

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p>REMAINDER OF FARM NO. 212, PORTION 1 OF THE FARM NO. 212, FARM NO. 230, PORTION 8 OF THE FARM NIEUWE DAM NO. 209, PORTION 1 OF THE FARM NO. 228 AND FARM 417, DIVISION BREDASDORP: APPLICATION SUBDIVISION AND CONSOLIDATION: TOWN & COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF HAASVLAKTE TRUST</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 the above-mentioned properties, namely:</p> <p>Consolidation Application in terms of Section 16(2)(e) of the By-Law in order to consolidate Remainder of Farm No. 212, Portion 1 of the Farm No. 212, Farm No. 230, Portion 8 of the Farm Nieuwe Dam No. 209, Portion 1 of Farm No. 228 and Farm 417 to create a consolidated farm of ±1869,9829ha in extent.</p> <p>Subdivision Application in terms of Section 16(2)(d) of the By-Law in order to subdivide the consolidation farm into three (3) portions namely a Remainder approximately 676ha in extent, Portion A approximately 621ha in extent and Portion B approximately 673ha in extent.</p> <p>Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before Friday, 29 May 2026, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the Mr. S. van der Merwe at 028-3138900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.</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>RESTANT VAN DIE PLAAS NR. 212, GEDEELTE 1 VAN DIE PLAAS NR. 212, PLAAS NR. 230, GEDEELTE 8 VAN DIE PLAAS NIEUWE DAM NR. 209, GEDEELTE 1 VAN DIE PLAAS NR. 228 EN PLAAS 417, AFDELING BREDASDORP: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: TOWN & COUNTRY CREATIVE LAND SOLUTIONS NAMENS HAASVLAKTE TRUST</p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoek van toepassing op die bogenoemde eiendomme, naamlik:</p> <p>Konsolidasie Aansoek ingevolge Artikel 16(2)(e) van die Verordening ten einde Restant van die Plaas Nr. 212, Gedeelte 1 van die Plaas Nr. 212, Plaas Nr. 230, Gedeelte 8 van die Plaas Nieuwe Dam Nr. 209, Gedeelte 1 van die Plaas Nr. 228 en Plaas 417 te konsolideer om 'n gekonsolideerde plaas van ±1869,9829ha groot te skep.</p> <p>Onderverdeling Aansoek ingevolge Artikel 16(2)(d) van die Verordening ten einde die gekonsolideerde plaas in drie (3) gedeeltes te onderverdeel naamlik 'n Restant ongeveer 676ha groot, Gedeelte A ongeveer 621ha groot en Gedeelte B ongeveer 673ha groot.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus; Stanford Biblioteek, Queen Victoriasstraat, Stanford en die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Enige kommentaar moet skriftelik wees ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op Vrydag, 29 Mei 2026, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Mnr. S. van der Merwe 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 Departement Stadsbeplanning 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>INTSALELA SEFAMA ENGUNOMBOLO 212, ISAHLULO 1 SEFAMA ENGUNOMBOLO 212, IFAMA INOMBOLO 230, ISAHLULO 8 SEFAMA I-NIEUWE DAM ENGUNOMBOLO 209, ISAHLULO 1 SEFAMA ENGUNOMBOLO 228 KUNYE NEFAMA 417, ICANDELO I-BREDASDORP: UKWAHLULWA KWESICELO NOKUDIBANISA: IZISOMBULULO ZOMHLABA WOBUCHULE BEDOLOPHU NEZELIZWE EGAMENI LE-HAASVLAKTE TRUST</p> <p>Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-47 kunye nelama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), wezicelo ezilandelayo ezisebenza kwiipropati ezikhankanywe ngasentla, ezizezi:</p> <p>Ukudibanisa Isicelo ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukuze kudityanise Intsalela yeFama Engunombolo 212, Isahlulo 1 seFama Engunombolo 212, iFama Engunombolo 230, Isahlulo 8 seFama i-Nieuwe Dam Engunombolo 209, Isahlulo 1 seFama Engunombolo 228 kunye neFama 417 ukuvelisa ifama edityanisiweyo ye ±1869,9829ha ngobukhulu.</p> <p>Ukuhlulwa Isicelo ngokwemiqathango yeCandelo 16(2)(d) loMthetho kaMasipala ukuze kwahlulwe ifama edibeneyo ibe zizahlulo (3) ezibizwa ngokuba yiIntsalela emalunga ne-676ha ngobukhulu, iSahlulo A esimalunga ne-621ha ubukhulu kunye neSahlulo B esimalunga ne-673ha ngobukhulu.</p> <p>linkcukacha malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu e-16 Paterson Street, eHermanus nakwiphepha lewebhu likamasipala kolu nxibelelwano lulandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Nawaphi na amagqabantshintshi kufuneka abhalwe ngokwemigaqo yeCandelo 51 nelama-52 loMthetho kaMasipala kwaye afikelele kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngoLwesihlanu 29 Ucanzibe 2026, ucaphula igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ye-Telephonic inokwenziwa kuMchwangciso weDolophu, uMnu. S. van der Merwe ngo-028-3138900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.</p> <p><i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonkewonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.</i></p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p>		

Notice No / Kennisgewing nr / Inombolo yesaziso: **84/2026**

MOTIVATION REPORT

PROPOSED RE-ALIGNMENT: CONSOLIDATION AND SUBDIVISION OF REM OF FARM NO 212, PTN 1 OF FARM NO 212, FARM NO 230, PTN 8 OF FARM NO 209, PTN 1 OF FARM 228 AND FARM 417 BREDASDORP RD

Ref. BRE/3438

1. INTRODUCTION & BACKGROUND

This office was appointed by the Haasvlakte Trust to do a re-alignment of various farms. Six farms are consolidated and then divided into three farms – a portion north of the R43, a portion consisting of all the farms that is irrigated with pivot points and a portion with mainly natural vegetation towards the south. No additional farm portions will be created. The purpose of the alignment is to separate the different Agricultural uses, to allow for the more optimal management of the property.

2. APPLICATION

Application is made for:

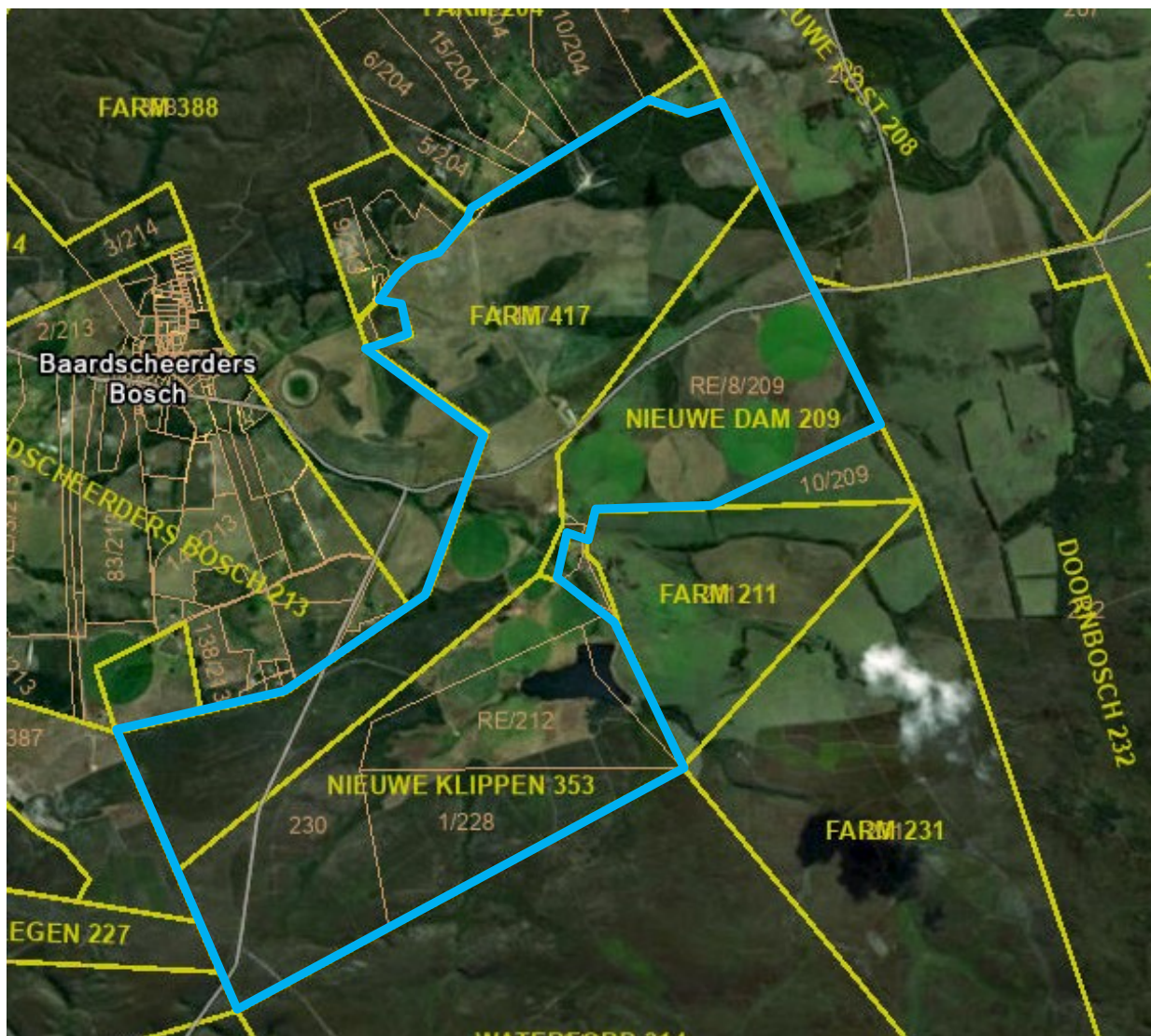
- Consolidation of Rem of Farm No 212, Ptn 1 of Farm No 212, Farm No 230, Ptn 8 of Farm No 209, Ptn 1 of Farm 228 and Farm 417 Bredasdorp Rd in terms of Section 16(2)(e) of the Overstrand Municipal By-Law on Municipal Land Use Planning
- Subdivision in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, to create three portions: Remainder: 576ha, Portion A: ±621ha and Portion B: ±673ha.
- Subdivision of Agricultural land in terms of Act 70 of 1970

3. PROPERTY DESCRIPTION

Rem of Farm No 212, Ptn 1 of Farm No 212, Farm No 230, Ptn 8 of Farm No 209, Ptn 1 of Farm 228 and Farm 417, Bredasdorp RD, Overstrand Municipality is registered under T63125/2013 and T35189/2020. The property is located approximately 1,5km east of Baardskeerdersbos. Please see attached a locality plan.

FARM	Rem of Farm 212	Ptn 1 of Farm 212	Farm 230	Ptn 8 of Farm 209	Ptn 1 of Farm 228	Farm 417
DEED	T63125/2013					T35189/2020
TOTAL AREA	176,9595ha	26,9808ha	299,6463ha	377,9220ha	171,936ha	816,4483ha
REGISTERED OWNER	Haasvlakte Trust					

The R43 crosses the property in an east-west direction. The farms are mostly cultivated and a large portion irrigated from an existing dam. There is a portion of natural vegetation towards the south of the farms.



Aerial Photo indicating the location of the various farms.

4. CURRENT ZONING

The subject property is zoned as “Agricultural Zone” in terms of the Overstrand Zoning By-Law. No change in zoning is proposed.

5. SURROUNDING LAND USE

Uses surrounding the farm are mainly of an agricultural nature, with small farms north of Farm 417 and larger farms towards the east, south and west. Baardskeerdersbos is located approximately 1,5km towards the west.

6. PROPOSED CONSOLIDATION AND SUBDIVISION

In order to re-align the various farms, application is made to consolidate the following farms:

6.1 Consolidation of the following Bredasdorp RD farms:

- Remainder of Farm 212:	176,9595ha
- Ptn 1 of Farm 212:	26,9808ha
- Farm 230	299,6463ha
- Ptn 8 of Farm 209	377,9220ha
- Ptn 1 OF Farm 228	171,9360ha
- Farm 417	816,4483ha

To create a consolidated farm of 1869,8929ha

6.2 Subdivision of the consolidated farm, to create:

- Remainder: ±676ha
- Portion A: ±621ha
- Portion B: ±673ha

Criteria for the re-alignment into three portions:

- Subdivide the areas north and south of the R43
- Subdivide the natural vegetation from the arable land
- Re-alignment according to existing water rights

Re-alignment will ensure the more optimal management of the different land use.

7. ACCESS

- Access to the farm is taken from R43. No additional access points are required, since no additional portions are created.
- The current six farms, are re-aligned to create three farms.

With no additional farm portions created, it is believed that the proposed subdivision and consolidation should be supported by the Department of Transport.

8. SERVICES

No municipal services are impacted on.

9. ENVIRONMENTAL APPLICATION

A basic assessment in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) will not be required, since none of the regulations are triggered. No new buildings or infrastructure are proposed as part of the application

10. EXISTING POLICY FRAMEWORKS & LEGISLATION

Various local, provincial and national forward planning documents are applicable to the application and briefly discussed in the following section.

10.1 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (SDF)

'Overstrand Municipality works towards creating An Environmentally Sustainable and Resilient Overstrand'

Environmental management towards achieving sustainability is a vital component of sound urban and regional planning. It can be explained as a combination of spatial planning and land-use management of urban and rural areas, focused on meeting the needs of the current population without unduly compromising the natural environment or the ability of future generations of meeting their needs. A key component of environmental sustainability is environmental resilience, referring to the ability of ecosystems to recover from the impacts of natural hazards in the short to medium term and to adapt to future scenarios such as climate change in the long term. Some landscape features are more likely to support biodiversity resilience to climate change than others.

The key contributors to achieving an environmentally sustainable and resilient area are spatial planning and design that considers environmental attributes and physical constraints, judicious rural land-use management and the safeguarding of biodiversity features that provide key ecosystem services. Areas important for climate change resilience need to be managed and conserved through a range of mechanisms including land-use planning, environmental impact assessments, protected area expansion, and collaboration with industry sectors to minimise their spatial footprint and other impacts.

One of the important aims will be to Protect Biodiversity and agricultural resources. This can be achieved through:

- i. The existing pattern of development should be maintained and the establishment of new nodes or settlements should not be encouraged. If, however, the Municipality deem a new node or settlement to be desirable, the proposed development thereof should take place in a manner consistent with the overarching long term vision and spatial directives of this MSDF.*
- ii. Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles.*
- iii. Prevent unsustainable change in land use of biodiversity rich rural areas, existing agricultural activity and soil with agricultural potential to other uses.*
- iv. Ensure that existing agricultural activity and soils with high production potential is retained.*
- v. Minimise the fragmentation of rural land by managing rural development based on the Overstrand SDF Rural Land Use Policy.*
- vi. Subdivision of agricultural land should be strongly resisted except where it is consistent with the requirements as stipulated by Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) and the related policy of the responsible department (SDF Policy P.1, 2006).*
- vii. The desirability of designating mining areas should take into account the worth of the material to be extracted against the long term costs to the visual quality of the area, the potential loss in agricultural production, as well as the impacts on existing rights of neighbouring property owners*

The proposal complies with this document, seeing that the proposed consolidation will ensure less pressure on the environment in which it is located.

10.2 WESTERN CAPE RURAL DEVELOPMENT GUIDELINES (2019)

- The proposal of consolidation and re-alignment according to existing uses supports the Guideline's core rural objective: Consolidation maintains continuous, workable farming landscapes and prevents fragmentation of agricultural land.
- Protects agricultural viability: By merging titles into a larger economic unit, the proposal improves operational efficiency (single management unit, shared infrastructure) and avoids creating unviable remnants.
- Keeps non-agricultural development tightly contained: No new non-farm land uses are introduced, and any existing dwellings or agri-tourism uses remain within the farmstead precinct.
- Aligns with spatial planning categories and biodiversity safeguards: The consolidation does not intensify development in sensitive SPCs or CBAs and thus supports the Guidelines' objective to safeguard priority biodiversity areas and ecological infrastructure while focusing development in appropriate rural locations. capenature.co.za
- Consistent with the Western Cape PSDF implementation: The 2019 Rural Guidelines were drafted as part of the PSDF roll-out to guide decisions on rural development, subdivision and consolidation. A consolidation that avoids new rights and urban-type sprawl therefore gives effect to provincial policy intent.

10.3 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF)

The PSDF is prepared at a provincial level and therefore sets out important principles that inform decision making at a local level. The document contains a complex set of policies that are applicable to the whole province. The most applicable challenges and opportunities set forth in this case are:

- Environmental damage due to inadequate environmental management. Uncontrolled growth and development will start affecting the 'landscape' resource. A symbiotic relationship needs to be developed where features are protected as assets for tourism, while tourism generates the motivation and finances to protect environmental resources;

No new additional are proposed. The proposed consolidation is not impacted on by the PSDF.

10.4 SECTION 42 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) AND CHAPTER 6 OF THE LAND USE PLANNING ACT (LUPA)

The Spatial Planning and Land Use Management Act (SPLUMA) and Land Use Planning Act (LUPA) are applicable. One of the main objectives of these acts is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA and Chapter 6 of LUPA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- development principles set out in Chapter 2 of SPLUMA
- protect and promote the sustainable use of agricultural land
- national and provincial government policies
- the municipal spatial development framework; and take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

SPLUMA and LUPA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial justice
2. Spatial sustainability
3. Efficiency (optimising the use of existing resources and infrastructure)
4. Spatial resilience (allow for flexibility in spatial plans)
5. Good administration

Compliance with SPLUMA & LUPA Principles:

As discussed in this report, this development proposal is consistent with the approved statutory spatial policy framework for the area, as well as the Provincial Spatial Development Framework. The table below indicates how the proposed development will be consistent with the SPLUMA principles.

SPLUMA & LUPA Principle	Compliance
Spatial Justice	All six farms are registered in the name of the same entity. Consolidation and subdivision will allow for the property to be spatially managed according to the different agricultural uses.
Spatial Sustainability	Re-alignment will lessen the potential environmental impact of any future development, with less dwelling units being possible.
Spatial Efficiency	With the farms being in the same ownership, the more efficient management of property is enabled.
Spatial Resilience	Not impacted on by the proposed re-alignment.
Good Administration	This principle has no direct bearing on the application; however, the Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.

11. DESIRABILITY

11.1 Title Deed

- There are no deed restrictions preventing consolidation and subdivision.

11.2 Physical Characteristics of the Property

- The proposed re-alignment will not impact negatively on the physical characteristics of the property, since no additional farm portions are created. With the proposed re-alignment, more sustainable farm portions area created.

11.3 Overhead Planning

The project complies with the overhead planning for the area:

- The proposal is in line with the Spatial Development Framework for this area.

11.4 Compliance with SPLUMA & LUPA

The proposal is in compliance with the principles of SPLUMA & LUPA.

11.5 Agricultural Activities

The proposed re-alignment will strengthen existing uses on the portions, without impacting on the agricultural potential of the farm.

11.6 Character of the Area

The area surrounding the farms is characterised by a large number of similar sized farms. The proposed re-alignment is in character with what is already there.

11.7 Visual Impact

The proposed re-alignment will not result in any visual impact.

12. CONCLUSION

The proposed consolidation and subdivision will not impact negatively on the sustainability of the farm portions involved. Before re-alignment there are six farms and after re-alignment there will still be three farms. The alignment is according to existing farm uses, along a public road cutting the farm into two portions. The natural vegetation is also separated from the arable land.

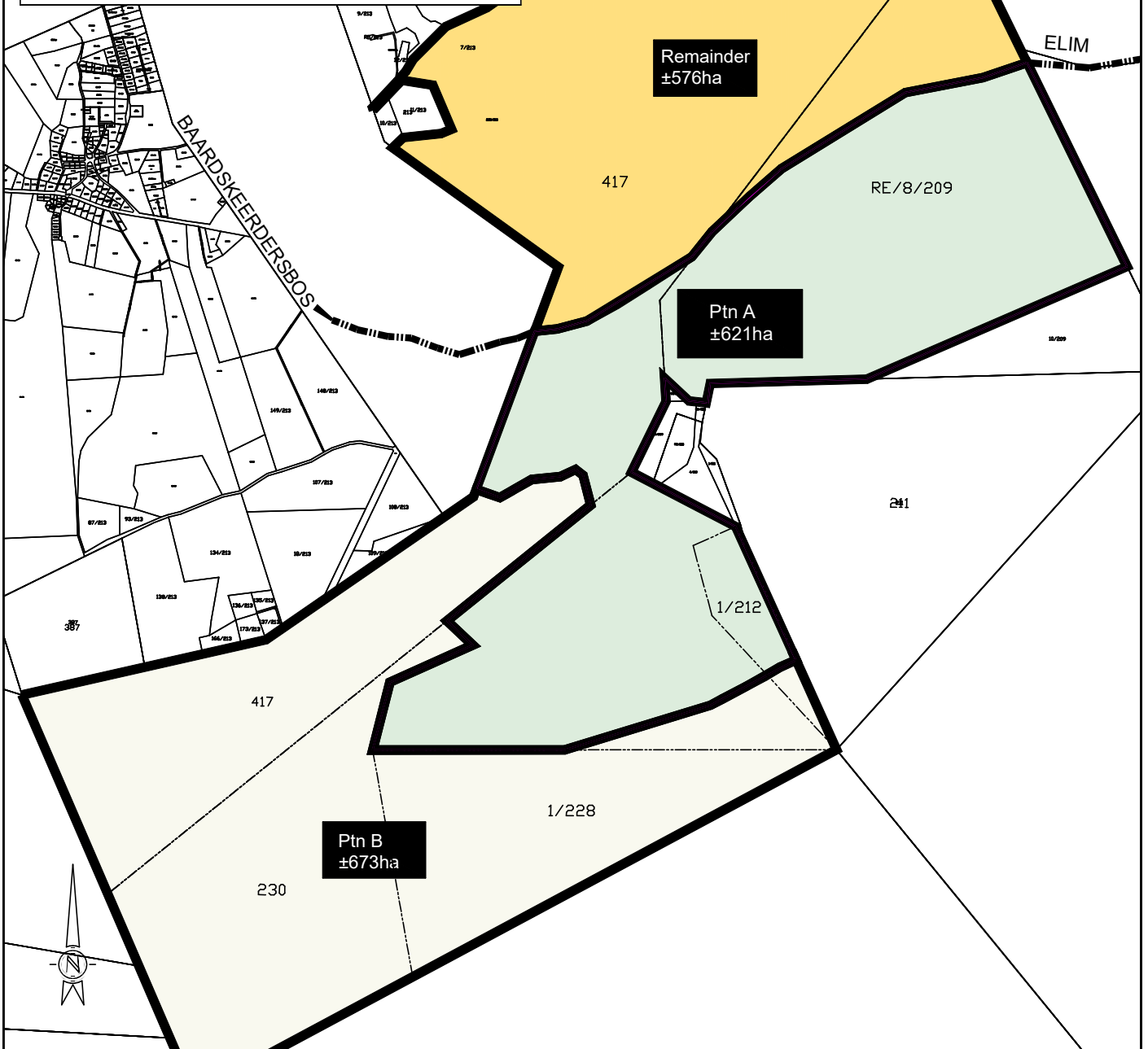
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2. Subdivision of the consolidated farm, to create:

- Remainder: ±676ha
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PROJECT
RE-ALIGNMENT: CONSOLIDATION AND SUBDIVISION OF REM
OF FARM NO 212, PTN 1 OF FARM NO 212, FARM NO 230, PTN 8
OF FARM NO 209, PTN 1 OF FARM 228 AND FARM 417
BREDASDORP RD



Land Surveyors • Town Planners

DRAWN

LT

SCALE

NTS

DWG No.

CHECKED

LT

DATE

JAN 2026

REVISION

Notes: ALL AREAS AND DISTANCES
SUBJECT TO SURVEY