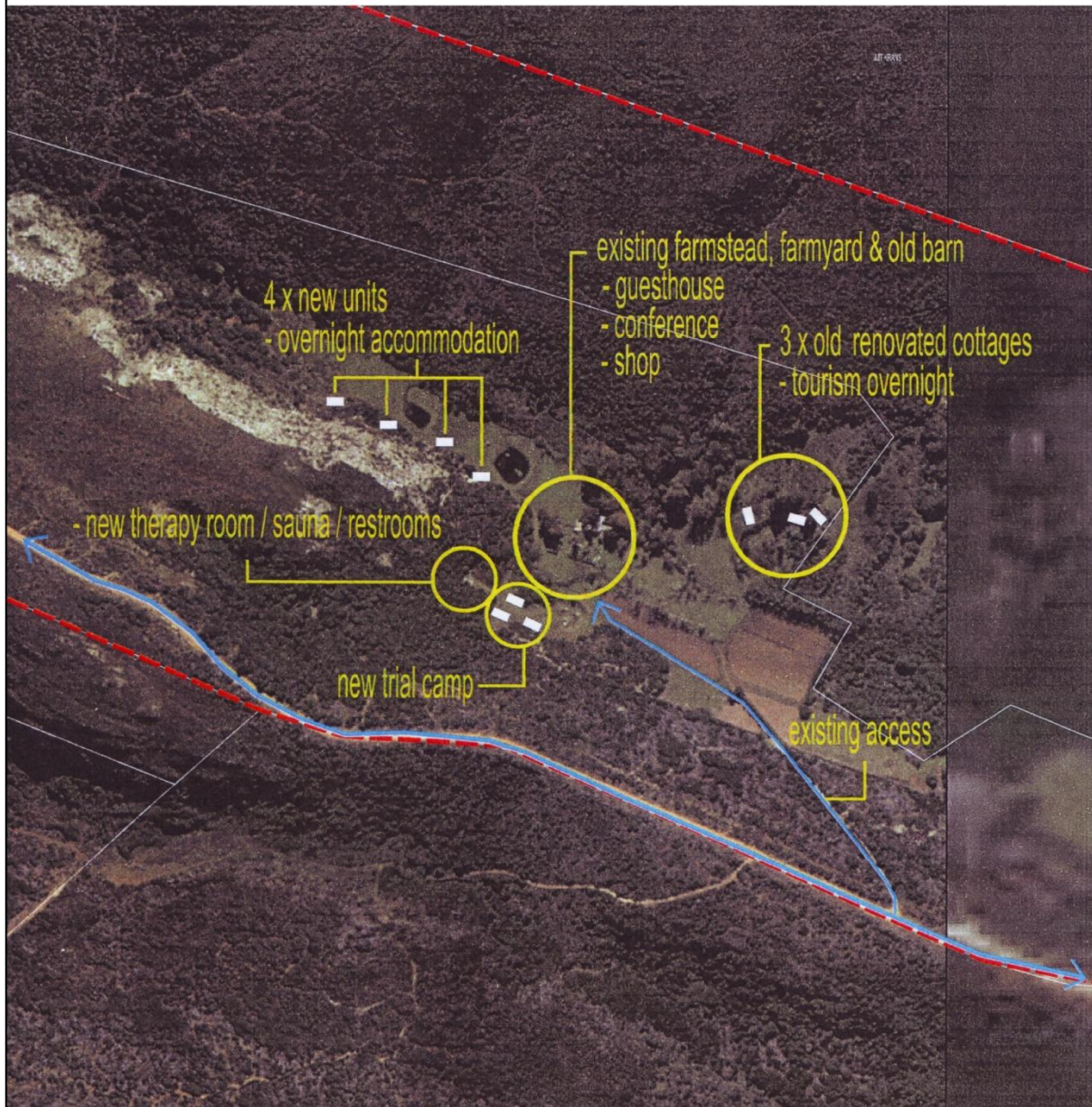
- The main farmstead area (Cluster 1) appears to have been constructed between 1840-1852 and additions took place over time.
- Cluster 1 is the most sensitive heritage resource on the site. The proposed land use for tourism accommodation will allow this heritage resource to be enjoyed by the wider public than merely used for a private homestead. It is noteworthy to mention that HWC has previously approved the farmstead area (Cluster 1) to be used for tourism accommodations.
- The changes to Cluster 1 are as follows:
  - To regularise the conversion of the barn to the communal yoga building.
  - To regularise the extension and conversion of the staff accommodation into the cloisters, now used for tourism accommodation.
  - To propose another cloister type building. It is noted that Option B is the preferred option as it is situated behind the historical farmyard, and therefore not obscuring the flow of the historical layout.
  - To extend the dining hall area.
- It is noted that the proposed buildings will otherwise not have any impact on any heritage resources and will not be visible from the public road.

#### **5.4 National Heritage Resources Act**

It is noted that Farm 912 does contain buildings which date back to around the year 1831, and the main farmstead area, on Cluster 1, was constructed between 1840- 1852. Considering that these buildings are older than 60 years, HWC would need to assess the appropriateness of this land use within these heritage resources. However, it is noted that the initial 2007 application for the Resort development required the submission of a Section 38 permit to Heritage Western Cape (HWC).

Below is an extract of the 2007 resort development, which HWC approved on 2 October 2007.

# BAVIAANSFONTEIN DEVELOPMENT PLAN PLAN 2



**PROJECT**  
Baviaansfontein

**DRAWING**  
DEVELOPMENT PLAN

**DATE**  
Nov 2006

**SCALE**  
1:6000

**PREPARED BY**  
POBOX 1138  
Stanford • 7210  
psh@iwireless.co.za  
082 7408 046



It is noted that at the time of the approval, the farm worker cottages and barn were not intended to be converted into the cloisters (tourism accommodation) and the communal yoga building, respectively.

The current proposal is therefore significantly different from the original intent, and therefore a new submission must be made to HWC for approval. PHS Consulting has again been

appointed to undertake a new Section 38 application and will in due course communicate the outcome thereof.

## 5.5 Walker Bay Protected Environment

The property is situated within the Walker Bay Protected Environment, which is a database of properties earmarked for special conservation. This means that the site is subject to the *Protected Area's Act* and therefore any development concerning protected areas must be assessed in accordance with Act. As such, an environmental consultant has been appointed to submit the necessary application to DEA&DP; however, this land use will not have any impact on this protected area for the following reasons:

- Although the properties fall within this Protected Overlay Zone and have an active Stewardship Agreement, there are portions of the property which are earmarked for development and the rest of the farm portions are then reserved for environmental conservation.
- It is noted that all the existing and proposed footprints remain entirely within the permissible development area and therefore this proposal will not impact on the protected areas. An extract of the permitted development envelope is provided below:



## 5.6 Planning Principles

- Spatial Justice  
The proposal will not perpetuate or alleviate any apartheid spatial imbalances.

- Spatial Sustainability & Efficiency

This application will ensure the preservation of the natural environment will not be developed into agricultural farmland in the future and therefore will ensure environmental sustainability. This will also promote eco-tourism as the guests who attend these retreats aim to break away from urban life and immerse themselves into the natural environment. This owner is providing a safe and ecologically mindful space for tourists to enjoy nature.

- Spatial resilience

By allowing a land use of this nature, the owner will be able to economically carry their other environmental conservation and preservation efforts on the rest of the farm. This will ensure that the protected area will be able to be protected in perpetuity. As this proposal is not in conflict with any relevant policy, the land use of tourism and conservation adheres to the principle of spatial resilience.

- Good Administration

The application will follow the required planning procedures to ensure that land use is in line with Municipal By-laws and the will follow the required public participation process.

## 6 MOTIVATION

The application is desirable for the following reasons:

- The consolidation and subdivision will not result in additional farm portions. The proposed portion 1 will be larger in extent than the current Farm 698. The subdivision is a logical division of the north-western 'nose' of the property, which overlooks Grootbos Nature Reserve. The Remainder portion will retain the valley portion of the farm and will then consolidate all the existing buildings and uses onto a single property.
- The farm is located within the rural parts of the Municipal area and is therefore outside of the urban edge; however, tourist accommodations, and wellness retreats cannot be limited to areas within the urban edge only due to noise factors. The tranquillity of the rural landscape provides the perfect opportunity for individuals to escape busy urban life and immerse themselves into the various wellness retreats offered (Yoga retreats, cleansing retreats, silent retreats etc).
- The buildings are largely all existing on site. The proposal is to develop 4 additional cottages (max 120m<sup>2</sup> each), a new cloister building (max 320m<sup>2</sup>), a spa (max 120m<sup>2</sup>)

and the maloca (max 250m<sup>2</sup>). However, the location and extent of these structures were previously approved in the 2015 SDP and therefore have already been deemed suitable and desirable, other than the proposed cloisters. These additional structures will not have any visual impact on the existing tranquil landscape as they will be single storey in height and will be surrounded by the existing dense shrub. It is noted that the maloca and spa structures will be on existing cleared platforms which were cleared following the original approval. These structures therefore will not require any additional clearing or excavation.

- There will be no additional burden on Municipal engineering services as a result of these additional buildings, other than additional reliance on Eskom for electricity. All other services will be accommodated by the owner.
- Although once fully developed, the proposal will generate a wellness facility accommodating a maximum of 88 guests; the operation of this facility will continue to be very low key. The retreats are not noisome events, but are rather quiet, tranquil and reflective retreats for guests to break away from the busyness of everyday life and urban living. There is no amplified music or similar noise during retreats and guests are prohibited from parties and noisome activities. It is however noted that the one event, the Greenpop Festival, does attract a more revelry crowd, with amplified music; however, this festival provides a significant environmental contribution to the conservation area and only takes place once a year.
- Tourism is an important income generator in the Western Cape and the offering of wellness retreats and accommodations on this farm will attract people into the Overstrand Area for at least 3 days.
- These wellness retreats will also generate additional employment opportunities to the locals for service and support staff in running these retreats. The retreats are fully catered with a balanced vegan menu for guests.
- The farm provides popular recreational opportunities for guests such as spa, hiking, bird watching, yoga etc.

## **7 CONCLUSION**

- The property is not currently used for agricultural purposes.
- The proposed consolidation and subdivision will not create additional land portions. Portion 1 will be slightly larger than the smaller Farm 698.
- The subdivision is a logical geographic line following the topography of the watershed.
- The proposed rezoning of the Remainder portion to OS1 will offer better land use protection and will better control future development of the Remainder portion.
- The proposed land use on the Remainder portion, will be tourism accommodation and a wellness facility. The buildings are largely existing on-site and the proposed buildings will all be single storey and not visible from the public road.

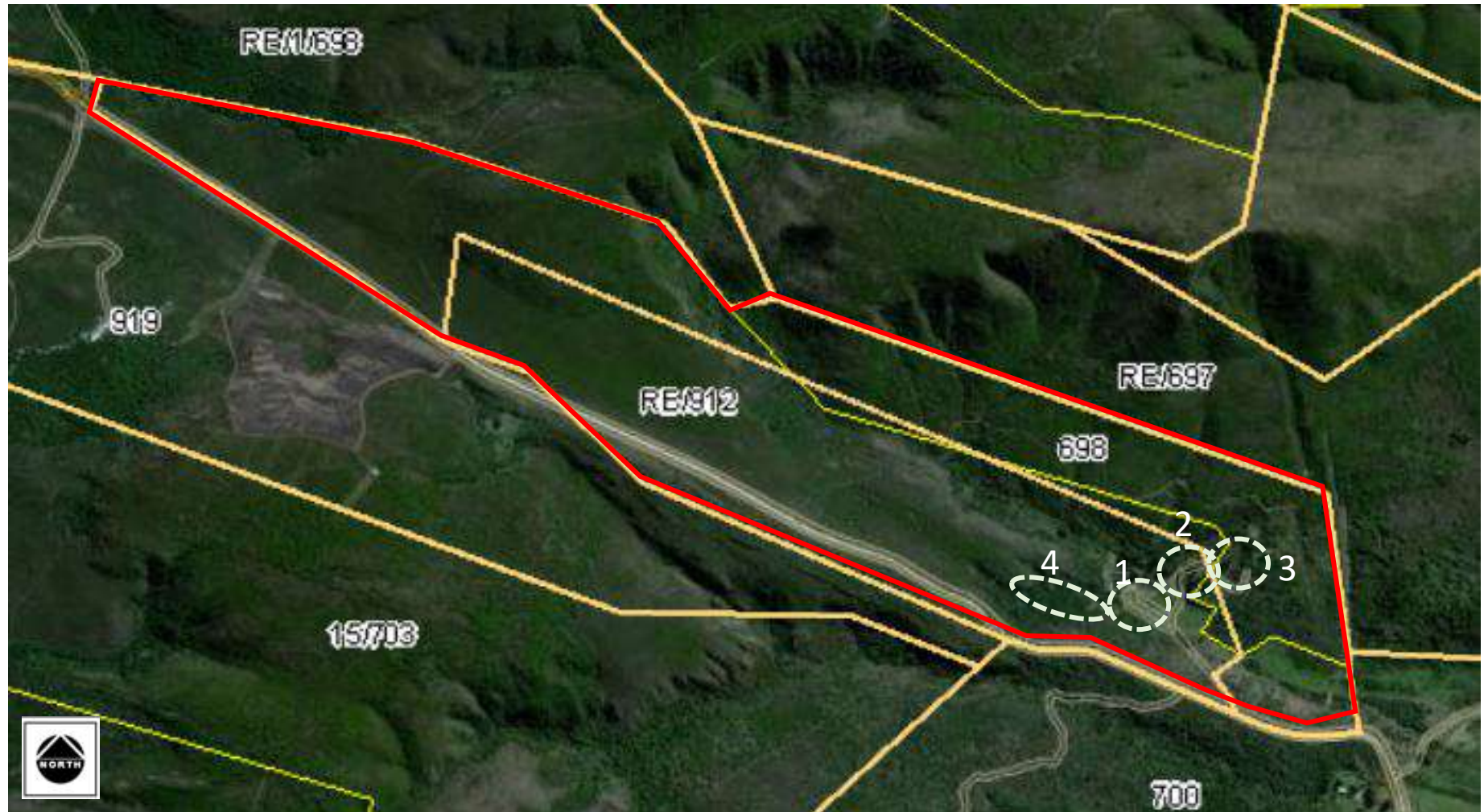
The application complies with the provisions of the Overstrand Municipal Spatial Development Framework, and the provisions of the By-Law and should therefore be approved.

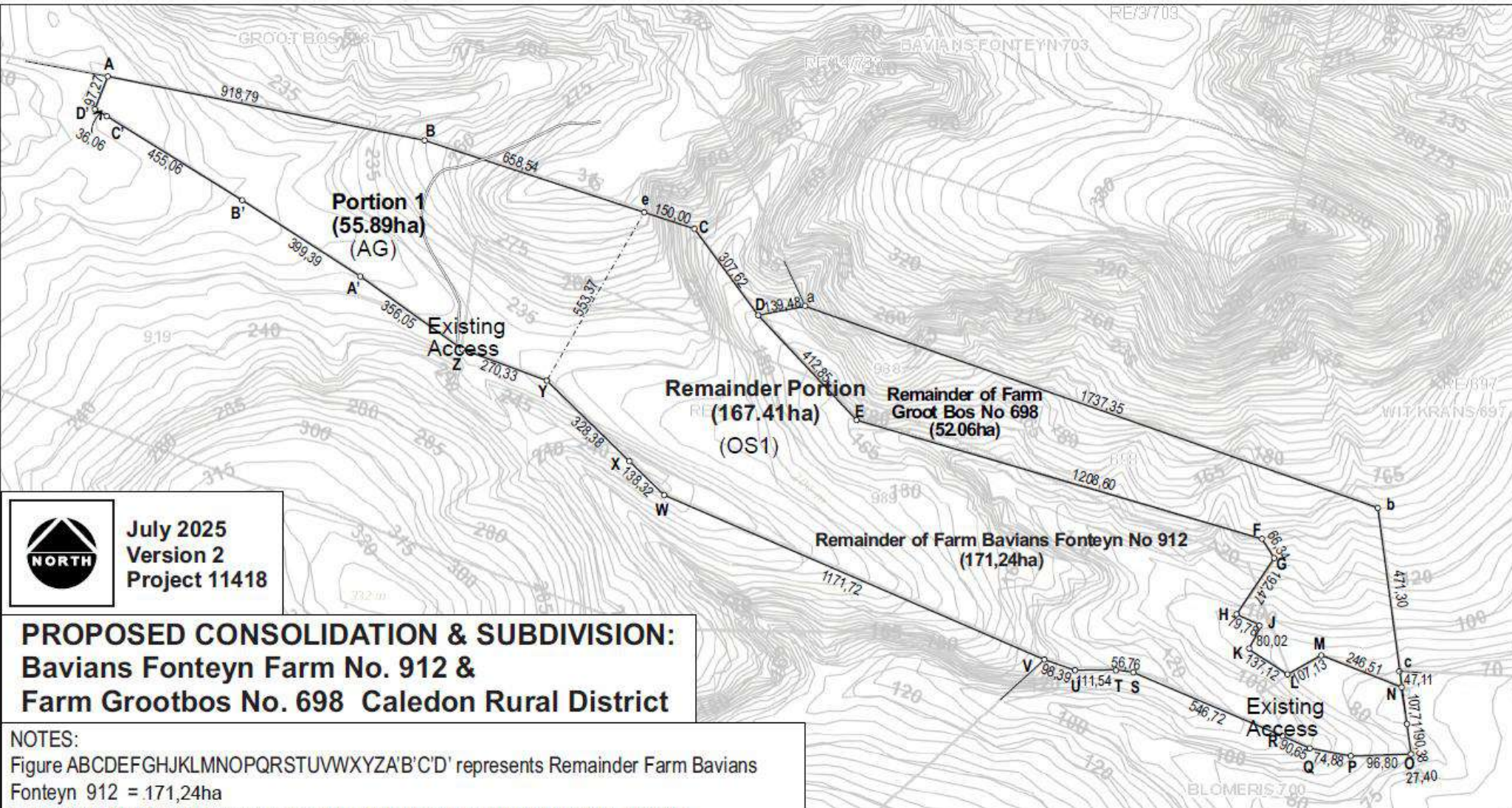
**TOMMY BRÜMMER TOWN PLANNERS**

**DEVELOPMENT PROPOSALS for Bodhi Khaya in context of entire property.** (Refer to site development plans following)

Map illustrates the very small footprint of total development compared to property size.

1. Existing Retreat Complex, with additional buildings
2. Existing Cottage/tourism accommodation precinct
3. Existing Retreat Centre with additional buildings
4. Proposed limited tourism development cottages & Wellness facilities





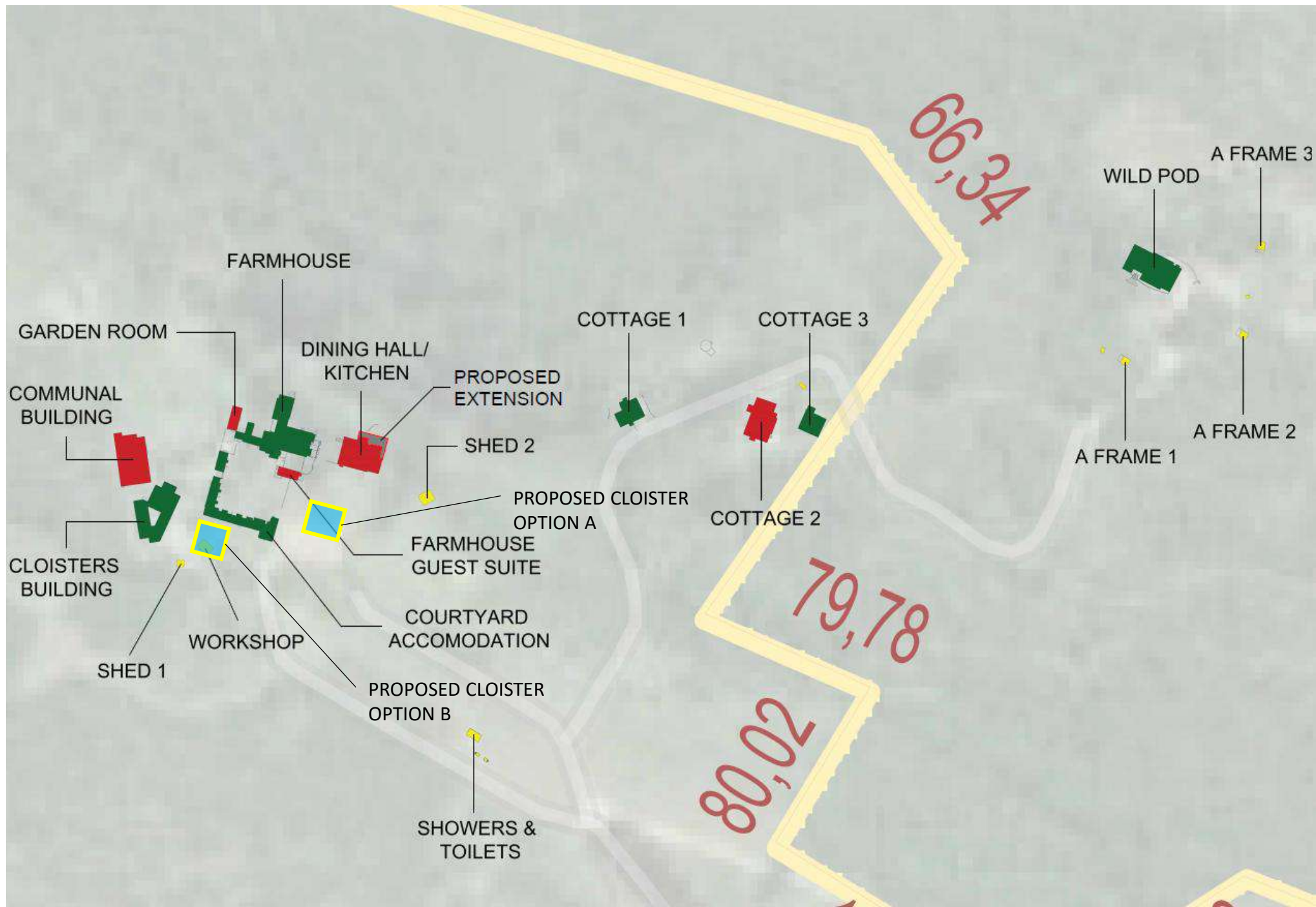

**July 2025**  
**Version 2**  
**Project 11418**

**PROPOSED CONSOLIDATION & SUBDIVISION:**  
**Bavians Fonteyn Farm No. 912 &**  
**Farm Grootbos No. 698 Caledon Rural District**

**NOTES:**  
 Figure ABCDEFGHJKLMNQRSTUWXYZA'B'C'D' represents Remainder Farm Bavians Fonteyn 912 = 171,24ha  
 Figure DabcNMLKJHGFE represents Remainder Farm Grootbos No 698 = 52.06ha  
 Figure ABCDabcNOPQRSTUWXYZA'B'C'D' represents the new Consolidated Erf = 223.30ha








Line ey represent a proposed line of subdivision  
  
 Figure ABeYZA'B'C'D' represents New Erf = 55.89ha  
 Figure eCDabcNOPQRSTUWXYZ represents Portion = 167.41ha  
  
 All dimensions are approximate and to be confirmed through final survey  
 All new services to be re-designed to Council's satisfaction

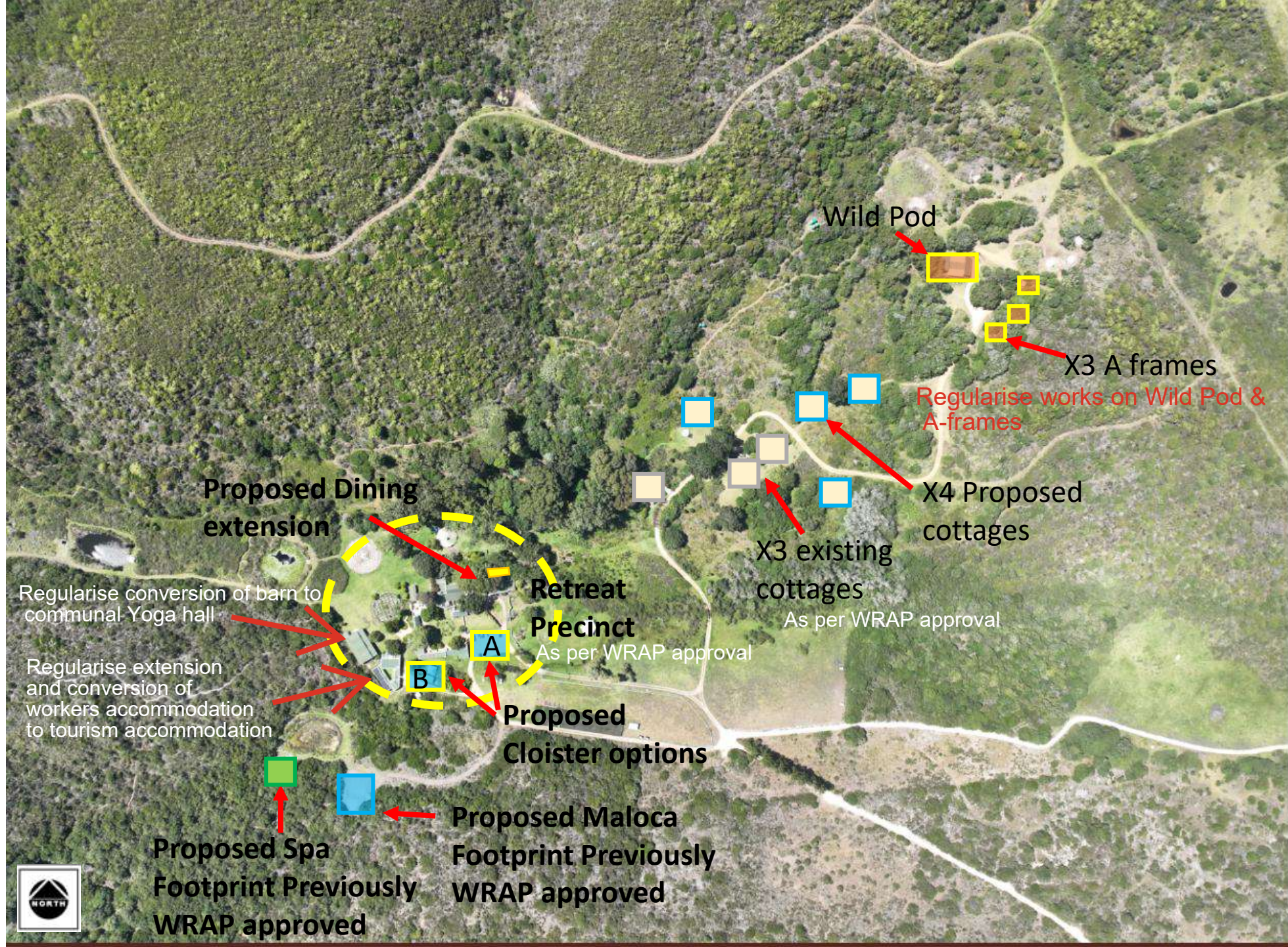
**APPLICANT:** Tommy Brümmer Town Planners  
**CURRENT ZONING:** Agricultural Zone 1  
**PROPOSED ZONING:** Portion 1: Agriculture Zone 1  
 Remainder: Open Space Zone 1:  
 consent for Tourism accommodation  
 & wellness facilities.  
  
**SCALE:** 1:1500



# Bodhi Khaya









## CLUSTER PLANS OF BUILDINGS

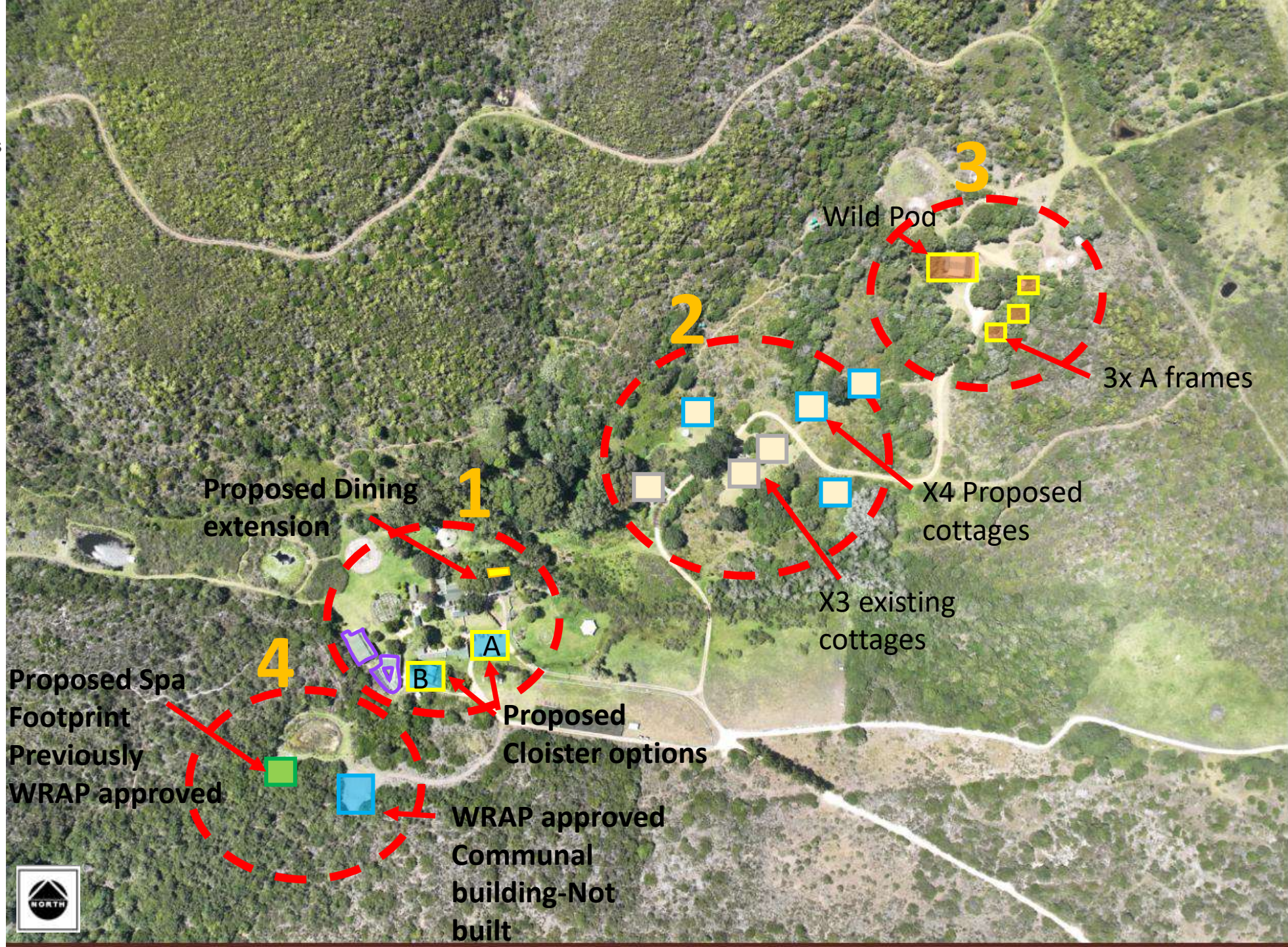
-  **Three existing cottages**  
Tourism accommodation
-  **Four proposed cottages**  
Tourism accommodation
-  **Proposed dining extension**  
Ancillary wellness (60m<sup>2</sup>)
-  **Proposed Cloister**  
Tourism accommodation
-  **Existing Pod and Proposed A-frames**  
Tourism accommodation
-  **Proposed Spa**  
Ancillary wellness  
Previously cottages approved WRAP
-  **Proposed Maloca**  
Ancillary wellness  
Previously approved WRAP



# Bodhi Khaya

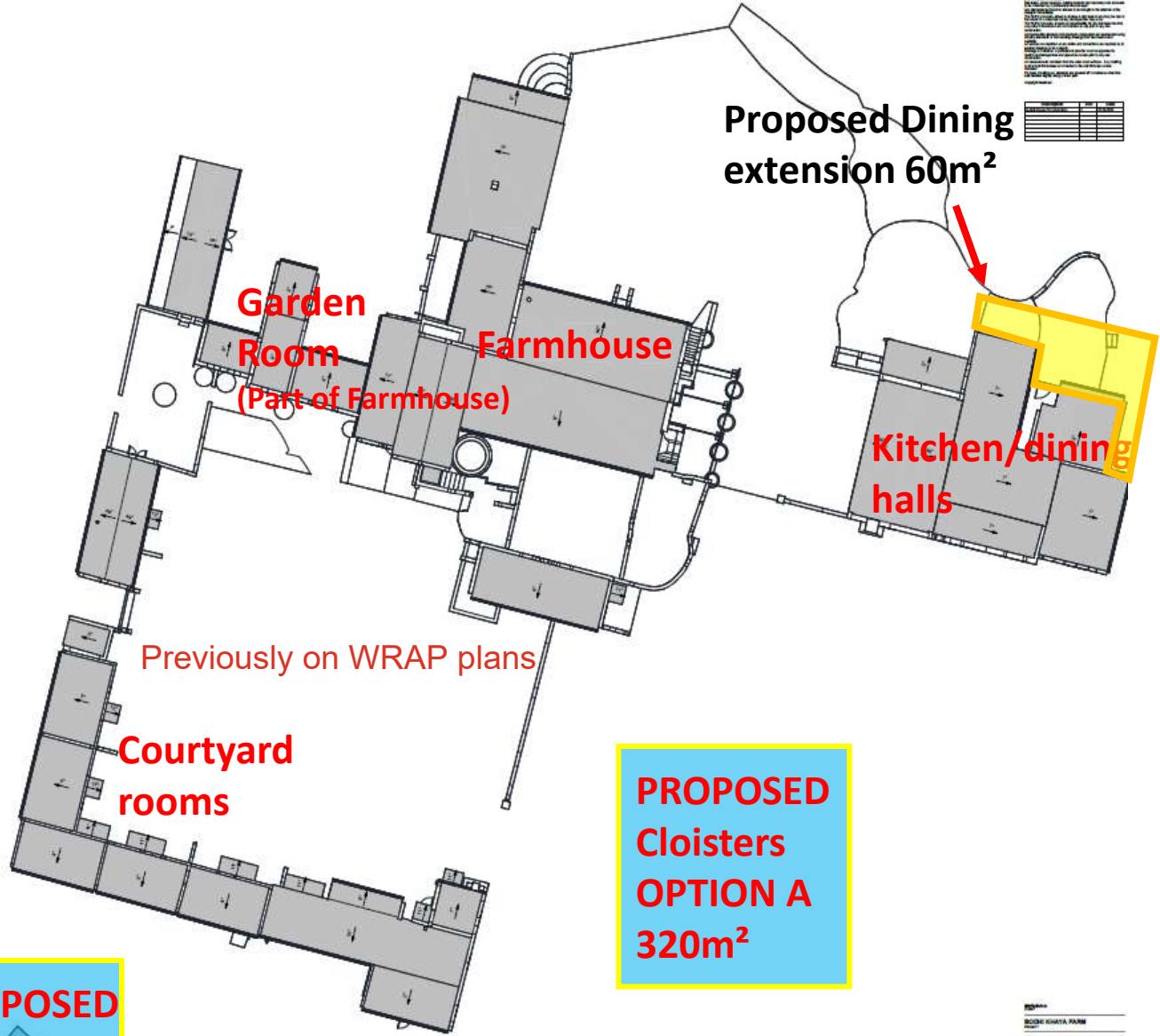
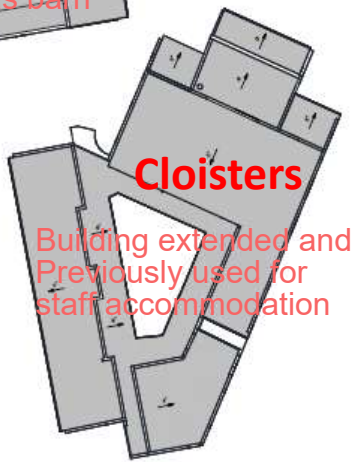
## CLUSTER PLANS OF BUILDINGS

-  Regularise existing buildings
-  **Three existing cottages**  
Tourism accommodation
-  **Four proposed cottages**  
Tourism accommodation
-  **Proposed dining extension**  
Ancillary wellness
-  **Proposed Cloister**  
Tourism accommodation
-  **Existing Pod and Proposed A-frames**  
Tourism accommodation
-  **Proposed Spa**  
Ancillary wellness  
Previously cottages  
Previously approved WRAP
-  **Proposed Maloca**  
Ancillary wellness  
Previously approved WRAP



# Bodhi Khaya

## CLUSTER 1- retreat precinct



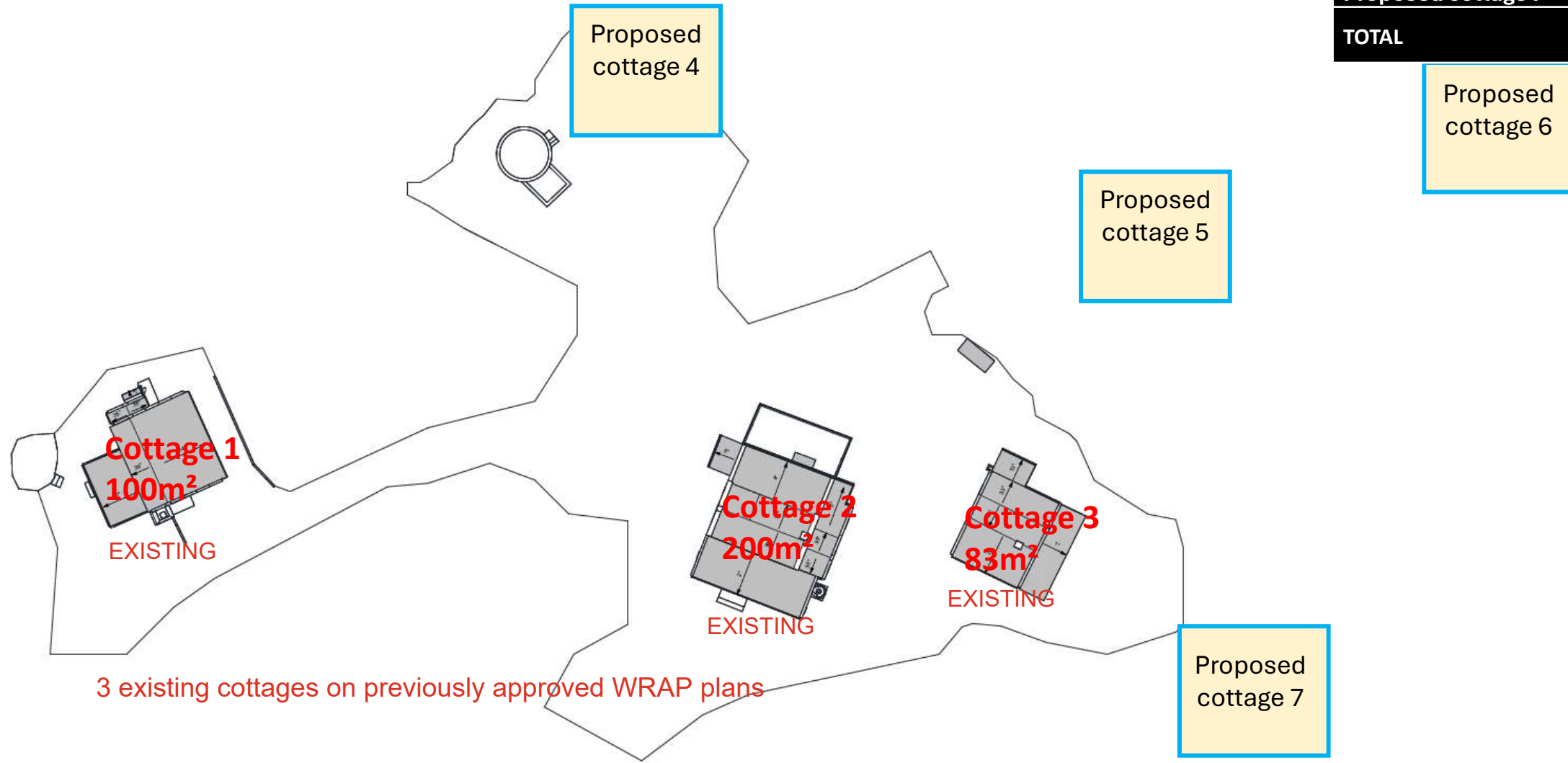
|                                   | BUILDING AREA (m <sup>2</sup> ) |
|-----------------------------------|---------------------------------|
| Farmhouse                         | 560.61m <sup>2</sup>            |
| Farm house extensions             | 82m <sup>2</sup>                |
| Dining hall                       | 216m <sup>2</sup>               |
| Courtyard Rooms                   | 298m <sup>2</sup>               |
| Workshop                          | 24.5m <sup>2</sup>              |
| Sheds                             | 28.6m <sup>2</sup>              |
| Communal building                 | 268m <sup>2</sup>               |
| Cloister building                 | 325m <sup>2</sup>               |
| Proposed cloister                 | 320m <sup>2</sup>               |
| Proposed extension to dining hall | 60m <sup>2</sup>                |
| <b>TOTAL</b>                      | <b>973m<sup>2</sup></b>         |

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

# Bodhi Khaya

## CLUSTER 2- cottages

|                    | BUILDING AREA<br>(m <sup>2</sup> ) |
|--------------------|------------------------------------|
| Cottage 1          | 100m <sup>2</sup>                  |
| Cottage 2          | 200m <sup>2</sup>                  |
| Cottage 3          | 83m <sup>2</sup>                   |
| Proposed cottage 4 | 120m <sup>2</sup>                  |
| Proposed cottage 5 | 120m <sup>2</sup>                  |
| Proposed cottage 6 | 120m <sup>2</sup>                  |
| Proposed cottage 7 | 120m <sup>2</sup>                  |
| <b>TOTAL</b>       | <b>863m<sup>2</sup></b>            |



# Bodhi Khaya

## CLUSTER 3- Wild Pod & A-Frames



|              | CONSTRUCTION AREA<br>(m <sup>2</sup> ) | SUPPLEMENTARY AREA<br>(m <sup>2</sup> ) |
|--------------|----------------------------------------|-----------------------------------------|
| Ground Floor | 229.70                                 | 80.56                                   |
| A Frame 1    | 2.11                                   | 13.68                                   |
| A Frame 2    | 2.12                                   | 13.72                                   |
| A Frame 3    | 2.15                                   | 13.47                                   |
| <b>TOTAL</b> | <b>236.08</b>                          | <b>121.43</b>                           |

Not on previously approved WRAP plans

# Bodhi Khaya

## CLUSTER 4

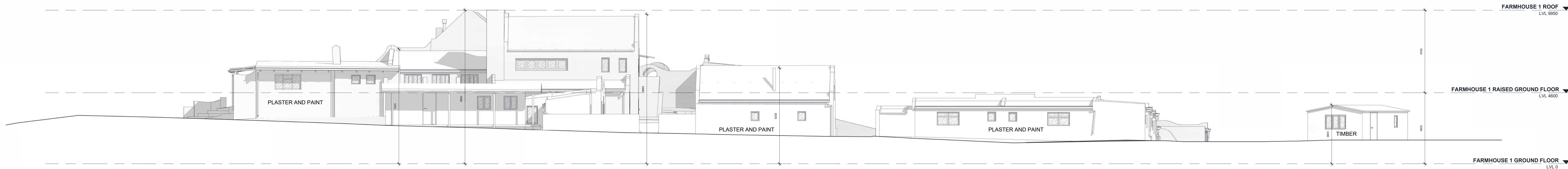
### Spa+Maloca



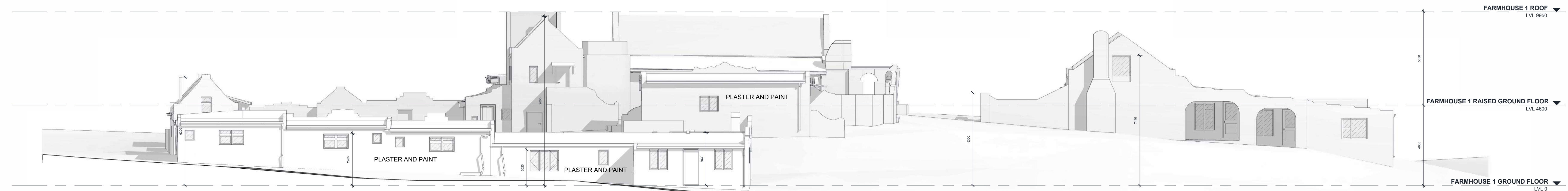
Not yet constructed- but previously on WRAP plans



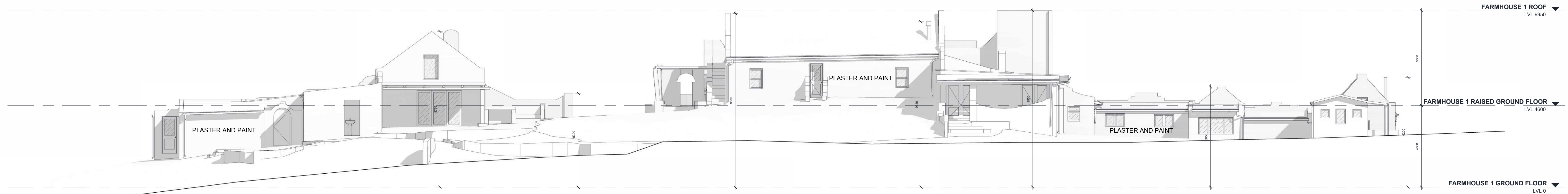
# SURVEY OF EXISTING BUILDINGS



Z-200-01 - EAST ELEVATION  
SCALE: 1:100



Z-200-02 - NORTH ELEVATION  
SCALE: 1:100



Z-200-03 - SOUTH ELEVATION  
SCALE: 1:100



Z-200-04 - WEST ELEVATION  
SCALE: 1:100

**NOTES**  
 This building survey was captured with a LIDAR digital surveying device...  
 All dimensions, levels and structural elements must be checked on site...  
 The FireFly Company accepts no responsibility for any discrepancies that may arise...

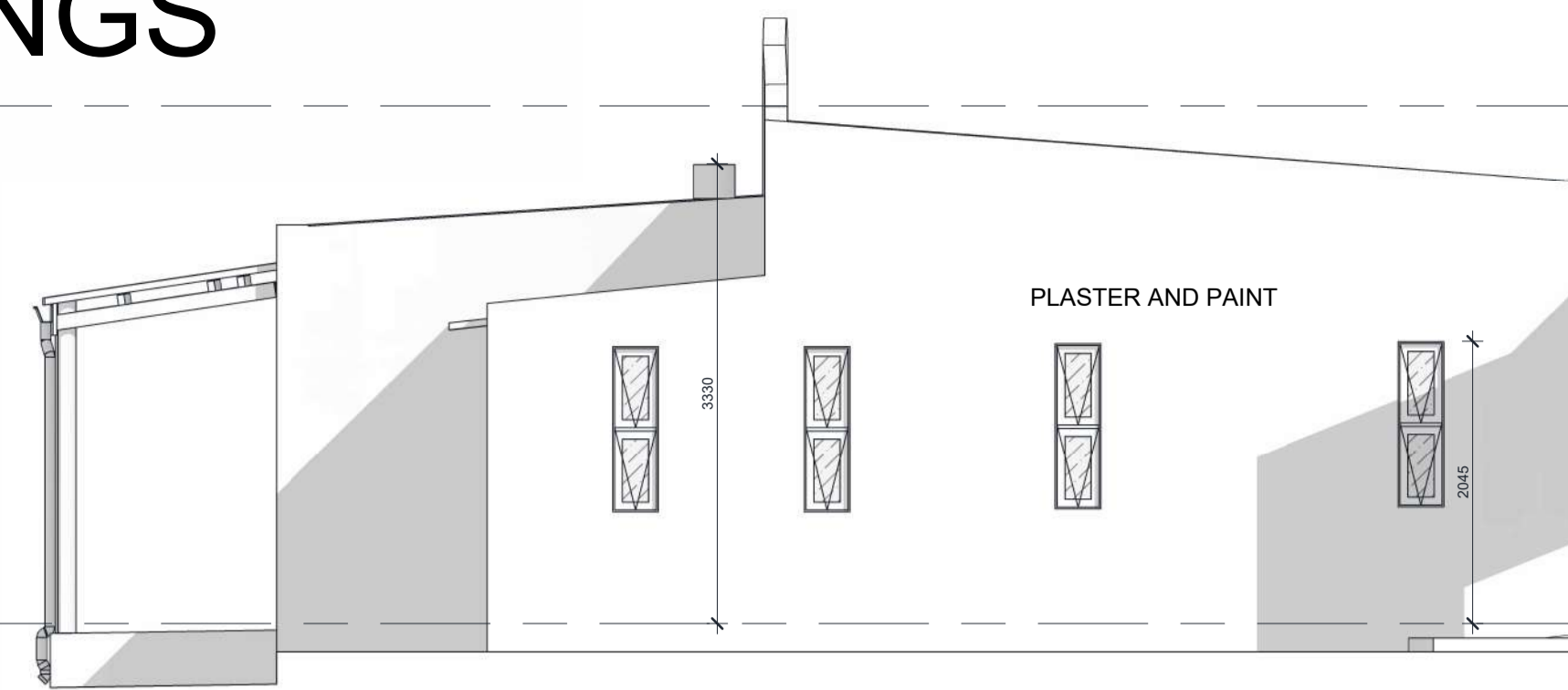
| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As Built Survey For Information | 0   | 02 08 2025 |

ERFDEVCO  
CLIENT  
**BODHI KHAYA FARM**  
PROJECT  
 GROOTBOOS ROAD  
STANFORD  
7220  
ADDRESS  
**ELEVATIONS**  
REVISION SCALE: 1:100  
 REV: 0 PHASE: 2 PAGE: 04 SCALE: 1:100  
 00-1\_EDC\_BDKHF Z-200  
PROJECT NO. SHEET NO.  
 05.05.2025 02.06.2025  
DATE DATE  
 MGJM SURVEYED BY SL PRODUCED BY RT CHECKED BY

# SURVEY OF EXISTING BUILDINGS

▼ PARAPET  
LVL 3750

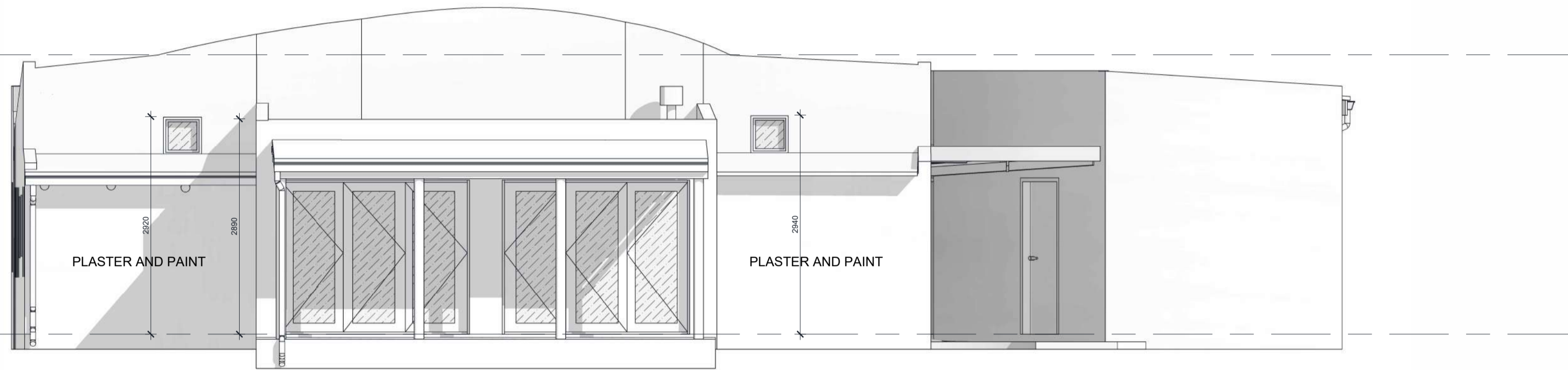
▼ FARMHOUSE 2 GROUND  
LVL 0



**Z-200-01 - WEST ELEVATION**  
SCALE 1 : 50

▼ PARAPET  
LVL 3750

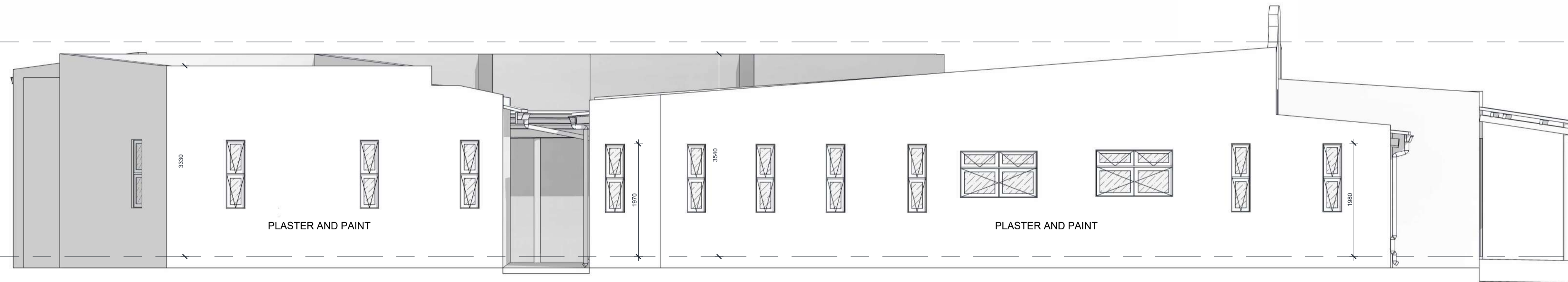
▼ FARMHOUSE 2 GROUND  
LVL 0



**Z-200-02 - NORTH ELEVATION**  
SCALE 1 : 50

▼ PARAPET  
LVL 3750

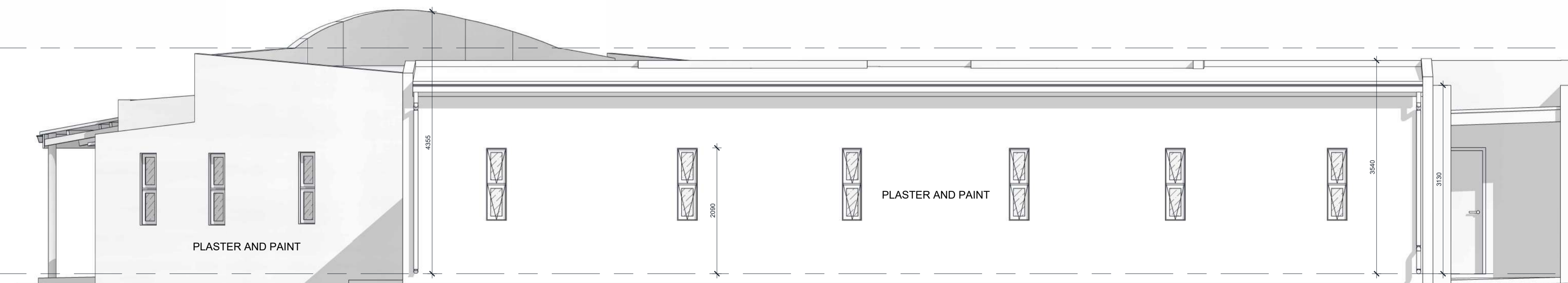
▼ FARMHOUSE 2 GROUND  
LVL 0



**Z-200-03 - EAST ELEVATION**  
SCALE 1 : 50

▼ PARAPET  
LVL 3750

▼ FARMHOUSE 2 GROUND  
LVL 0



**Z-200-04 - SOUTH ELEVATION**  
SCALE 1 : 50

**NOTES**  
This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL 400,000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beams, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.  
Copyright Reserved.

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**GROUND FLOOR ELEVATIONS**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 50

**50-1 EDC\_BDKHF** PROJECT NO.      **Z-200** SHEET NO.

**05.05.2025** CAPTURE DATE      **02.06.2025** FIRST ISSUE DATE

**MGJM** SURVEYED BY      **RT** PRODUCED BY      **SL** CHECKED BY



The FireFly Company

INFO@FIREFLY.CO.ZA | FIREFLY.CO.ZA | NDABENI CPT

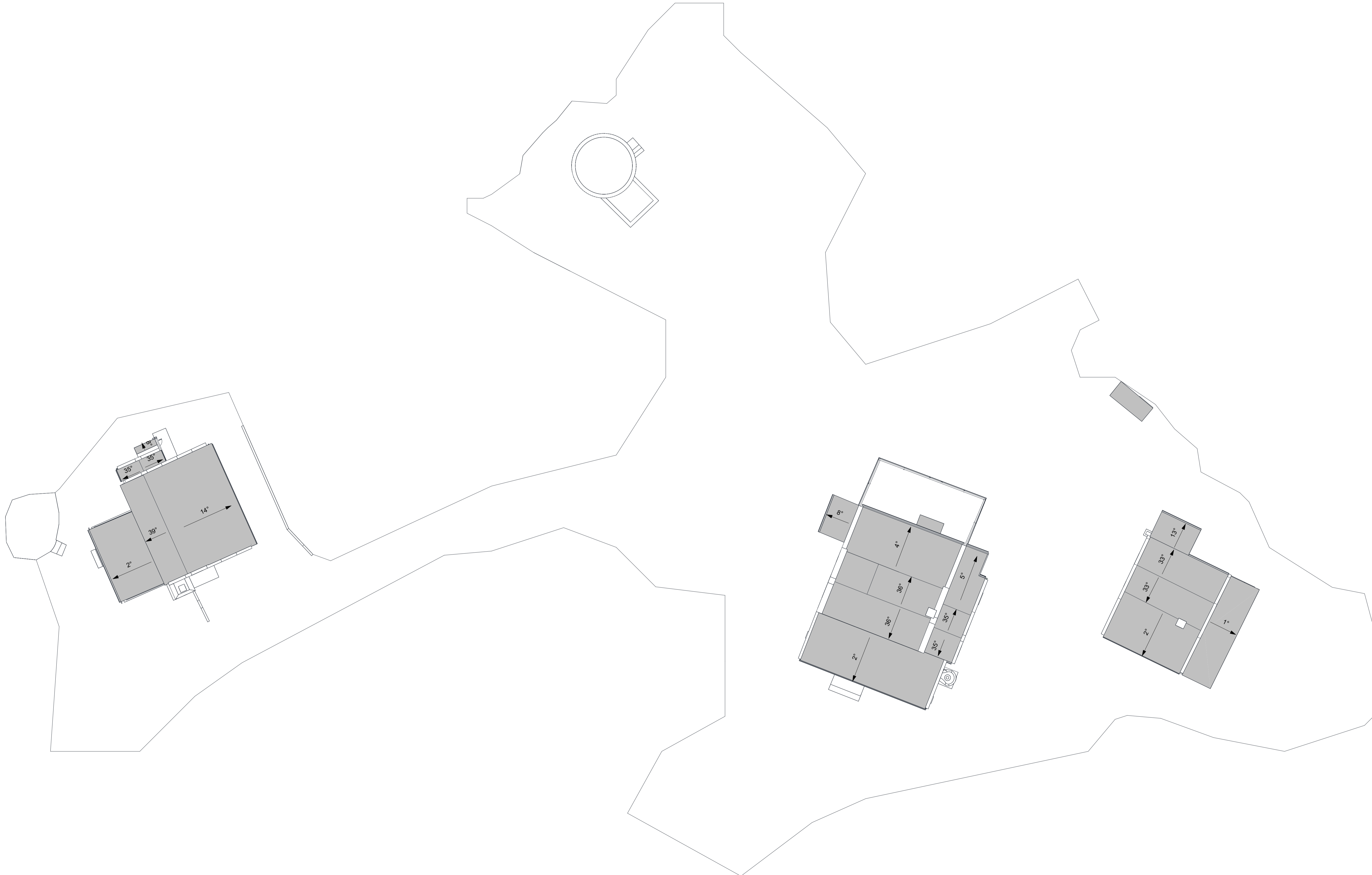
# SURVEY OF EXISTING BUILDINGS

**NOTES**

This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL 400,000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beams, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.

Copyright Reserved.

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |



**Z-100-01 - SITE PLAN**  
SCALE 1 : 150

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**SITE PLAN**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 150

**50-1 EDC\_BDKHF** PROJECT NO. | **Z-100** SHEET NO.

**05.05.2025** CAPTURE DATE | **02.06.2025** FIRST ISSUE DATE

**MGJM** SURVEYED BY | **RT** PRODUCED BY | **SL** CHECKED BY

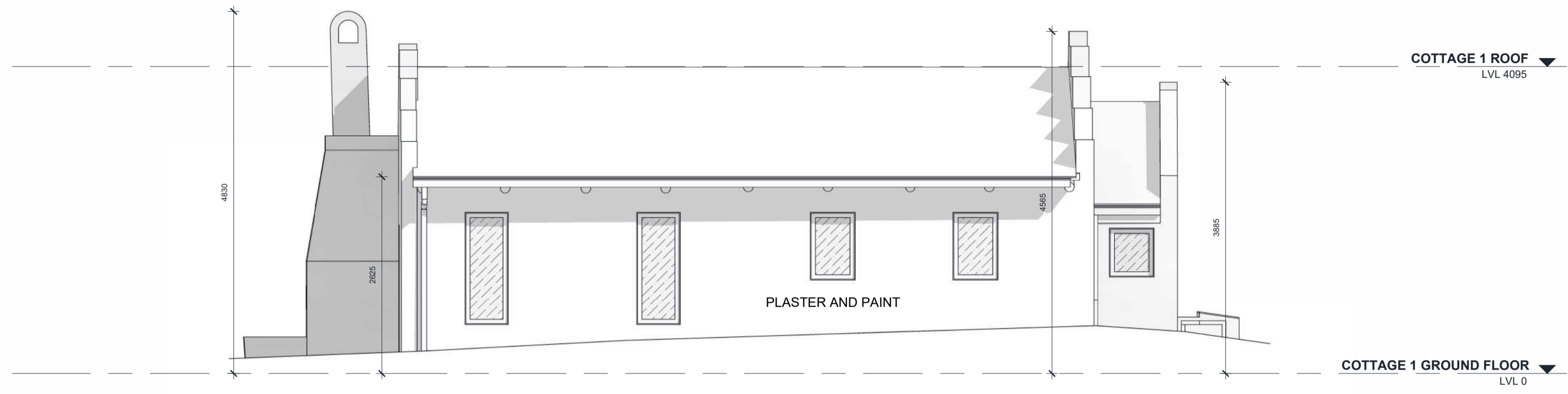


# SURVEY OF EXISTING BUILDINGS

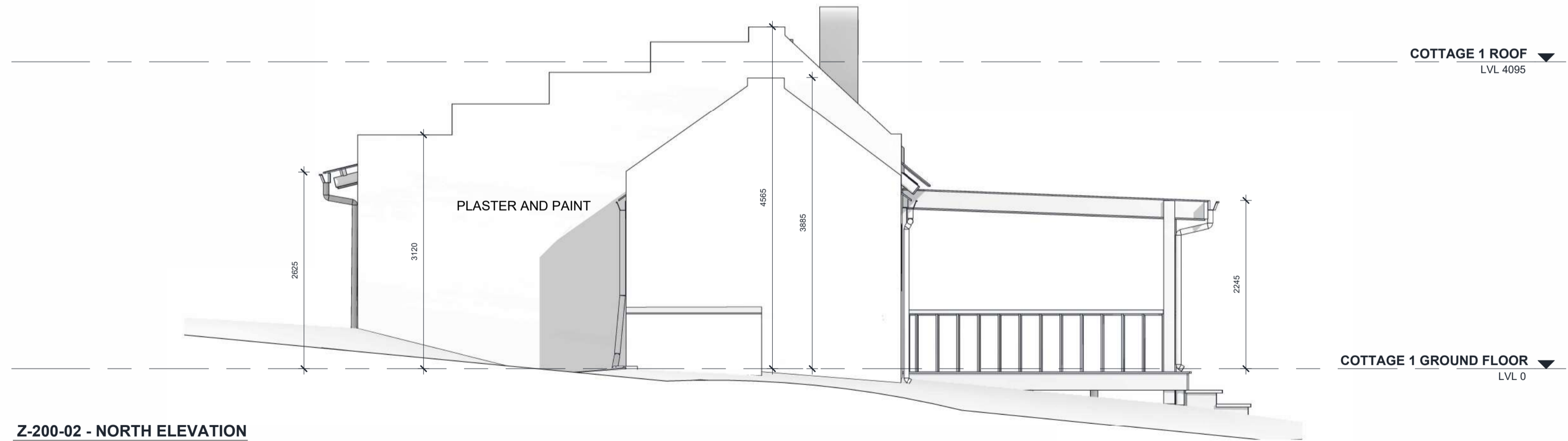
**NOTES**

This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL +00.000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beacons, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.

Copyright Reserved.



**Z-200-01 - EAST ELEVATION**  
SCALE 1 : 50



**Z-200-02 - NORTH ELEVATION**  
SCALE 1 : 50

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For information | 0   | 03.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
**7220**  
ADDRESS

**ELEVATIONS NORTH & EAST**  
MEASURED AS-BUILT DRAWING

REV | 0 PHASE | Z PAGE | A2 SCALE | 1 : 50

**50-1 EDC\_BDKHF** PROJECT NO. **Z-200** SHEET NO.

**05.05.2025** CAPTURE DATE **03.06.2025** FIRST ISSUE DATE

**MGJM CC** SURVEYED BY **RT** PRODUCED BY **SL** CHECKED BY



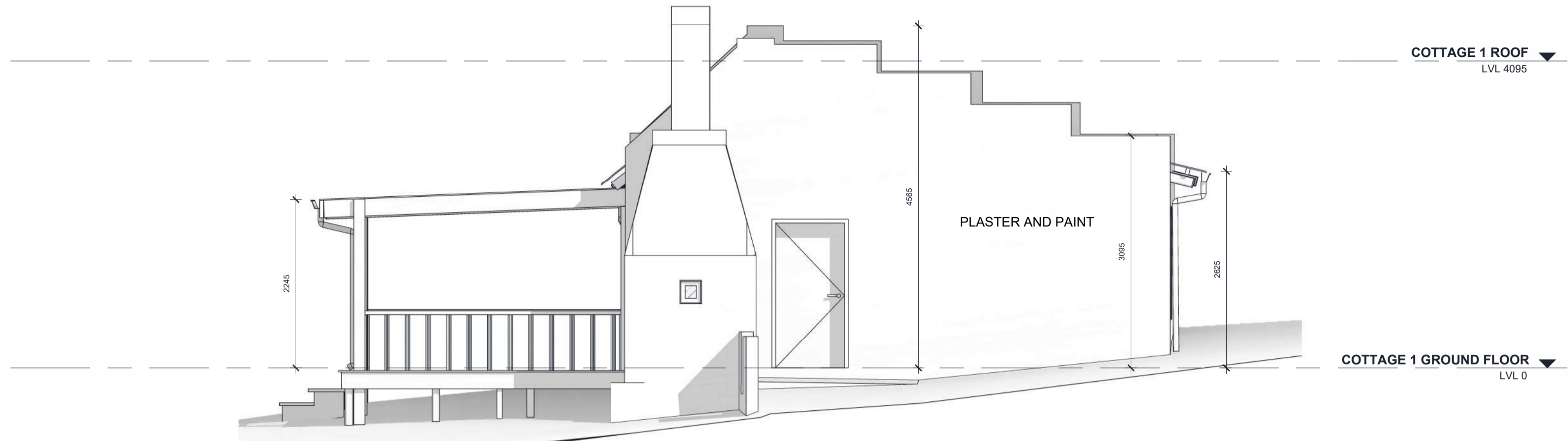
The FireFly Company

# SURVEY OF EXISTING BUILDINGS

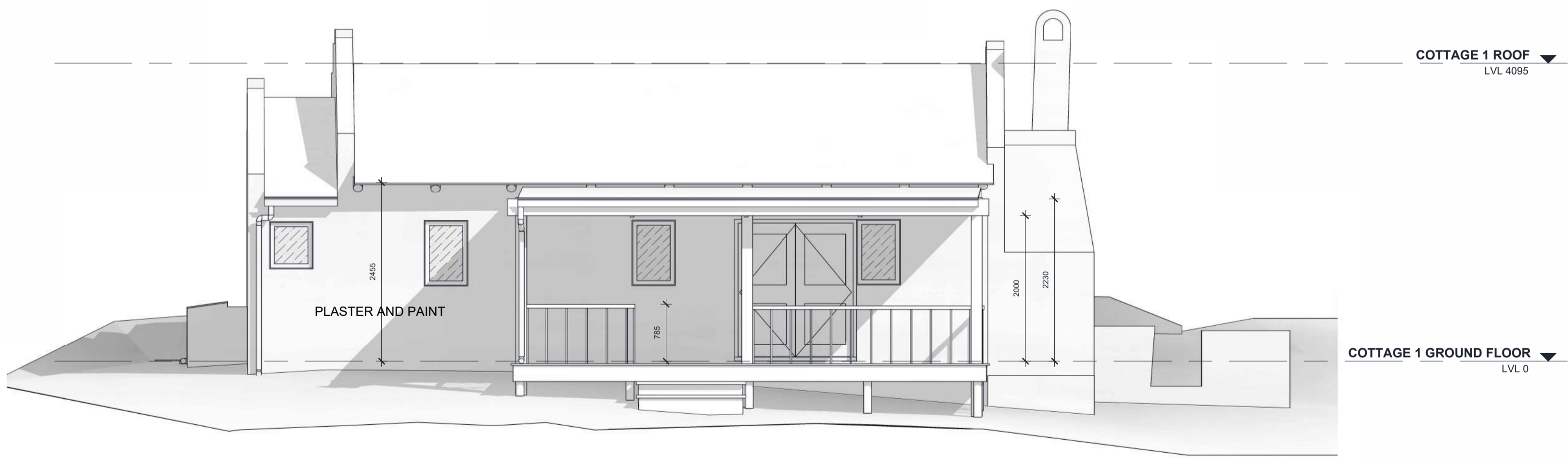
**NOTES**

This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL +00.000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beacons, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.

Copyright Reserved.



**Z-201-01 - SOUTH ELEVATION**  
SCALE 1 : 50



**Z-201-02 - WEST ELEVATION**  
SCALE 1 : 50

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For information | 0   | 03.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
**7220**  
ADDRESS

**ELEVATIONS SOUTH & WEST**  
MEASURED AS-BUILT DRAWING

REV | 0 PHASE | Z PAGE | A2 SCALE | 1 : 50

**50-1 EDC\_BDKHF** PROJECT NO. **Z-201** SHEET NO.

**05.05.2025** CAPTURE DATE **03.06.2025** FIRST ISSUE DATE

**MGJM CC** SURVEYED BY **RT** PRODUCED BY **SL** CHECKED BY



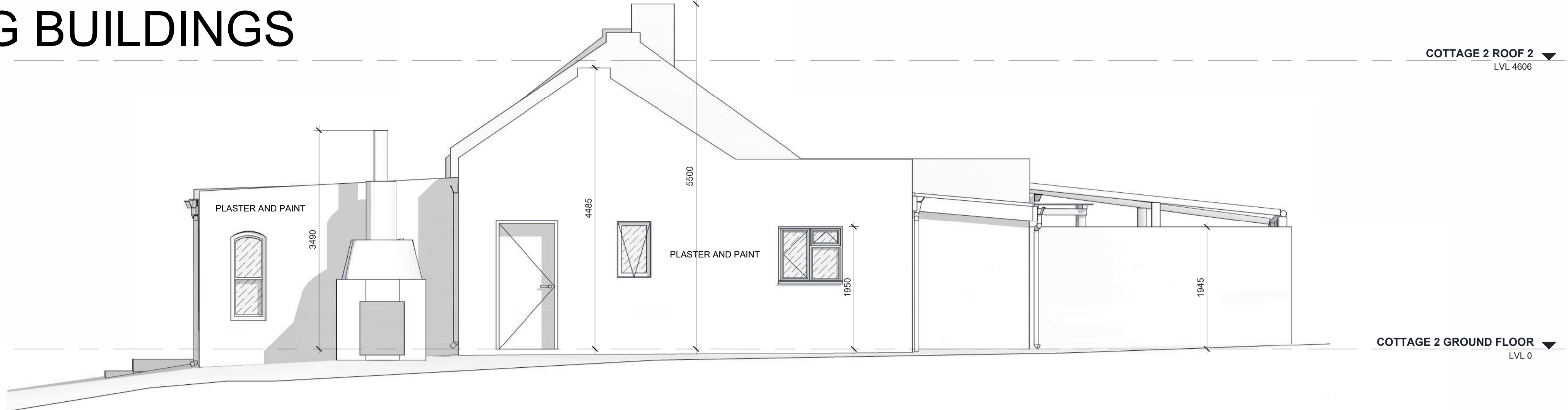
# SURVEY OF EXISTING BUILDINGS

**NOTES**

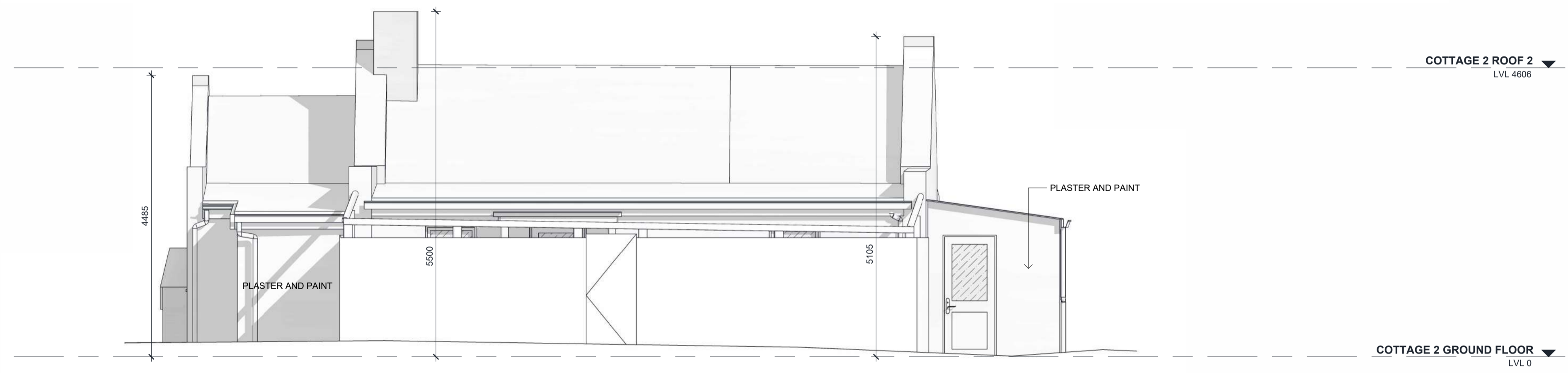
This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL 400,000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner bearings, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.

Copyright Reserved.

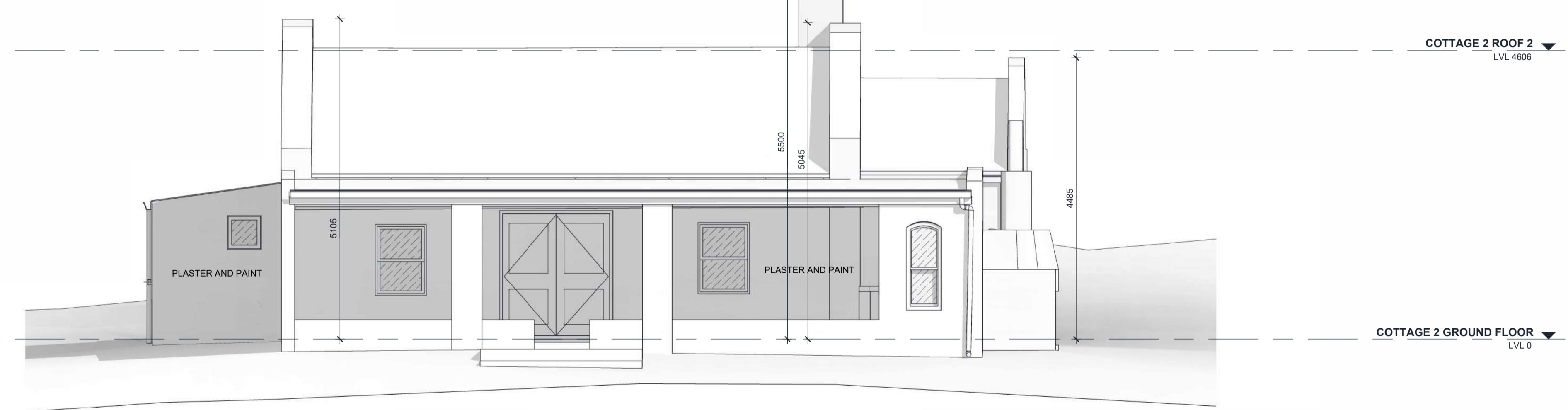
| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |



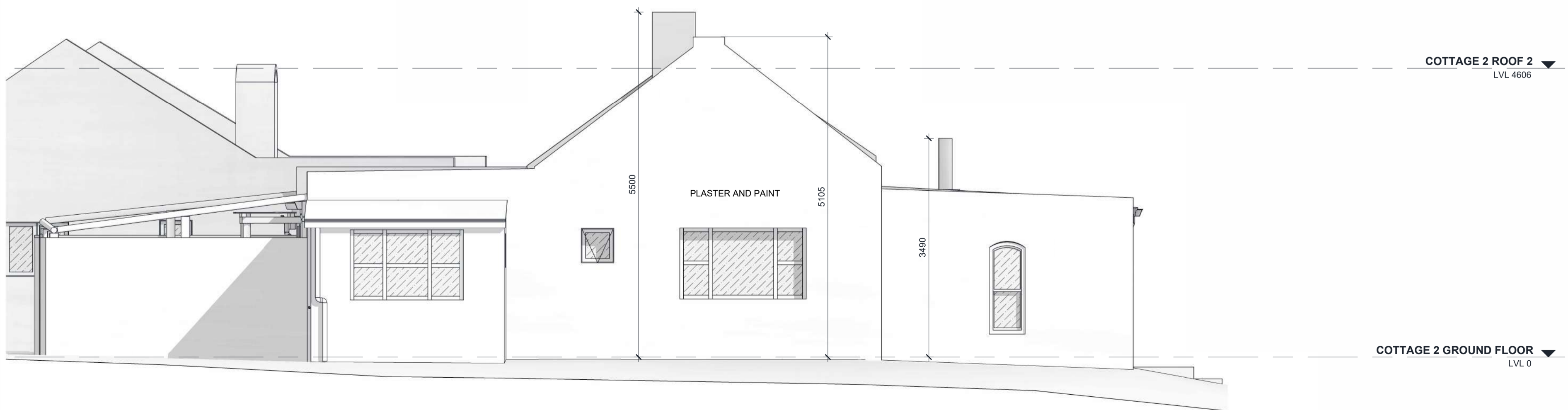
**Z-200-01 - EAST ELEVATION HERON**  
SCALE 1 : 50



**Z-200-02 - NORTH ELEVATION HERON**  
SCALE 1 : 50



**Z-200-03 - SOUTH ELEVATION HERON**  
SCALE 1 : 50



**Z-200-04 - WEST ELEVATION HERON**  
SCALE 1 : 50

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**ELEVATIONS HERON**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 50

**50-1 EDC\_BDKHF** PROJECT NO. | **Z-200** SHEET NO.

**05.05.2025** CAPTURE DATE | **02.06.2025** FIRST ISSUE DATE

**MGJM CC** SURVEYED BY | **RT** PRODUCED BY | **SL** CHECKED BY



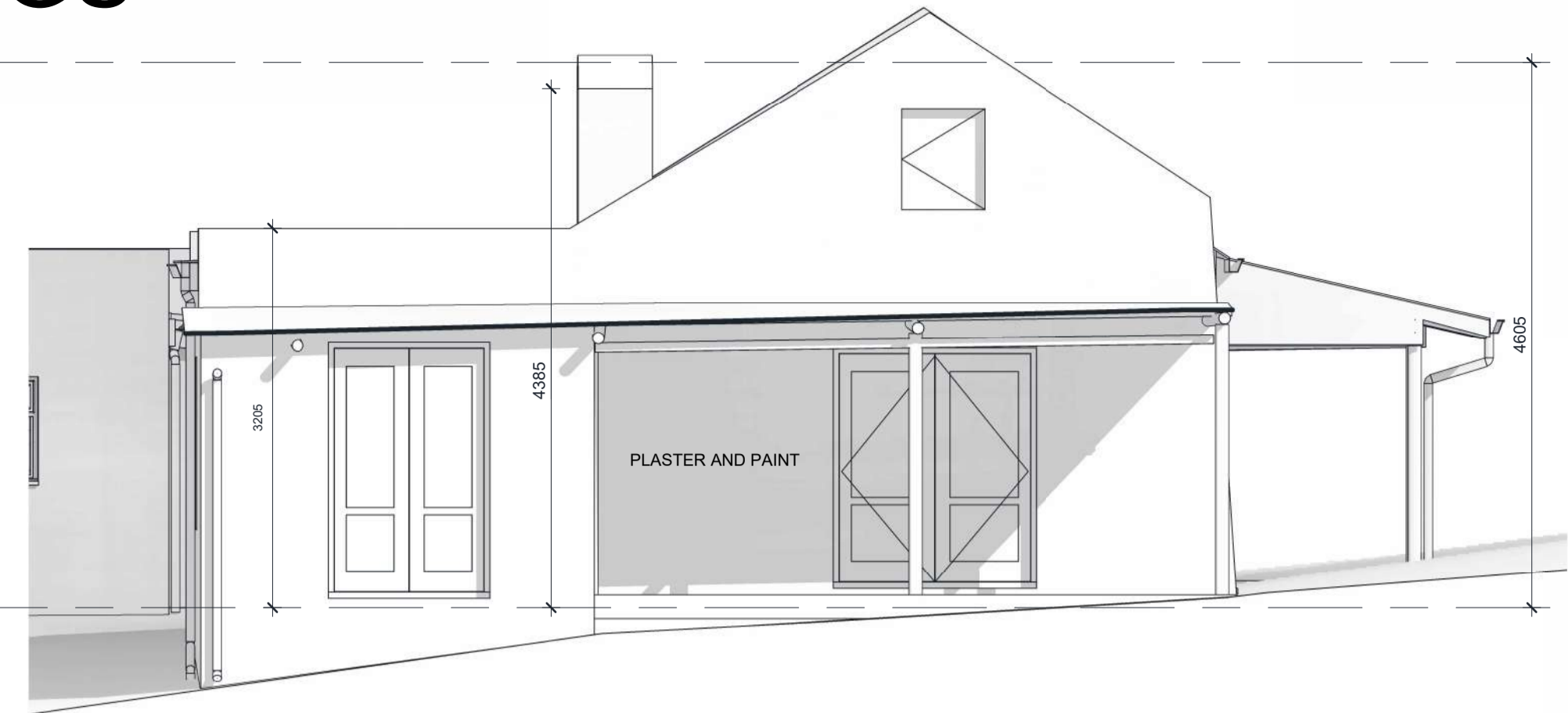
The FireFly Company

# SURVEY OF EXISTING BUILDINGS

**NOTES**

This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL -100.000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beams, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path. Copyright Reserved.

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |



COTTAGE 2 ROOF 2  
LVL 4606

COTTAGE 2 GROUND FLOOR  
LVL 0

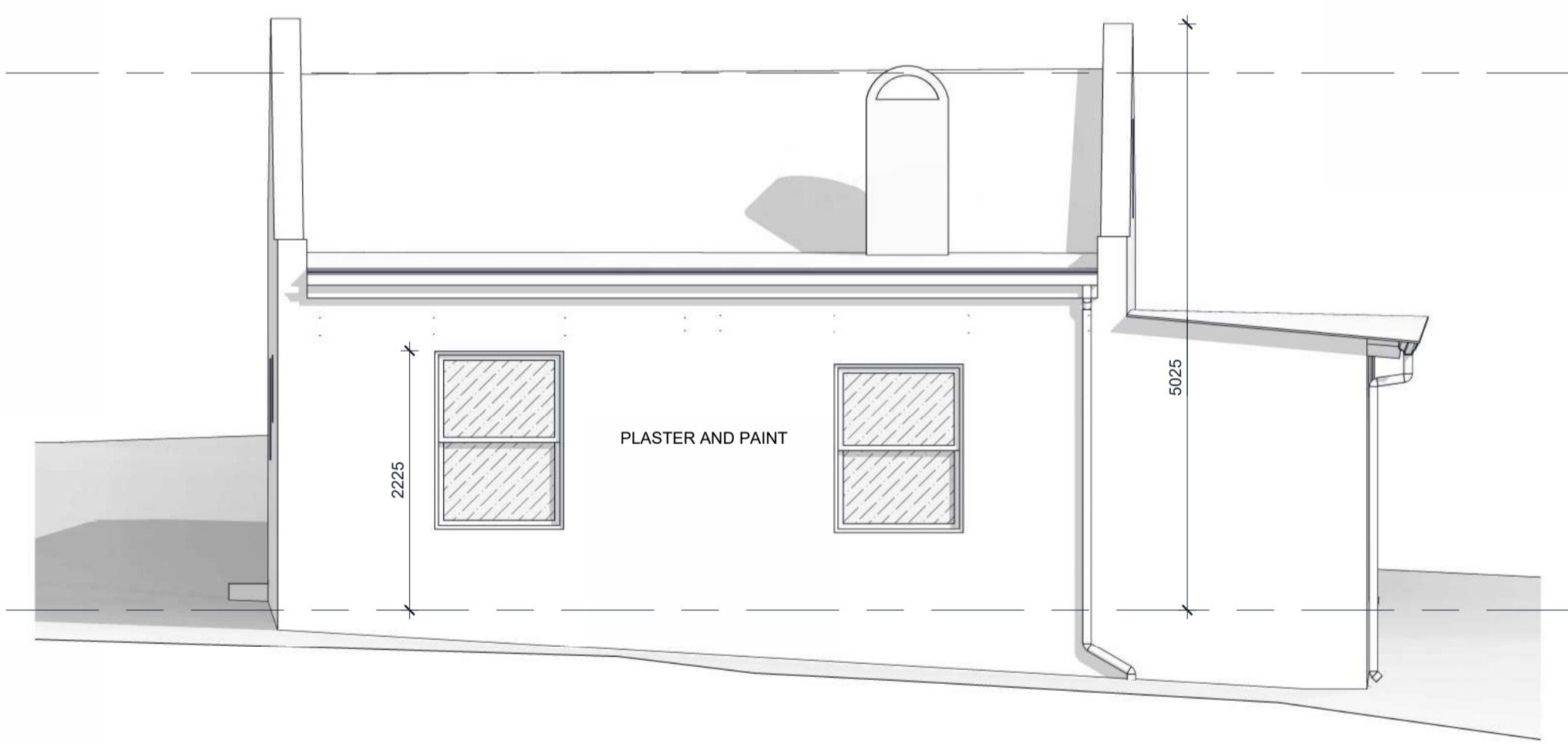
Z-201-01 - EAST ELEVATION SUNBIRD  
SCALE 1 : 50



COTTAGE 2 ROOF 2  
LVL 4606

COTTAGE 2 GROUND FLOOR  
LVL 0

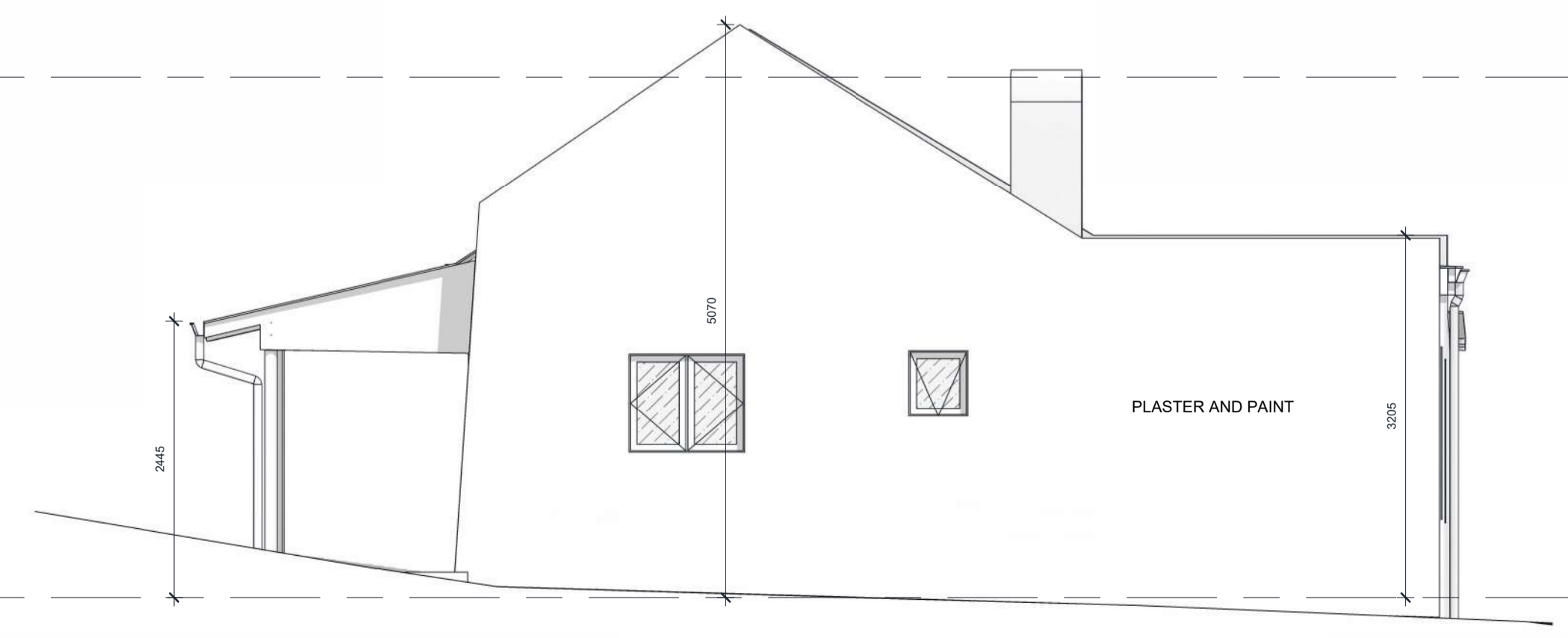
Z-201-02 - NORTH ELEVATION SUNBIRD  
SCALE 1 : 50



COTTAGE 2 ROOF 2  
LVL 4606

COTTAGE 2 GROUND FLOOR  
LVL 0

Z-201-03 - SOUTH ELEVATION SUNBIRD  
SCALE 1 : 50



COTTAGE 2 ROOF 2  
LVL 4606

COTTAGE 2 GROUND FLOOR  
LVL 0

Z-201-04 - WEST ELEVATION SUNBIRD  
SCALE 1 : 50

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**ELEVATIONS SUNBIRD**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 50

50-1 EDC\_BDKHF PROJECT NO. Z-201 SHEET NO.

05.05.2025 CAPTURE DATE 02.06.2025 FIRST ISSUE DATE

MJMM CC SURVEYED BY RT PRODUCED BY SL CHECKED BY



# SURVEY OF EXISTING BUILDINGS



**NOTES**

This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL - 400,000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beams, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.

Copyright Reserved.

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**SITE PLAN**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 140

**50-1 EDC\_BDKHF** PROJECT NO. | **Z-100** SHEET NO.

**05.05.2025** CAPTURE DATE | **02.06.2025** FIRST ISSUE DATE

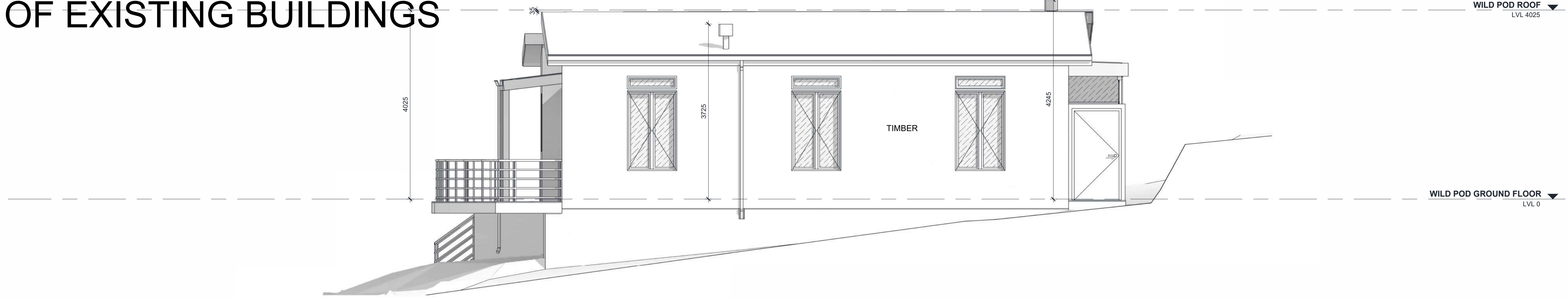
**MGJM** SURVEYED BY | **RT** PRODUCED BY | **SL** CHECKED BY



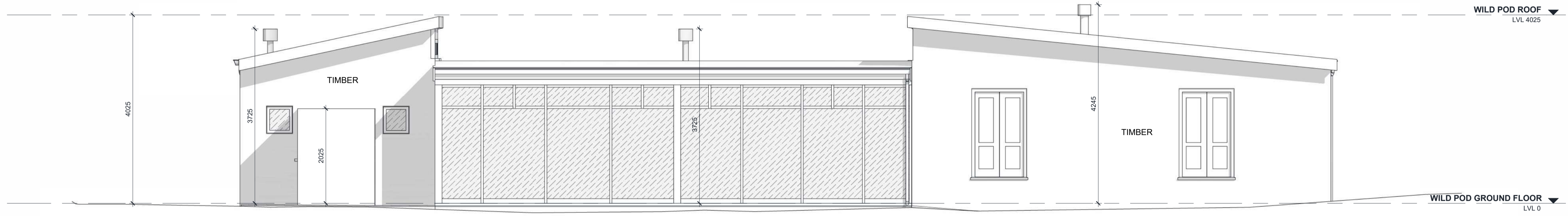
**Z-100-01 - SITE PLAN**  
SCALE 1 : 140



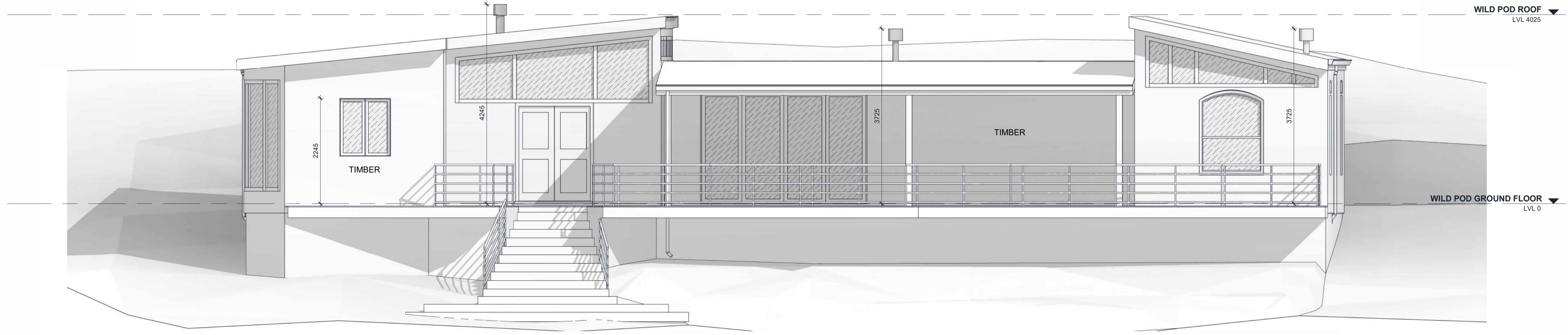
# SURVEY OF EXISTING BUILDINGS



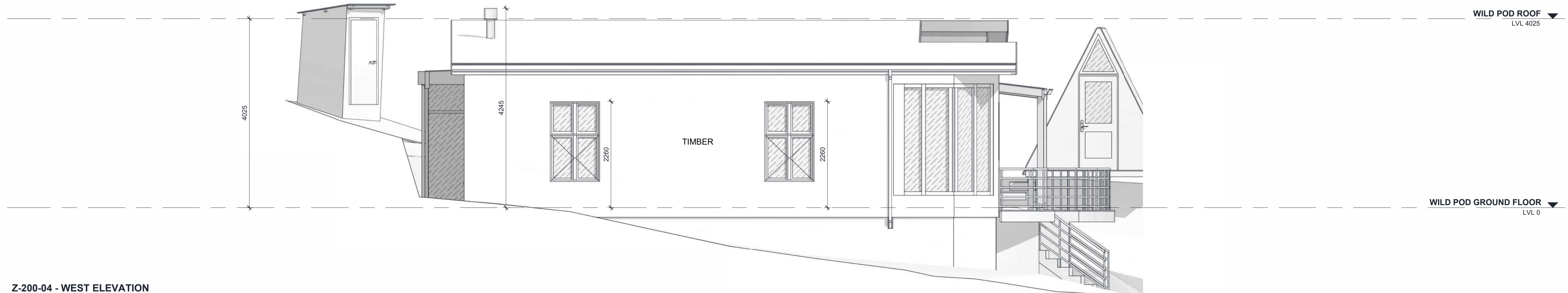
**Z-200-01 - EAST ELEVATION**  
SCALE 1 : 50



**Z-200-02 - NORTH ELEVATION**  
SCALE 1 : 50



**Z-200-03 - SOUTH ELEVATION**  
SCALE 1 : 50



**Z-200-04 - WEST ELEVATION**  
SCALE 1 : 50

**NOTES**  
This building survey was captured with a LIDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture. FFL - 100.000 to be considered separately on each property. All CAD deliverables provide architectural details up to a minimum of 50mm and adhere to a 30mm tolerance. All dimensions are rounded to the nearest 5mm. All dimensions, levels and structural elements must be checked on site prior to any new construction. Site levels, corner beams, building footprint and boundary lines and walls to be confirmed by a professional land surveyor. Any discrepancies found on site are to be brought to the attention of the designer immediately. The FireFly Company strives to achieve a high level of accuracy but due to the nature of a measured survey, discrepancies may occur. The FireFly Company accepts no responsibility for any discrepancies that may arise if dimensions are not checked on site prior to any new construction. All inaccessible elements and structural components are represented using industry standards or from existing drawings that have been made available. All services are depicted as are visible and connections are depicted as on existing drawings or as is logical. Drainage is indicative. A professional plumber must be appointed to confirm all drainage lines and pipe sizes on site prior to any new construction. All measurements are taken from the outer most surfaces. Any cladding or structural thicknesses are included in the wall thickness unless indicated. For ease of setting out, elements are squared off in instances where the wall deviates slightly along a linear path.  
Copyright Reserved.

| Description                     | Rev | Date       |
|---------------------------------|-----|------------|
| As-Built Survey For Information | 0   | 02.06.2025 |
|                                 |     |            |
|                                 |     |            |
|                                 |     |            |

**ERFDEVCO**  
CLIENT

**BODHI KHAYA FARM**  
PROJECT

**GROOTBOS ROAD**  
**STANFORD**  
7220  
ADDRESS

**ELEVATIONS**  
MEASURED AS-BUILT DRAWING

REV | 0 | PHASE | Z | PAGE | A1 | SCALE | 1 : 50

50-1 EDC\_BDKHF PROJECT NO. Z-200 SHEET NO.

05.05.2025 CAPTURE DATE 02.06.2025 FIRST ISSUE DATE

MGM CC SURVEYED BY RT PRODUCED BY SL CHECKED BY

