

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p style="text-align: center;"><b>PORTION 59 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS TOWN &amp; COUNTRY ON BEHALF OF A BRITZ</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 an application received for the following:</p> <p><b>Consent use</b> Application in terms of Section 16(2)(o) of the By-Law, to accommodate a tourist facility (farm shop / farmstall) on the property.</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, at the Gansbaai Library, c/o Main Road and Kapokblom Street, Gansbaai and on the municipal webpage at the following link <a href="https://www.overstrand.gov.za/document/to-wn-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/to-wn-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>12 June 2026</b>, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to <b>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 style="text-align: center;"><b>GEDEELTE 59 VAN DIE PLAAS BAARDSCHEERDERS BOSCH NR. 213, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE TOWN &amp; COUNTRY NAMENS A BRITZ</b></p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van 'n aansoek ontvang vir die volgende:</p> <p><b>Vergunningsgebruik</b> Aansoek ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n toeristefasiliteit (plaaswinkel / padstal) op die eiendom te akkommodeer.</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, by die Gansbaai Biblioteek, h/v Hoofweg en Kapokblomstraat, Gansbaai en op die munisipale webtuiste by die volgende skakel <a href="https://www.overstrand.gov.za/document/to-wn-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/to-wn-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>12 June 2026</b>, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan <b>Mnr. 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 Bepalings 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 style="text-align: center;"><b>IAHLULO SAMA-59 SEFAMA YASE BAARDSCHEERDERS BOSCH ENGUNOMBOLO 213, ICANDELO LASE BREDASDORP, INDAWO KAMASIPALA WASE OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME: IDOLOPHU NELIZWE LEMESSRS EGAMENI LE-BRITZ</b></p> <p>Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-47 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (Umthetho kaMasipala) sokuba isicelo sifunyenwe kwezi zinto zilandelayo:</p> <p><b>Ukusetyenziswa kweMvume</b> Isicelo ngokwemiqathando yeCandelo 16(2)(o) loMthetho kaMasipala, ukulungiselela indawo yabakhenkethi (ivenkile yefama / istali sasefama) kule propati.</p> <p>Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town and Spatial Planning, 16 Paterson Street, Hermanus, kwiThala leeNcwadi laseGansbaai, c/o Main Road and Kapokblom Street, Gansbaai nakwiwebhusayithi kamasipala kule linki ilandelayo <a href="https://www.overstrand.gov.za/document/to-wn-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/to-wn-spatial-planning/land-use-planning-applications/</a></p> <p>Naziphi na izimvo mazibhalwe zize zingeniswe kuMasipala (16 Paterson Street, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a> ngomhla okanye ngaphambi komhla <b>12 EyeSilimela 2026</b>, ubhale igama lakho, idilesi yakho kunye nomdla kwisicelo nesizathu sokuhlomla kwakho. Imibuzo ngefowuni ingabuzwa <b>Mnu. SW van der Merwe</b> ku 028- 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelala iSebe: Town and Spatial Planning. Igosa likamasipala liya kumnceda akwazi ukufaka izimvo zakhe.</p> <p><i>Nceda uphawule ukUba ngokumayela noMthetho Wokukhuselwa kweNkcazelo yoBuqu (POPIA), uza kungena kwinkqubo yokuthatha inxaxheba koluntu ibe ngenxa yoko uyavuma ukuba igama, ifani yakho, iinkcukacha zakho zoqhagamshelwano namagqabaza akho angadizwa / asetyenziswa kwinkqubo (yokufaka isicelo).</i></p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p> <p style="text-align: right;">Notice no. / Kennisgewing nr. / Inothi si yeNomb: <b>91/2026</b></p>		



**MOTIVATIONAL REPORT**  
**PROPOSED CONSENT USE FOR A TOURIST FACILITY: PORTION 59**  
**OF FARM NO 213, BREDASDORP DISTRICT**

Ref. BRE/3419

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## **1. INTRODUCTION & BACKGROUND**

This office was appointed by Ms Amke Britz to prepare and submit a town planning application in terms of the applicable land use planning legislation to the Overstrand Municipality.

The purpose of this application is to obtain the Municipality's approval for a Consent Use in order to allow the development of a farm stall / tourist facility on Portion 59 of Farm Baardscheeders Bosch No. 213, Bredasdorp RD.

The property is currently vacant and forms part of a rural agricultural area within Baardskeedersbos. It is favourably located along Main Road, with high visibility and accessibility to passing traffic. The proposed development seeks to establish a small-scale, tourism-oriented facility that will serve both local residents and visitors travelling through the area by offering a variety of farm stall products, deli products, unique gifts and locally produced goods.

The application therefore seeks to create a compatible tourism-related activity that will complement the rural character of the surrounding area.

## **2. APPLICATION**

Application is made for:

- A Consent Use for a farm stall / tourist facility on the "Agriculture Zone I" zoned property; The Overstrand Municipality Land Use Scheme is applicable.

In terms of the Overstrand Municipality Land Use Scheme:

*"tourist facilities" means amenities for tourists or visitors such as lecture rooms, restaurants, picnic areas, gift shops, cafés, restrooms, recreational facilities, animal parks (domestic or otherwise) but does not include a hotel or overnight facilities;*

At this point, it should be noted that the EIA Regulations (Listing notices of 2017), as amended and promulgated in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) are not applicable to the subject property as:

**Listing Notice 1**

*(27) The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-*

*(i) the undertaking of a linear activity; or*

*(ii) maintenance purposes undertaken in accordance with a maintenance management plan.*

**No area will be cleared, as the proposal is inside an existing building and outside on a cleared area.**

(28) Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

**The area is inside an urban area, no new land will be developed.**

(56) The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometer-

(i) where the existing reserve is wider than 13,5 meters; or

(ii) where no reserve exists, where the existing road is wider than 8 metres; excluding where widening or lengthening occur inside urban areas.

**No roads will be widened by more than 6 metres, or lengthened by more than 1 kilometre.**  
**All roads are existing.**

### **Listing Notice 3**

(4) The development of a road wider than 4 metres with a reserve less than 13,5 metres. Areas outside urban areas;

(aa) Areas containing indigenous vegetation;

(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.

### **No new roads area created.**

## **3. PROPERTY DESCRIPTION**

Portion 59 of Farm 213 Bredasdorp RD is registered under T17613/2023. GPS coordinates of the property are 34°35'25,36"S and 19°34'.06.98"E.

<b>TOTAL AREA</b>	879m <sup>2</sup>
<b>REGISTERED OWNER</b>	Amke Britz
<b>Boundaries: North</b>	Main Road and Portion 25 of Farm 213 and Portion 67 of Farm 213
<b>East</b>	Portion 172 of Farm 213
<b>South</b>	Portion 68 of Farm 213
<b>West</b>	Portion 58 of Farm 213

The subject property is located on the southern side of Baardskeerdersbos, along Main Road. The town falls under the jurisdiction of the Overstrand Municipality and is situated amongst other farm portions and tourist facilities in this area. The property is vacant. Please see attached a locality plan and extract from an aerial photo below.



Extract from a Cape Farm Mapper, aerial photo, to indicate the location of Portion 59.

#### 4. TITLE DEED

The Title Deed applicable to the property was reviewed to determine whether any restrictive conditions exist that may prohibit or restrict the proposed development. There are no restrictive title deed conditions noted that can have an impact on the proposed consent use.





Photo towards the north of the existing shop and liquor store.



Photo towards the east, of the existing restaurant.



Photo towards the south of a nursery and dwelling.

## 6. THE DEVELOPMENT PROPOSAL

Portion 59 of Farm is located on Baardskeerderbos's Main Road and part of a rapidly growing tourist destination.

The applicant proposes the establishment of a small-scale **tourist facility / farm stall** that will provide a unique rural tourism experience.

The development will include a combination of the following components:

- Local produce and farm-related products.
- Lifestyle products, that could include handicrafts, body care, curios and gifts.
- A deli-style retail component
- A small coffee shop / café catering for visitors and travelers
- The tasting and sale of small-batch or craft beer, wine and locally produced distilled/ alcoholic beverages
- Informal seating areas for visitors
- The opportunity to do tastings of some of the products that's offered for sale.

The concept is to create a small destination stop for tourists, offering a variety of products from all over, but also especially promoting locally produced goods and supporting local producers and entrepreneurs.

The facility will be designed to remain consistent with the rural character and scale of the area and will not function as a large commercial centre. With the erf being small, the footprint of the proposal will be limited to approximately 250m<sup>2</sup>.



Photo of Portion 59 of Farm 213, where the development is proposed.

At this stage, the final architectural design of the building has not yet been finalised. However, the owner intends to construct a barn-style building, which is considered appropriate to the rural setting, and which will complement the agricultural and rural character of the surrounding area. Please find below an image that illustrates the architectural style envisioned by the owners.



Architectural style of the proposed farm stall / tourist facility

The architectural approach will aim to integrate the development sensitively within the existing landscape and build form of the Baardskeerdersbos area.

## 7. ACCESS & ADDITIONAL TRAFFIC

- Access to the property will be taken from River Street.
- Parking will be provided on-site at a ratio of 4 bays per 100m<sup>2</sup> GLA.

Parking Requirements were calculated as follows:

Use	Regulation	Proposed use area	Parking Required
Farm shop / tourist facility / coffee shop area	4 bays / 100m <sup>2</sup>	250m <sup>2</sup>	10
<b>Total</b>			<b>10</b>

The site plan indicates that there are 11 on-site parking bays available.

## 8. SERVICES

### Water

Connection to the existing municipal water reticulation system is possible. Water saving measures will be put in place and will include dual flush toilet systems and rainwater harvesting to supplement the municipal water.

### Sewerage

A closed system conservancy tank will be installed and emptied by the Municipality as required.

### Electricity

Eskom is responsible for electricity reticulation within the Baardskeerdersbos area. The proposed development will be supplied with electricity through a connection to the existing network.

### Rubbish removal

Rubbish will be removed by the Overstrand Municipality. Rubbish will be stored in a secure area until collection.

## **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.

## **10. EXISTING POLICY FRAMEWORKS**

### **10.1 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK**

From the document the following:

'Overstrand Municipality works towards creating a 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 at 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:*

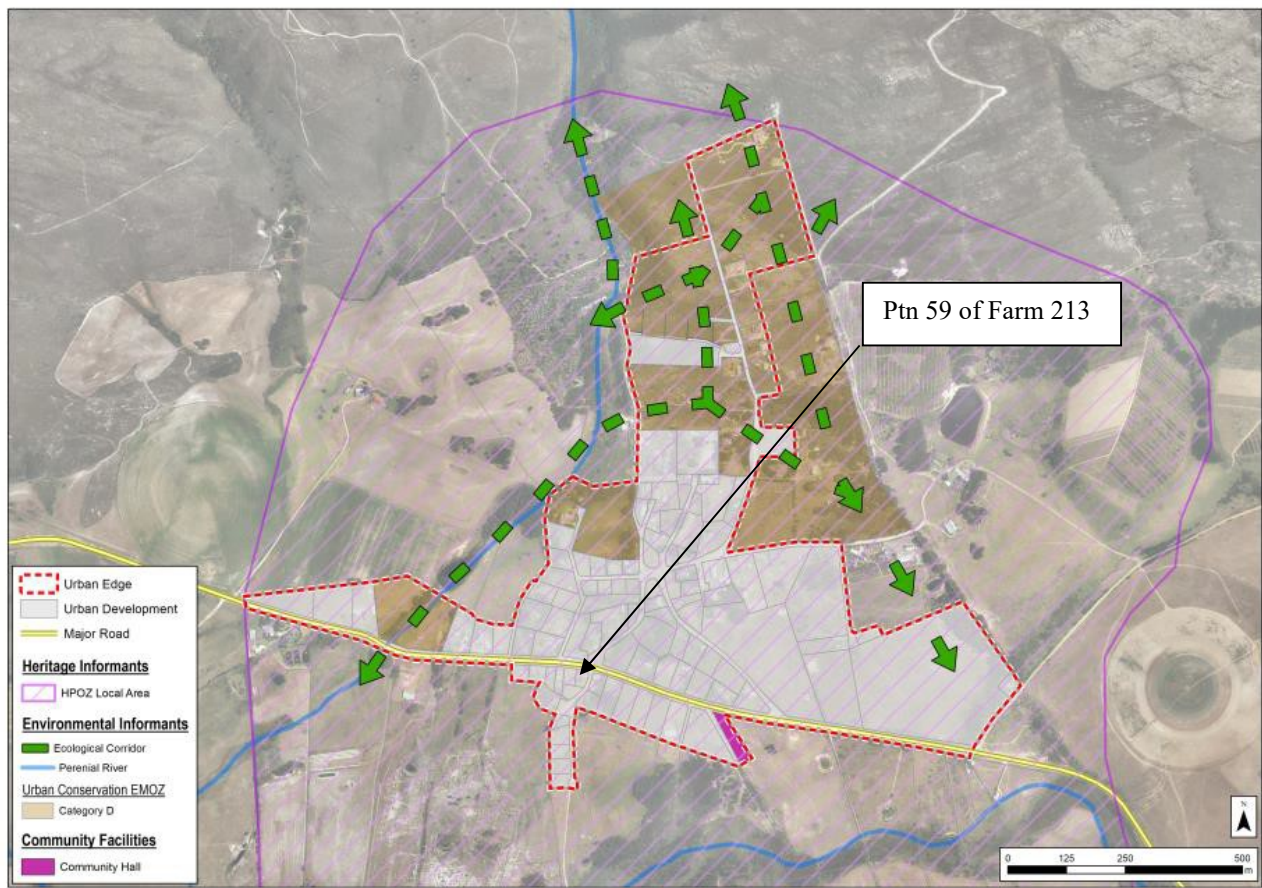
- i. The existing pattern of development should be maintained, and the establishment of new nodes or settlements should not be encouraged. If, however, the Municipality deems a new node or settlement to be desirable, the proposed development thereof should take place in a manner consistent with the overarching 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 Spatial Development Framework indicates that Baardskeedersbos has a rural residential and associated agricultural production function. It is noted that: 'The majority of the privately owned land in the northern part of the settlement consists of biodiversity corridors and was therefore included in an urban conservation EMOZ.

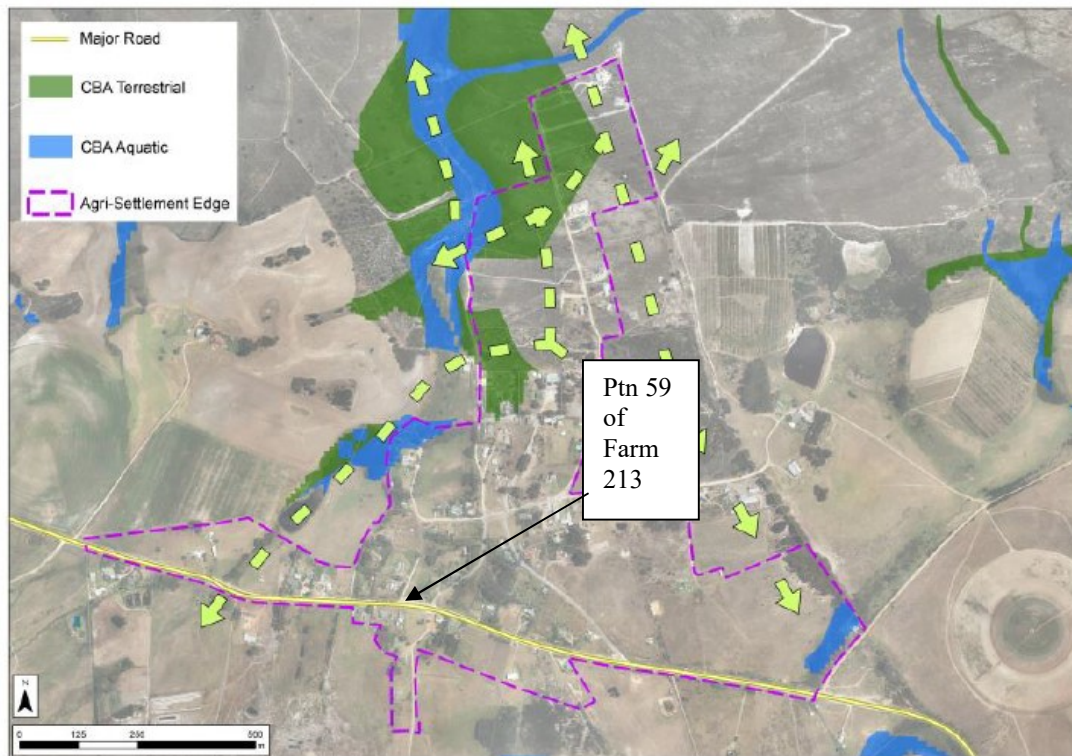
The document notes that the following should be promoted:

- the role of the area as an agricultural zone of special significance.
- appropriately scaled tourism development based on the agricultural and heritage value of the region;
- rural cottage industries;
- appropriate residential development on a scale and in a form that retains the village character of Baardskeedersbos;

The document indicates Portion 59 of Farm 213 inside the Urban Edge and as part of the Urban Area. Please refer to the plan extract below.



Map taken from the SDF: Plan 38 Baarskeerdersbos Status quo. Portion 59 is located within an urban development area.



*Plan 69: 2050 Spatial Proposal Baardskeerdersbos*

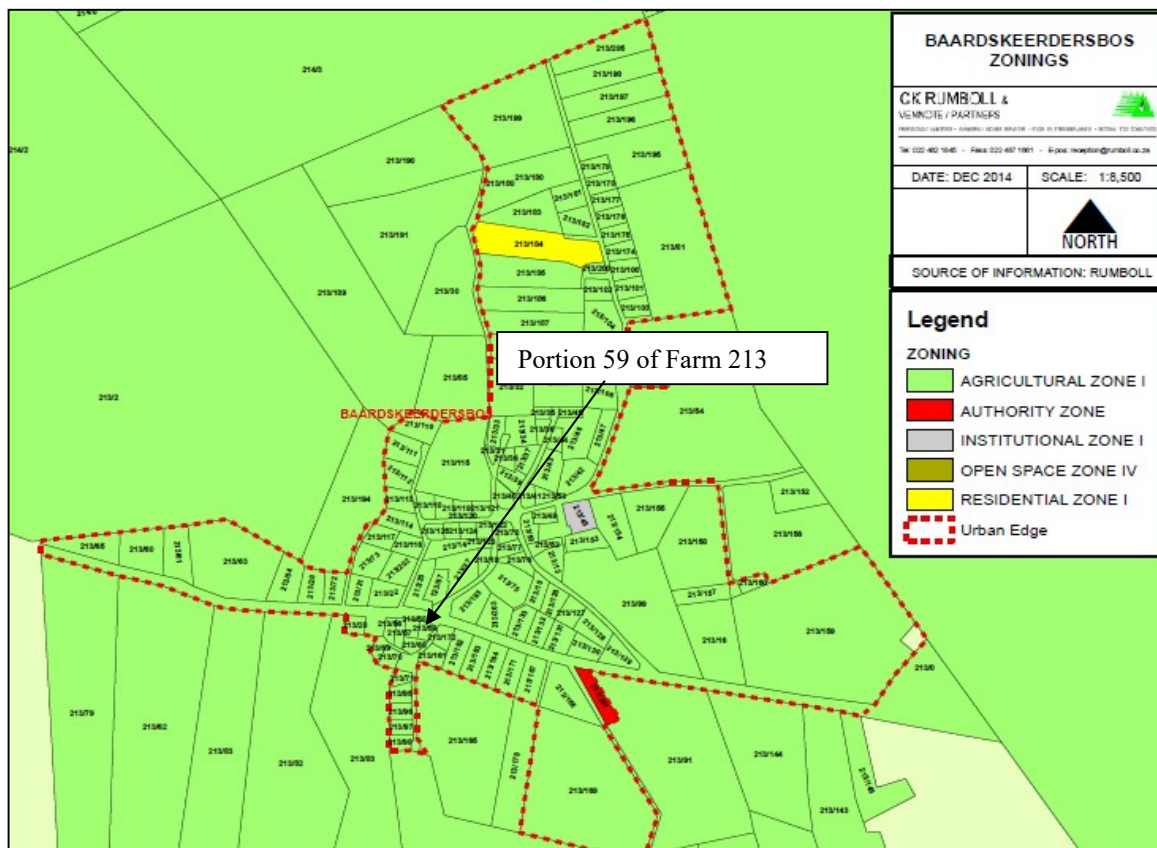
The proposal complies with this document, seeing that the proposed use is in an urban development area and can connect to infrastructure in the surrounding area. The proposed tourist facilities are of an appropriate scale and will not have an impact on the environmental or heritage value of the area.

### 10.2 OVERSTRAND GROWTH MANAGEMENT STRATEGY

The Overstrand Growth Management Strategy is not applicable to Baardskeedersbos, since no significant densification is proposed for this village.

### 10.3 BAARDSKEEDERSBOS PRECINCT PLAN

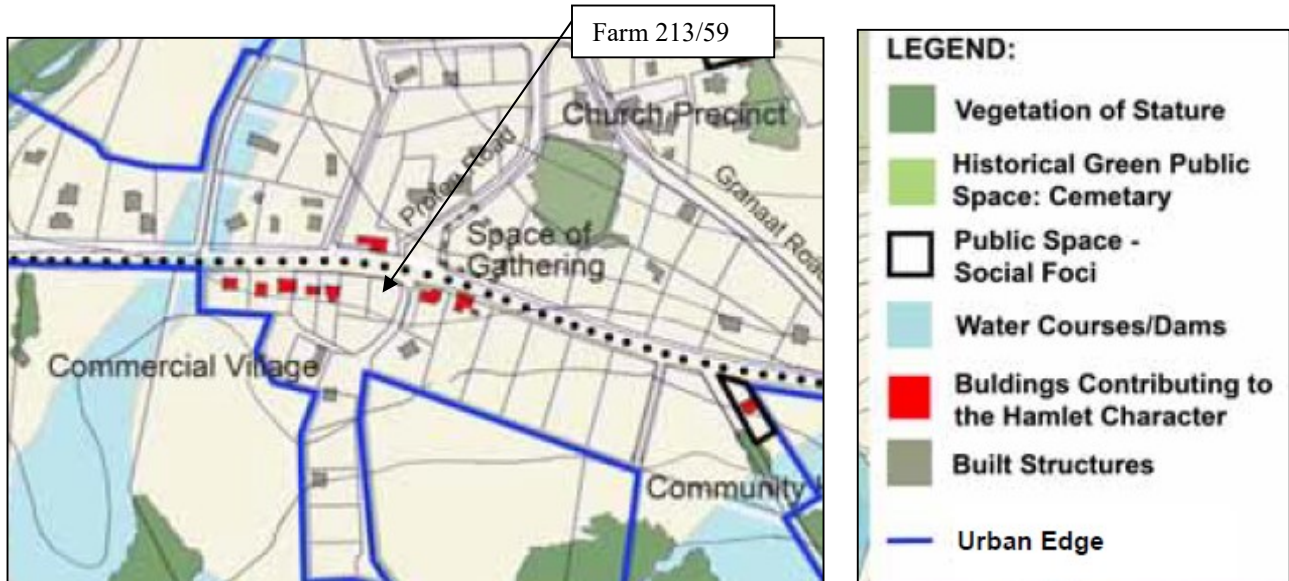
A Precinct plan was drafted by a multi-disciplinary professional team and finalised in 2015. The team was appointed by the Department of Rural Development and Land Reform. In this precinct plan Portion 59 of Farm 213 is indicated inside the proposed Urban Edge, please see below.



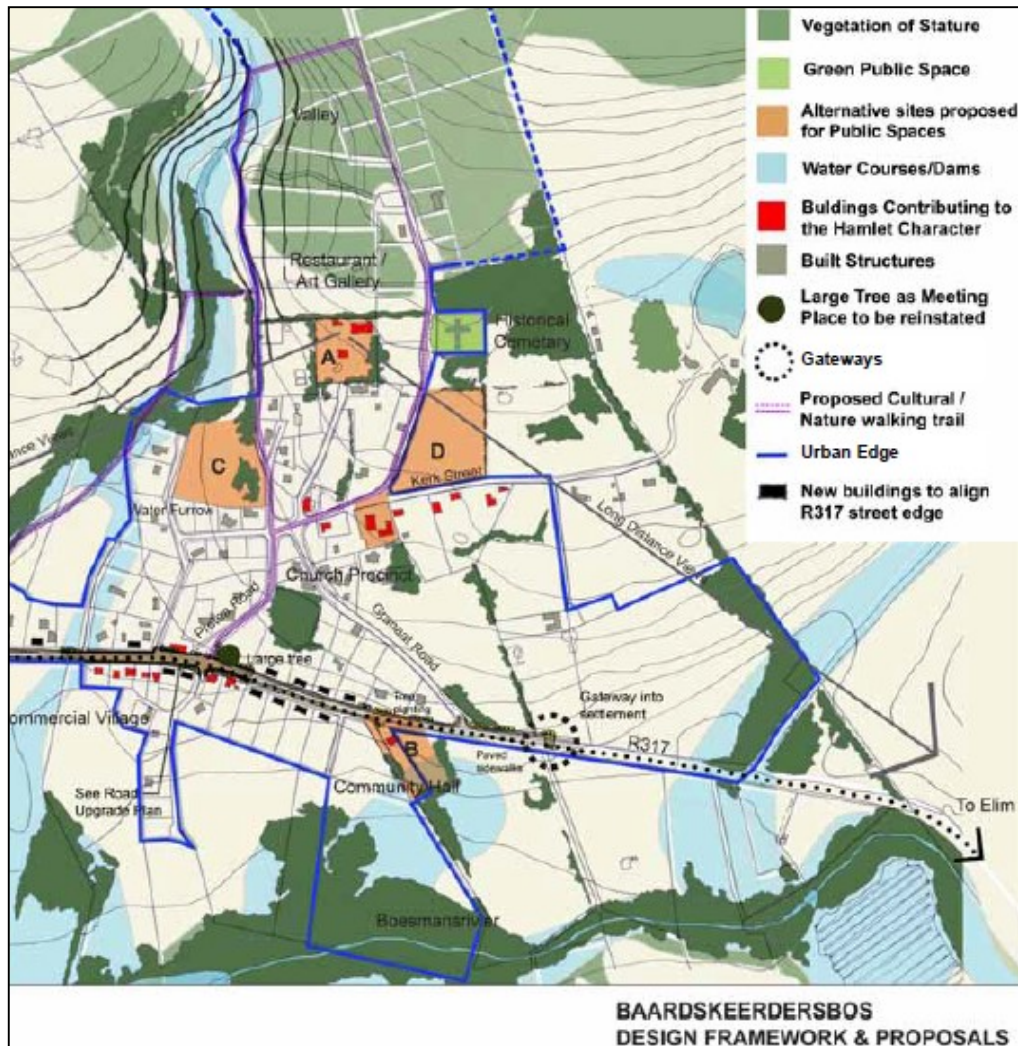
Extract from the zoning plan included in the Precinct Plan, 2015, indicating the zoning of the portion as Agricultural Zone 1 and also included in the Urban Edge.

Appropriate land uses according to the precinct plan:

- commercial uses should be encouraged along the R317.



Extract from a plan indicating the Heritage and Landscape indicators in the Baardskeerdersbos Precinct Plan  
 Even though Portion 59 is vacant, surrounding erven have buildings, as indicated on the above Precinct Plan, that contributes to the Hamlet character. Special care will have to be taken to do a development that will maintain this character.



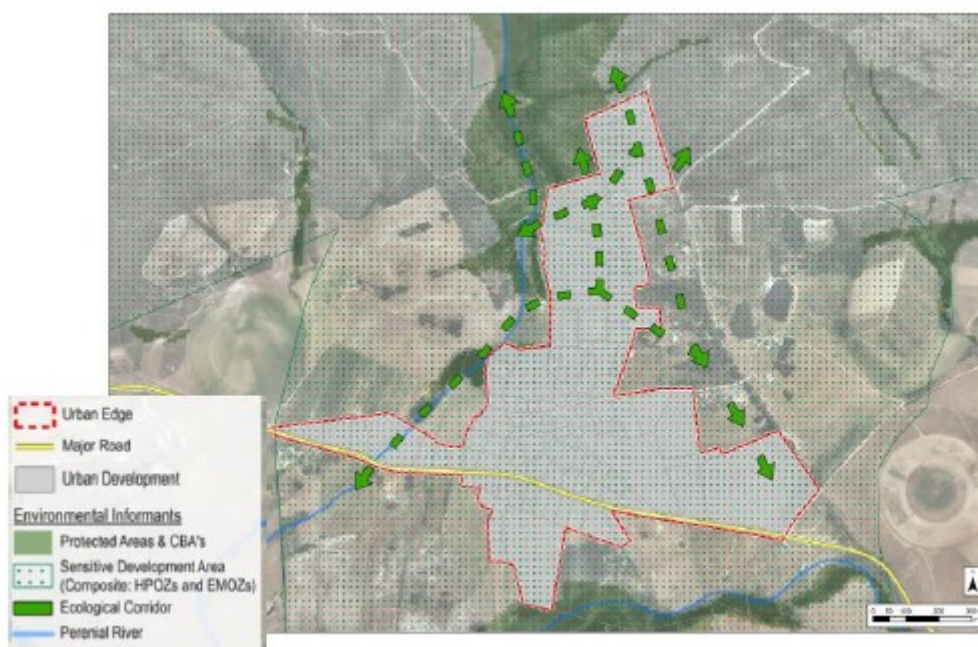
Baardskeerdersbos Design Framework and Proposals

The proposal to use Portion 59 of Farm 213 as tourist facility complies with forward planning documents. Placing the proposed building along Main Road, further complies with the Design Framework.

#### 10.4 MUNICIPAL HERITAGE AND ENVIRONMENTAL OVERLAY ZONE REGULATIONS

The purpose of the Overlay Zones is 'to protect and manage undeveloped conservation-worthy public owned land within the Overstrand's urban edge, and adjacent buffer areas, while promoting the retention of viable priority ecological corridors in areas that are to be developed, to ensure an integrated 'conservation and development' approach that will enhance living conditions for the communities of the Overstrand'.

The area inside the urban edge of Baardskeerdersbos is entirely included in the area demarcated as a Sensitive Development area in terms of Environment and Heritage.



*Plan 71: Baardskeerdersbos Spatial Proposal 2020*

No natural vegetation is however visible on Portion 59 of Farm 213. The majority of the property is covered grass, and trees. The property is not indicated as located on an ecological corridor. It is not believed that the proposal could have an environmental impact of any nature.

In terms of the heritage document that was compiled in 2009, by the Overstrand Heritage Landscape Group (OHLG), it can be noted that with Portion 59 being vacant, it was not included in this document.

### **10.5 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 set of policies that are applicable to the whole province. The most applicable in this case are:

- Undeveloped potential in tourism markets, especially in some rural areas where new product opportunities for cultural, adventure and ecotourism exist. This potential should be utilised, but in an environmentally responsible manner;
- 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;
- Linking of tourism resources by theme, promotion, product differentiation, transportation can create a better offer, thereby drawing a larger market;
- Increase variety of tourist attractions and activities in focus areas to induce tourists to stay longer, and encourage returns;

The proposal is in line with this document, seeing that the proposal doesn't have an environmental impact, but it will contribute towards more tourist attractions in Baardskeedersbos.

### **10.6 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
<b>Spatial Justice</b>	Spatial justice seeks to redress spatial imbalances and improve access to economic opportunities. The proposed tourist facility will contribute to the local rural economy by creating opportunities for a small-scale shop owner and local entrepreneurs to sell their products. The development will also provide an accessible tourism stop that promotes economic activity within the Baardskeerdersbos area.

<b>Spatial Sustainability</b>	Spatial sustainability promotes land uses that are environmentally responsible and compatible with their surrounding context. The proposed tourist facility is small in scale and compatible with the rural agricultural character of the area. The development will make sure that the visual and environmental character of the area is maintained.
<b>Spatial Efficiency</b>	Spatial efficiency promotes the optimal use of land and existing infrastructure. The proposal makes productive use of a currently vacant property and utilises the existing road network and available service infrastructure. The development represents a low-intensity land use that can be accommodated without placing undue pressure on existing infrastructure.
<b>Spatial Resilience</b>	Spatial resilience refers to the ability of settlements to adapt to changing social, economic and environmental conditions. The proposed development contributes to economic diversification within the rural area by introducing a tourism-related activity that complements agricultural land uses. This diversification strengthens the long-term sustainability and resilience of the local rural economy.
<b>Good Administration</b>	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 restrictions contained in the deed that could have an impact on the proposed use.

### 11.2 Physical Characteristics of the Property

- The proposed uses will not impact negatively on the physical characteristics of the property, since the property is vacant and fairly flat. All building lines will be maintained.

### **11.3 Overhead Planning**

The project complies with the overhead planning for the area:

- The proposal is in line with the Spatial Development Framework and other overhead planning documents for this area by making use of existing infrastructure.

### **11.4 Compliance with SPLUMA & LUPA**

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

### **11.5 Agricultural Activities**

There are no agricultural activities on the property and will therefore not be impacted on.

### **11.6 Character of the Area**

The area surrounding the property is characterised by commercial uses and rural dwellings. The proposed tourist facility will enhance the existing character, providing tourists with more variety.

### **11.7 Visual Impact**

The new building will be designed to enhance the area in which is it located and will comply with guidelines proposed in overhead documents in terms of architectural style.

### **11.8 Potential of the Site**

Firstly, the site is located within the rural area of Baardskeerdersbos, which forms part of the municipal area of the Overstrand Municipality. The broader area is well known for its rural landscape, agricultural activities and growing tourism appeal. Visitors travelling through the region are often attracted to small-scale farm stalls and local product outlets, which creates an opportunity for the proposed development to function as a destination stop. With the property located on Main Road, on an activity street, it is very accessible and visible.

Secondly, the property is currently vacant, which provides an opportunity for development without the need to remove or alter existing structures. This allows the site to be developed in a manner that is carefully planned and integrated with the surrounding rural environment.

The location of the property within an agricultural landscape also provides the potential to create a farm-stall style destination that promotes locally produced goods and deli and artisanal products, thereby supporting local farmers and small-scale producers from through-out South Africa.

The property has the potential to accommodate a low-intensity tourism-related activity that enhances the economic viability of the area while maintaining the rural character and environmental quality that makes the Baardskeedersbos area attractive to visitors.

### **11.9 No impact on Existing Rights**

Given the fact that the proposal is consistent with spatial planning policy, and the fact that these facilities are located inside existing buildings, it is the considered opinion that the proposed application will not have an undue impact on any of the existing land use rights.

### **11.10 Impact on Neighbours**

The proposed use is in line with surrounding commercial activities. The development of Portion 59 will strengthen this node and attract even more visitors.

### **11.11 Financial Benefit**

The proposed tourist facility will provide an economic benefit to the property owner, with the development of her vacant property.

In addition, the proposed development has the potential to create employment opportunities, through the operation of the farm stall, coffee shop and associated activities. The facility may also provide opportunities for local residents, small-scale producers and artisans to supply products for sale, thereby expanding the local value chain. By providing a platform for locally produced goods, the development supports the principle of “strength through numbers,” whereby collaboration between local producers enhances their collective market presence and economic viability.

The proposal will therefore contribute positively to local economic growth within Baardskeedersbos and the broader area of the Overstrand Municipality.

## **12. CONCLUSION**

The proposed consent use will make use of infrastructure that is already available in the area surrounding Portion 59. The proposal should not have an undue negative impact on surrounding neighbours, seeing that there are existing commercial activities. The consent use will not impact negatively on the character of the property. The proposal is in line with national and provincial legislation, as well as policy documents and is acceptable in terms of desirability. Land uses of this nature contribute towards strengthening the entire tourism market of the area and also strengthening the Overstrand economy in general with the creation of additional job opportunities.



MAIN ROAD

59/213

5m Provincial Road building line

58/213

TOURIST FACILITY  
(GLA: ±250m<sup>2</sup>)

4m BL

4m BL

2,5m

ACCESS

7,5m

RIVIERSTRAAT

4m BL

68/213

PARKING REQUIREMENT:  
4 per 100m<sup>2</sup> GLA: 10 parking bays required  
Provision is made for 11 on-site parking bays

**Town & Country**  
Creative Land Solutions

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083 412 4698

E-mail: towncountry@vodamail.co.za

PROJECT  
SITE PLAN: PTN 59 OF FARM 213, BREDASDORP RD  
OVERSTRAND MUNICIPALITY



Land Surveyors • Town Planners

DRAWN LT	CHECKED LT
SCALE 1: 400	DATE NOV 2025
DWG No. BRE/3419	REVISION 1
Notes: ALL AREAS AND DISTANCES SUBJECT TO FINAL SURVEY	