

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p style="text-align: center;">PORTION 48 OF THE FARM FRANSCHÉ KRAAL NO. 708, BREDASDORP DIVISION: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF JS DU TOIT</p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:</p> <p><u>Consent use</u></p> <p>Application for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate a four (4) bedroom guesthouse and tourist facility (coffee shop and petting farm) on the property.</p> <p>Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before Friday, 14 March 2025 your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to Senior Town Planner, Mr. SW van der Merwe at 028-313 8900. 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 style="text-align: center;">GEDEELTE 48 VAN DIE PLAAS FRANSCHÉ KRAAL NR. 708, AFDELING BREDASDORP: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE PLAN ACTIVE TOWN & REGIONAL PLANNERS NAMENS JS DU TOIT</p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die volgende:</p> <p><u>Vergunningsgebruik</u></p> <p>Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, om 'n vier (4) slaapkamer gastehuis en toeristefasiliteit (koffiewinkel en troeteldierkamp) op die eiendom te akkommodeer.</p> <p>Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings 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, 14 Maart 2025, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan Senior Stadsbeplanner, Mnr. SW van der Merwe by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.</p>	<p style="text-align: center;">INXALENYE 48 YEFAMA I- FRANSCHÉ KRAAL NO. 708, ICANDELO LE- BREDASDORP: ISICELO SOKUVUMELA UKUSEBENZISA: NGABAMNUM BAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA JS DU TOIT</p> <p>Kukhutshwe isaziso esimayela nemiba yeSolotyama47 nelama48 loMthethwana kaMasipala wase-Overstrand Ngomthethwana Osisihlomelo Sezicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana), isaziso sithi kufunyenwe isicelo ngale miba ilandelayo:</p> <p><u>Ukuvumela ukusebenzisa</u></p> <p>Isicelo sokuvumela ukusebenzisa ngokwemiba yokuvumela ngokwemiba yeSolotyama16(2)(o) loMthethwana, ukulungiselela iindlu yabahambi enamgumbi amane okulala (4) neefasilithi zabatyeleli (ivenkile yekofu nefama yezilwanyana zasekhaya) kwesi siza.</p> <p>linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Lezicwangciso zeDolophu, 16 Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo mazingeniswe ngokwezibonelelo zeSolotyama51 nelama52 loMthethwana ochazwe ngasentla zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye phambi koLwesihlanu, 14 EyoKwindla 2025 uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ingabuzwa kuMcwangcisi Omkhulu weDolophu, Mnu. SW van der Merwe kwa-028-313 8900. Umasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso apho igosa likamasipala liza kumncedisa ukuhlomla ngokusemthethweni.</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;"><i>Notice No / Kennisgewing nr / Inombolo yesaziso: 12/2025</i></p>		

PROPOSED CONSENT USES**PORTION 48 OF THE FARM FRANSCHE KRAAL**
NO. 708**OVERSTRAND MUNICIPALITY****MOTIVATION REPORT****1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by Mr. J.S. Du Toit, the owner of Portion 48 of the farm Fransche Kraal No. 708, to apply for consent uses to accommodate tourist facilities and a guesthouse on the subject farm portion.

A new double-storey dwelling was recently constructed on the property. The owner intends to develop tourist facilities and accommodation, specifically a guesthouse, on a portion of the farm. The farm also contains structures such as covered stables for housing farm animals. The proposed development will include the approved main dwelling, a guesthouse, a coffee shop, and a petting zoo.

The proposed tourist facilities and guesthouse is a wonderful way to attract visitors to the area and provide them with a unique experience through integration of tourism and agriculture, allowing people to connect with farm animals and enjoy the rural environment. This could potentially bring economic benefits to the area.

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2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the **consent uses** of Portion 48 of the farm Fransche Kraal No. 708.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Portion 48 of the farm Fransche Kraal No. 708 is situated on the western side of Franskraal, 500m before the Franskraal turn off from the R43 and ±5km south-east of Gansbaai. Refer to the enclosed locality map. The subject property is held by Title Deed T27244/2023 and is 5,9858ha in extent.

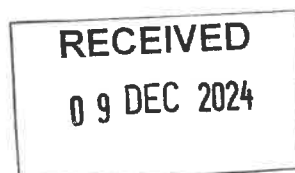
3.2 ZONING

The subject farm is zoned Agriculture Zone 1 and has the following primary land use rights and potential consent uses:

Use of the property

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

- a) Primary uses are agriculture, crèche, dwelling house, guest rooms and home occupation.
- b) Consent uses are additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.



3.3 LAND USE

As mentioned earlier, a new double storey dwelling was recently constructed on the subject property (main dwelling). A copy of the approved building plan dated 10 July 2024 is attached. There are also some additional structures and fencing on the subject farm portion to accommodate some of the animals already housed on the farm portion.

Land uses present on farm portions in the vicinity consist of small-scale sheep and cattle farming, private nature reserves, lifestyle farms and tourist accommodation and tourist facilities such as restaurants, conference facilities and wedding venues. The Franskraal residential area is also situated to the east of the subject farm portion.

3.4 PROPOSED DEVELOPMENT

The following is proposed:

- Proposed **consent use** for an additional dwelling and guesthouse in terms of Chapter 4, Section 16(2)(o) of the Amended Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to accommodate a four-bedroom guesthouse in the proposed additional dwelling unit on Portion 48 of the farm Fransche Kraal no. 708;
- Proposed **consent use** for tourist facilities in terms of Chapter 4, Section 16(2)(o) of the Amended Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to accommodate a coffee shop and a petting farm (animal camps / park) on Portion 48 of the farm Fransche Kraal no. 708.

The owner of Portion 48 of the farm Fransche Kraal No. 708 intends to establish tourist facilities and a guesthouse on the subject farm portion that will provide activities for the whole family to enjoy. As per the zoning scheme regulations the following definitions are important with regards to the proposal for Portion 48 of the Farm No. 708:

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“**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;

“**guest house**” means a dwelling house or second dwelling unit which is used for the purpose of lodging transient guests for compensation; may provide meals for guests; is occupied by the owner or occupant or manager of the property, may include associated facilities which are only for the use of the bona fide guests and are not accessible to the general public but does not include a hotel, guest rooms, residential building or boarding house;

The following land uses are proposed for the subject farm portion and can be identified under the definitions as set out in the table below:

Land use	Definition
Coffee shop	Tourist facility
Animal camps (petting farm)	Tourist facility
Guesthouse	Additional dwelling and guesthouse

The detail of the existing land uses that can be accommodated under the primary land use rights of the said zoning and the proposed guesthouse, coffee shop and animal camps (petting zoo) that can be accommodated as a consent use, can be described as follow:

- **Manor House (1)** (No approval required)

A new double storey dwelling was recently constructed on the subject property (main dwelling). A copy of the approved building plan dated 10 July 2024 is attached.

- **Proposed tourist facilities (consent use)**

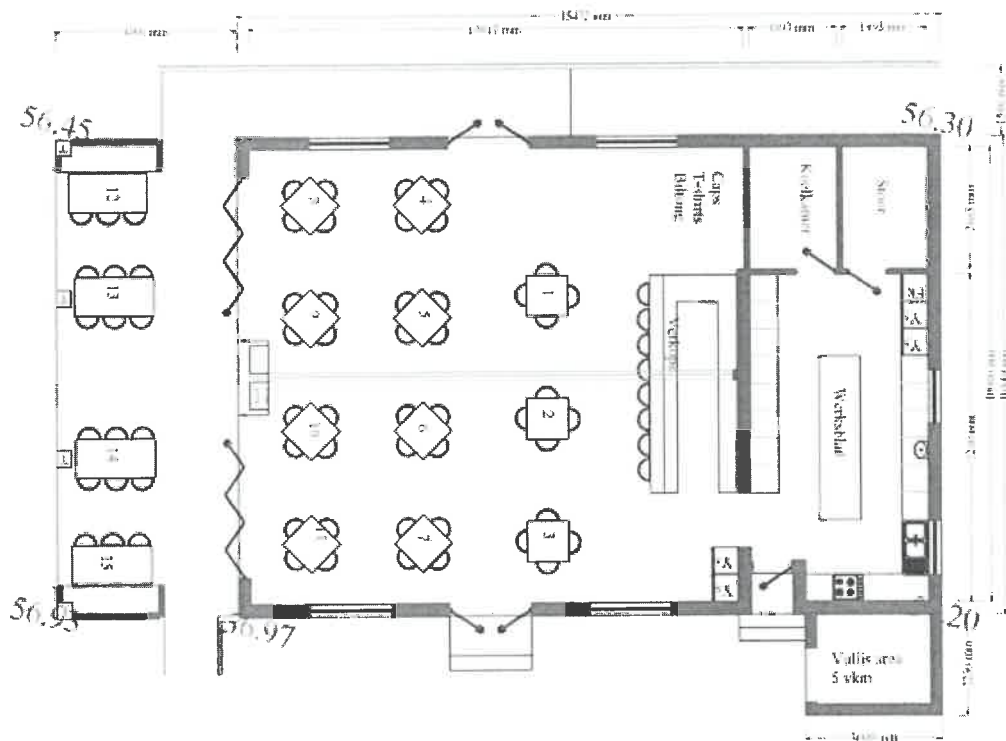
The intention of the owner is to construct a coffee shop on the subject farm portion which will operate in relation to the other proposed facilities on the subject farm portion.

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Adding a coffee shop to the subject property will enhance the overall experience for visitors by providing them with dining options and a place to relax and socialize. Additionally, having food and beverage services on-site can increase the length of time visitors spend at the facility, potentially boosting revenue. It is also the intention to create a children play area close to the coffee shop.

Integrating the coffee shop with the other proposed facilities on the farm portion can create synergy and a cohesive experience for visitors.

The space was designed to overlook the petting farm, providing a unique and picturesque dining environment. The proposed floor area for the coffee shop is approximately 212m². The proposed coffee shop consists of a kitchen, store, cold room and refuse area. The coffee shop proposes fifteen (15) tables which consist of between 4 and 6 seats each. Refer to the floor layout of the coffee shop below:



Vloerplan
Skaal 1 - 100

Image 1: Coffee shop floor layout plan

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used as a guesthouse, there are no restrictions on the size (floor area) of the proposed structure.

The guesthouse will consist of four en-suite guest rooms, an en-suite manager’s room, a reception area, an office, an open-plan lounge and dining area with a bar, a guest lavatory, kitchen, laundry, and stoep. It will be a single-storey structure with a total area of approximately 323,19m². Ample parking has been provided adjacent to and opposite the guesthouse, as shown in the proposed site plans (images 3 and 4).

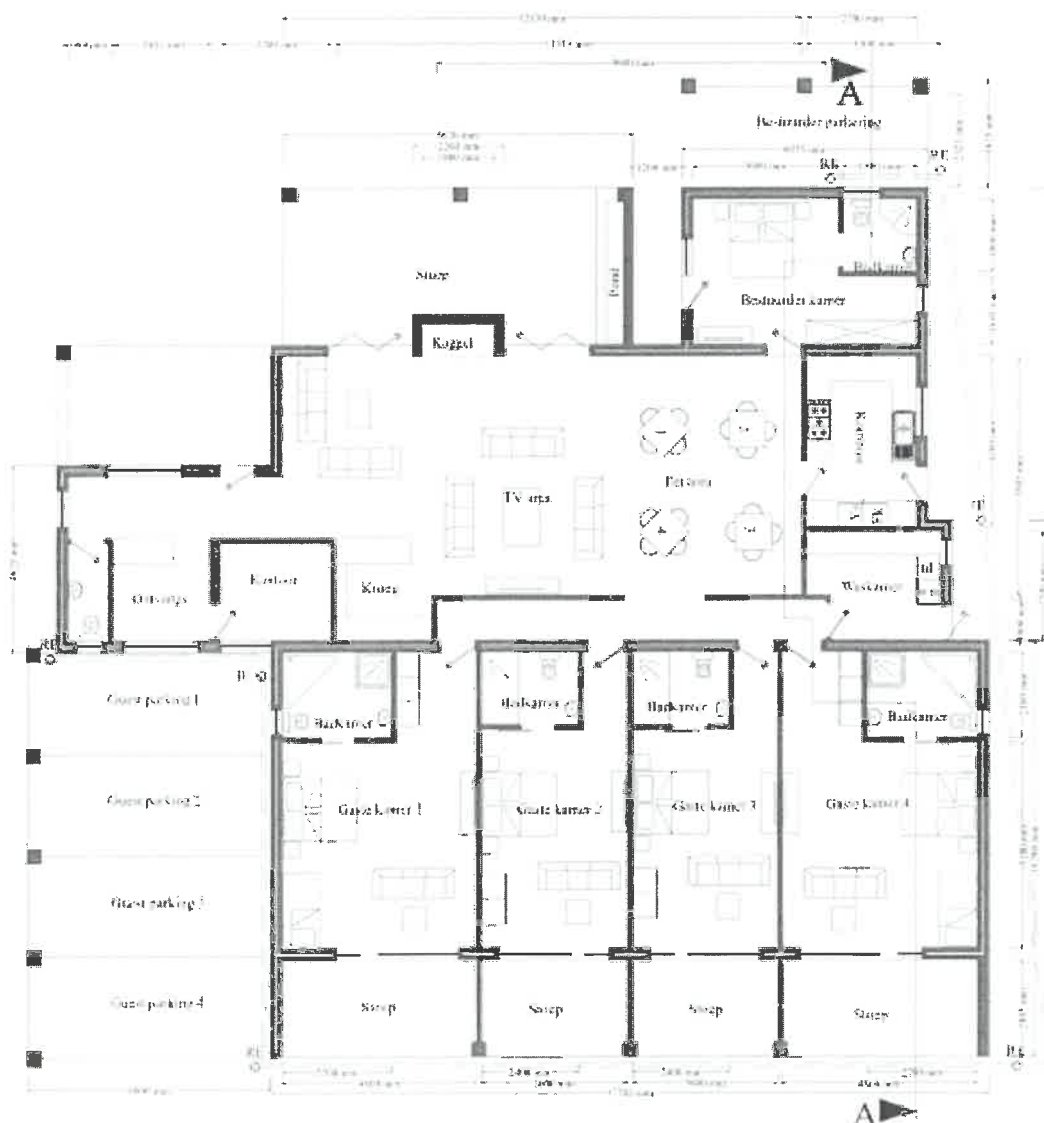


Image 3: Guesthouse floor layout plan

All the bedrooms in the proposed guesthouse will be interleading, allowing for easy

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conversion into a private dwelling in the future, should the need arise. Guests will have access to all communal facilities within the guesthouse.

The design, height, and positioning of the new guesthouse have been carefully considered to minimize its visual impact, ensuring that it blends seamlessly with the rural surroundings. It is our belief that the guesthouse will integrate well into the environment. The development is also intended to be flexible, with the possibility of converting it into a single-family dwelling if needed.

The design and positioning of the guesthouse comply with the land use parameters for properties within Agriculture Zone 1, as stipulated in the regulations, as evidenced by the attached elevation plans.

The guesthouse is intended solely for accommodation purposes; no conference or entertainment facilities will be provided, ensuring there will be no noise pollution in the rural area. Additionally, the development will create new employment opportunities, including positions for a domestic worker / guesthouse staff and a manager.

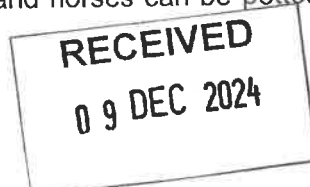
- **Existing Wendy storage & shade net carport (No approval required)**

This storage is a wooden Wendy house type structure that is $\pm 25\text{m}^2$ in extent. This structure is not part of any previous approved building plans. The structure and land use will remain unchanged.

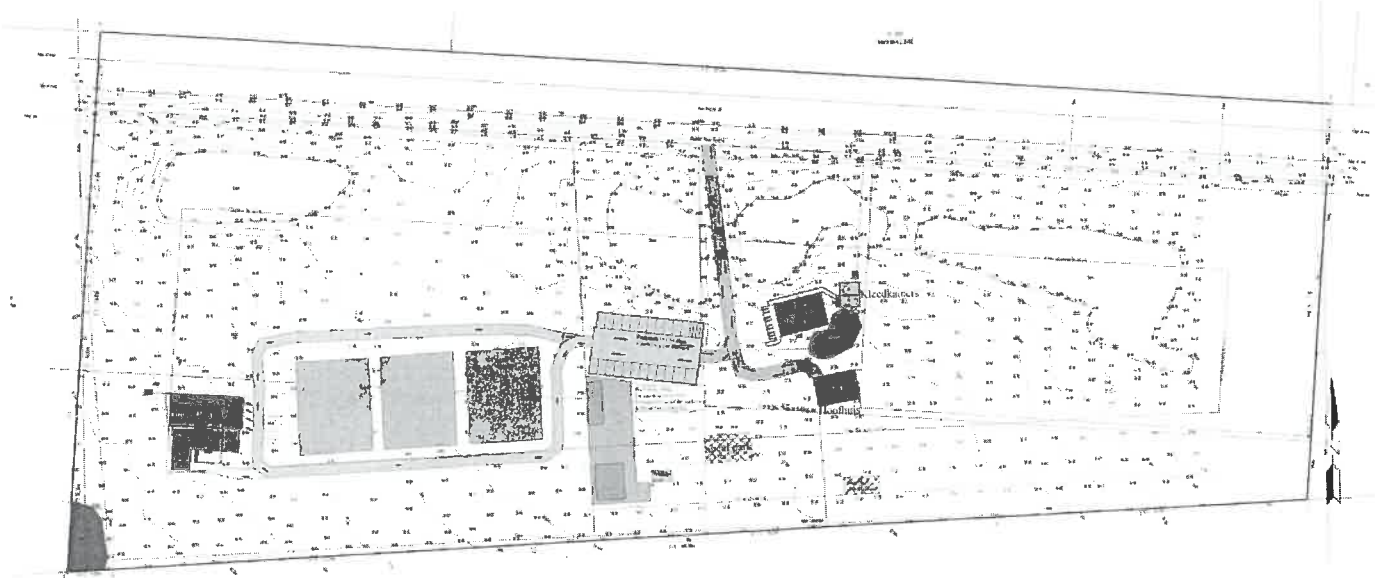
The shade net carport was constructed on the 10m common boundary building line. The draughtsman confirmed that the structure does not encroach the southern common boundary building line. This structure is not on any previous approved building plans. Refer to the enclosed site development plan.

- **Animal camps / park: petting farm (consent use - tourist facilities)**

The intention of the owner is to establish a petting zoo on the farm portion where animals such as lamas, donkeys and horses can be petted. There are two existing



structures (covered stalls) with a total footprint of 150m² on the subject property where the animals are currently being kept. These structures are not on any previous approved building plans. Four (4) animal camps will be added to the subject property. The animals will be accommodated in the animal camps as proposed on the site development plan below:



LEGENDE

- Hoofhuis 263.66 vkm - 2 parkering aangebring
- Koffiewinkel 211.91 vkm - 8 parkeing aangebring
- Kleedkamers 60 vkm
- Wendy/Gereedskap stoor 25 vkm
- Onderdak stalle 150 vkm
- Kampe vir diere @ 700 vkm elk
- Gastehuse @ 323 vkm in totaal - 2 parkering per kamer
- Parkeer area - 21 Parkering - 2 Rolstoel - 4 Motorfiets
- Skadunet motor afdak

Image 4: Site development plan



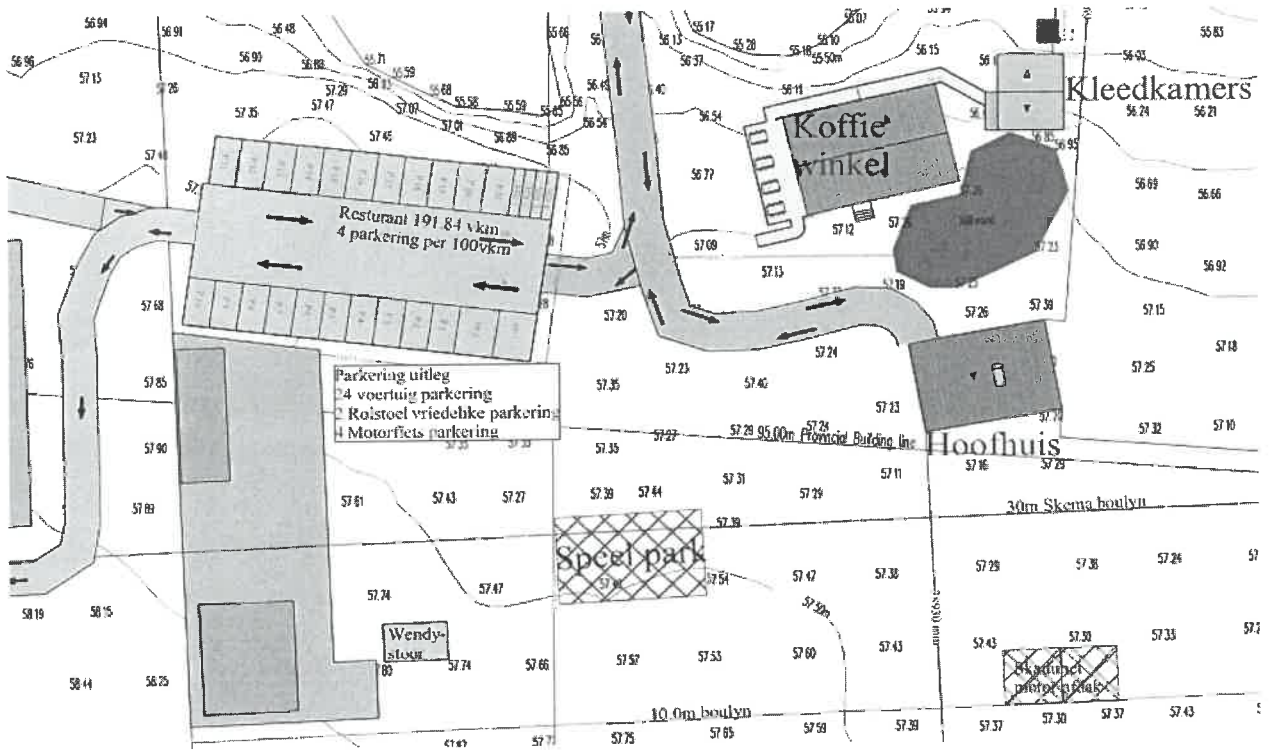


Image 5: Site development plan: tourist facilities and parking (enlarged)

It is the intention to create a facility where animal rides are offered to young children (such as horse and donkey rides). By ensuring that the animal camps / petting farm are closely aligned with the other proposed land uses on the farm portion, the owner can create a cohesive and memorable destination that offers visitors a rich and immersive experience. This approach can help differentiate the site from other tourist attractions and increase its appeal to a wide range of visitors.

- **Parking provision**

One parking area is proposed for the proposed tourist facilities on the subject farm portion as indicated on the site development plan. A total of twenty-one (21) parking bays, two (2) parking bays for the disabled and four (4) parking bays for motorcycles are proposed for the tourist facilities.

Provision is made for nine (9) parking bays for the four-bedroom guesthouse – two bays per establishment (owner / manager) and at least one bay per bedroom.

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- **General**

The maximum floor / ground space to be covered in terms of the Overstrand Municipality Land Use Scheme (2020) under a zoning of Agriculture Zone 1 is 5 000m². The floor / ground space of all the proposed structures is less than 5 000m² ($\pm 1034\text{m}^2$ - excluding the shade net carport and animal camps).

The farm with its exceptional location will be an asset to the other tourist attractions found in the area that currently consists of wineries, shark cage diving, whale watching, a private nature reserve, restaurants, wedding venues, tourist accommodation and various other tourist attractions. The intention of the owner is to establish a facility that will cater for the whole family.

The proposed consent uses do not have a negative impact on the surrounding properties as the subject property's zoning will remain unchanged. Aesthetically pleasing tourist facilities and a guesthouse will contribute towards the tourism character of the area. The provision of parking was done in accordance with the relevant parking policy.

The proposed consent uses of Portion 48 of the farm Fransche Kraal no. 708 are not in contrast to the existing land uses tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.5 CHARACTER OF THE ENVIRONMENT

Portion 48 of the farm Fransche Kraal No. 708 is situated within an area of natural beauty. The farms situated within the area are actively farmed and have also diversified in order to provide several tourist related uses.

The proposal is to diversify the land use of Portion 48 of the farm Fransche Kraal No. 708 to include tourist accommodation and facilities. Retaining agricultural zoning while not using the portion for agricultural purposes suggests a shift in land use that aligns

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with the area's tendencies. This approach could potentially leverage the natural or infrastructural assets of the area for tourism, contributing to economic growth and local development.

The proposed consent uses, aligned with the area's land use tendencies, won't adversely affect the property's character. Additionally, the proposal benefits both the owner and the surrounding areas, especially since the portion was previously vacant before the construction process for the main dwelling began. The proposal could potentially enhance the area by activating previously unused land and contributing positively to its overall development.

3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The farm, as previously mentioned, is situated within an area of natural beauty. The property is not actively farmed and is positioned within a farming community that attracts tourists to the area. The farm offers great mountain views and is located within the picturesque Overberg area. The development proposal aims to create a new sector for guests to be accommodated within the area, offering them the chance to experience nature in a picturesque farm setting. This approach not only expands the tourism offerings in the region but also provides visitors with unique experiences that highlight the natural beauty and charm of the area. By offering accommodation options within this farm setting, guests can immerse themselves in the local environment and potentially contribute to the economic vitality of the area through tourism spending. Additionally, it can foster a deeper appreciation for the natural surroundings and promote sustainable tourism practices that preserve the beauty of the land for future generations to enjoy.

The accessibility of the subject farm portion, being located next to the R43, further supports the proposed development. Its convenient location makes it easily accessible to visitors, potentially increasing the attractiveness of the site for tourism purposes. This accessibility can enhance the feasibility and success of the proposed

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development, as it allows for convenient transportation for guests and facilitates and the integration of the farm into broader tourism itineraries. Additionally, being situated near a major road can potentially increase visibility and exposure for the development, attracting more visitors and contributing to its overall success.

The proposal is not only expected to have a positive impact on the existing farm portion but also to create several job opportunities and generate income for the owner, thereby making the small farm portion a viable establishment. By introducing tourist accommodation and facilities, the development could attract more visitors to the area, encouraging them to spend more than just a day in the area. This extended stay can lead to increased spending on local attractions, dining, and other tourist facilities, benefiting not only the farm but also businesses in the surrounding vicinity.

Considering the points highlighted above, it appears that the proposed consent uses can be supported from a desirability standpoint. The alignment with the land use tendencies in the area, compatibility with current agricultural and tourist-related land uses, and potential to enhance the tourist industry all indicate that the proposal holds promise for positive outcomes. By leveraging the natural assets of the area and creating opportunities for tourism, the development can contribute to the economic and social vitality of the region while preserving its agricultural character. This suggests that the proposal not only meets regulatory requirements but also offers significant benefits for both the local community and the broader tourist industry.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

Water:

There is a well point on the subject property. The well point water will serve the main dwelling, proposed guest house and tourist facilities. Water filtration systems will be installed and certified to ensure that the water is suitable for domestic use.

Sewerage:

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A conservancy tank was already installed for the main dwelling. The proposed new structures (guesthouse and coffee shop) will be serviced with new conservancy tanks. The positions of the proposed conservancy tanks are indicated on the site development plan.

Electricity:

Eskom is the electricity provider in the area. However, the subject property will be developed with 10kva solar energy to provide electricity to the main dwelling and the proposed new structures on the subject property.

Solid Waste:

The solid waste will be stored at a refuse area on site and will be privately disposed of at the nearest municipal landfill site on a regular basis.

3.7.2 TRAFFIC IMPACT, PARKING AND ACCESS

Portion 48 of the farm Fransche Kraal No. 708 gains access from the R43. The existing access will be retained.

With this application for the consent use to accommodate a guesthouse and consent use to accommodate tourist facilities that includes a coffee shop, children play area and animal camps (petting farm) on Portion 48 of the farm Fransche Kraal No. 708 it is proposed that the existing access from the R43 be used.

From this access point there is an internal road and tracks as proposed and depicted on the site development plan. These proposed internal roads and tracks / driveways will be used to access the proposed land uses for the subject farm portion.

At least one (1) parking bay will be provided for each guestroom. The guestroom parking is positioned adjacent to the guesthouse and opposite the access road. Provision is also made for one (1) parking bay adjacent to the guesthouse for the

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guesthouse manager with additional parking bays opposite the access road for use by the manager / owner and guests.

Nine (9) parking bays must be provided for the coffee shop as per the parking ratio required which is 4 bays per 100m² GLA. A total GLA of ±212m² is proposed for the restaurant. The ablution facility for the proposed coffee shop and petting farm is 60m². Provision is made for twenty-one (21) parking bays, two (2) parking bays for the disabled and four (4) motorcycle parking bays. A total of twenty-three (23) vehicle parking bays and four (4) motorcycle parking bays are allocated on the site for the proposed tourist facilities which is in line with the required parking ratio for the development.

3.8 TITLE DEED

There are no restrictive title deed conditions in Title Deed No. T27244/2023 that will have to be removed to accommodate the proposed application for consent uses for tourist facilities and the guesthouse.

There is no bond registered against Portion 48 of the farm Fransche Kraal No.708.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Portion 48 of the farm Fransche Kraal no. 708 is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

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The subject property falls within the Heritage Protection Overlay Zone – Scenic Road (HPOZ, 2020). The subject property abuts a route of local and regional significance. These scenic drives are those routes linking scenic corridors which are primarily located within approved urban edges, and which thus contribute to the continuity of a scenic route network.

The purpose of the Scenic Corridor Heritage Protection Overlay Zone (Scenic Corridor HPOZ) is to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

- *To maintain and enhance the scenic drive network in the Overstrand, which is a heritage resource of considerable environmental, historic and aesthetic significance and which contributes substantially to the economic base of the region;*
- *to promote the tourism, environmental and amenity potential of the Overstrand scenic route network by enhancing the user's experience and understanding.*
- *to ensure that the actual route is embedded within the landscape rather than imposed upon it.*

The Scenic Corridor HPOZ aims to protect the scenic corridors:

- *New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places / sites identified as having visual or heritage significance, where possible.*
- *Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee on potential visual impacts before the Municipality approves any applications within this HPOZ.*
- *Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.*
- *New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.*
- *New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.*
- *Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.*
- *Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.*
- *Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.*

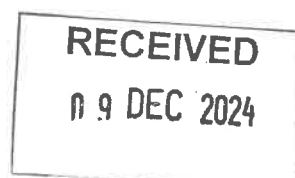
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- *The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.*
- *Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.*
- *Setback lines in wilderness, rural and agricultural contexts*
- *No departure from the 30 m building line applicable to Agricultural Zones will be considered without comment from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body. Mitigation measures must be identified for any departure from this provision.*

Tourist facilities and a guesthouse are proposed with this application. The proposal therefore gives effect to the purpose of the Scenic Corridor HPOZ since it promotes the tourism potential of the Overstrand scenic route network by enhancing the user's experience. The proposal will ensure that the route is embedded within the landscape rather than imposing upon it.

The position, layout and design of the proposed tourist facilities and guesthouse are compatible with the mitigation measures proposed to protect the scenic route:

- All buildings will be positioned at least 30m from the road reserve portion. The proposed buildings do not encroach the 30m street building line. In addition, the positions of the buildings away from the road do not impact on any views towards the mountain and coastline;
- The application can be circulated to the Overstrand Heritage & Aesthetic Committee for comment during the application process on discretion of the town planner;
- The design and layout of the site and buildings considered the contours (as depicted on the SDP);
- No development on ridge lines and on steep slopes greater than 1:4 is proposed;
- The development footprints are restrained in scale, limited in height and appropriate to the natural and cultural landscape.
- Access roads were designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography. It is proposed that the existing access from the R43 be used. From this access point there is an



internal road and tracks as proposed and depicted on the site development plan. These proposed internal roads and tracks / driveways will be used to access the proposed land uses for the subject farm portion.

The accessibility of the subject farm portion, being located next to the R43, supports the proposed development. Its convenient location makes it easily accessible to visitors, potentially increasing the attractiveness of the site for tourism purposes. This accessibility can enhance the feasibility and success of the proposed development, as it allows for convenient transportation for guests and facilitates and the integration of the farm into broader tourism itineraries. Additionally, being situated near a major road can potentially increase visibility and exposure for the development, attracting more visitors and contributing to its overall success.

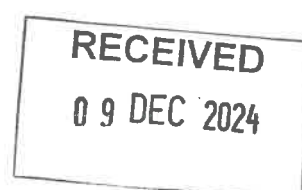
It is therefore evident that the proposed development is compatible with the objectives of the Scenic Corridor HPOZ and will meet most requirements for the enhancement and protection of the local and regional corridor.

The subject farm portion is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

The proposed land uses do not change the character of the site larger than 5000m² (the proposed coffee shop with ablution is ±272m² in extent and the proposed guesthouse is 323,19m² in extent). In the light of the above mentioned it is evident that the proposed consent uses will not have a negative impact on the heritage value of the subject farm portion or the surrounding areas such as Franskraal.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed consent uses do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).



The subject property is demarcated as Urban Conservation Area in terms of the Environmental Management Overlay Zone (EMOZ, 2020). An ecological process corridor also runs through the property on the western farm boundary's side. It is characterized as Category D which entails private property of priority conservation-worthy ecological corridors from mountain to coast and / or across priority conservation-worthy areas in accordance with the Overstrand Environmental Management Framework. The subject property is considered part of the Urban Conservation EMOZ due to the ecological-process corridor present on the site.

The subject property falls within the South Coast Fynbos Region. A topographical survey was undertaken to determine the contours and the position of the dam. The structures were placed accordingly on the site within areas that will have a minimal impact on the environment.

The four-bedroom guesthouse will be accommodated in a single structure. The proposed guesthouse will accommodate a maximum of eight (8) guests. The number of guests does therefore not trigger a listed activity in terms of NEMA.

The proposed development does not encroach onto the ecological corridor that runs over the western section of the subject property. The 10m building line creates a buffer to ensure the ecological corridor remains intact. In addition, the largest part of the subject property will remain undeveloped

From the above it is evident that due consideration was given to the environmental conservation status, priority ecological corridors and habitats of the property. The following primary uses will be permitted within the Urban Conservation EMOZ:

- Recreation;
- ecosystem management; and
- heritage conservation.



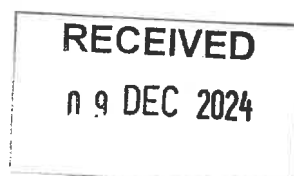
The following uses will be permitted within the Urban Conservation EMOZ with the municipality's consent:

- Environmental Facilities;
- Catering Enterprises.

However, in the face of development pressure, the municipality may, if it deems it necessary, upon receipt of a development proposal or application that does not involve any activities identified under the NEMA listing notices, require that specialist biodiversity and / or other relevant studies be undertaken by the developer / owner in order to inform development planning and retain priority ecological corridors, and habitats and ecosystem services provision. The discretion lies with the municipality's officials to determine whether additional studies must be submitted to inform development planning and retain priority ecological corridors and habits, even in cases where no NEMA listed activities are triggered.

The proposal is considered a low impact land use (tourist facilities and guesthouse accommodation) with a small development footprint ($\pm 1034\text{m}^2$ excluding animal camps and shade net carport for main dwelling). The coffee shop falls under the catering enterprises umbrella and therefore complies with the Urban Conservation EMOZ. In addition, the main dwelling and agriculture related uses (storage, animal camps, stables) are primary land uses. It is therefore submitted that the proposed development will have a low impact on the environment (considering primary rights and land uses that will be positively considered in this EMOZ). Additional information / studies (if applicable) will be submitted on request of Overstrand Municipality's Environmental Management Department and / or the relevant provincial departments.

The Department of Environmental Affairs and Development Planning (DEA&DP) issued a Pre-Compliance Notice for the illegal clearing of critically endangered indigenous vegetation and the infilling of a watercourse (wetland) without environmental authorization on 5 August 2024 (copy attached). Lornay Environmental Consultants were appointed, and they are busy with the rectification application at DEA&DP.



3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

The **Overstrand Spatial Development Framework (2020)** stipulates that Portion 48 of the farm Fransche Kraal No. 708 is situated inside the urban edge of the Overstrand region. The policy earmarks the subject property for urban development purposes. The subject property is also earmarked as a sensitive development area (informed by the EMOZ and HPOZ, 2020).

The subject property is earmarked for densification purposes (less than 10du / ha) as well as conservation purposes in terms of the **Overstrand Municipal Growth Management Strategy (OMGMS, 2010)**.

The proposal includes one additional dwelling unit, to be used as a guesthouse. This aligns with and supports the densification strategies for the area, making it a compatible development within the local planning framework. The subject property is zoned for agricultural purposes, hence the main dwelling with outbuilding and stalls are considered primary uses. The animal camps are also considered primary uses; however, we are addressing these structures since they will be used as part of the tourist facilities on the farm as well (petting farm).

The proposed accommodation footprint of 323,19m², the coffee shop footprint of ±212m² and ablution footprint of 60m², excluding the parking areas, indicate that the development's physical impact on the land is minimal. This is particularly notable given the size of the farm, its location within the urban edge, and its proximity to the R43. Moreover, the low-impact nature of the proposed land uses further suggests that the development will have minimal adverse effects on the surrounding environment.

Considering these factors, the proposed development strikes a balance between accommodating tourist needs and preserving the rural character of the area. By keeping the footprint of the structures relatively small and focusing on low impact uses, the development aims to minimize its environmental footprint while still offering amenities that can enhance the visitor experience. Overall, these considerations

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09 DEC 2024

support the argument that the proposed land use and structures are appropriate for the site and are unlikely to have significant negative impacts.

3.11 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Resilience: Spatial resilience is not applicable to this application.

Spatial Justice: This principle addresses the need to address the past imbalances regarding opportunity. The proposed development will contribute to addressing past apartheid spatial imbalances by providing access to employment opportunities particularly to the historically economically disadvantaged. The proposed guesthouse and tourist facilities consisting of a coffee shop and animal camps / park (petting zoo) will create employment opportunities for the local residents of the area.

The proposed application will not further promote the spatial development imbalances. The proposed application is in character with the existing rural area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed guesthouse and tourist facilities are accommodated within an established rural area consisting of many tourist attractions. The proposed application will have no impact on the conservation worthy areas and the land use will be in line with the rural character of the area.

The development footprints will be kept to a minimum and within the 5 000m² floor area allowed for all structures on the farm. The guesthouse and tourist facilities will not have a negative impact on the economic viability of the agricultural land. The proposed

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09 DEC 2024

guesthouse and tourist facilities will rather add to the economic viability / self-sustainability of the subject property without negatively impacting on the conservation worthy / agricultural areas and surrounding farms.

The impact on the biophysical environment will be kept to a minimum as motivated in this report. Furthermore the extent of the subject property, the need to diversify the land use on the subject property to ensure an additional income, the location of the subject property next to the R43 / Franskraal and in close proximity to other tourist attractions, the anticipated economic spin-offs the proposed guesthouse tourist accommodation and tourist facilities will have for other local businesses, compliance with the spatial planning policies for the area, etc. allows for the consideration and approval of the proposed consent uses without having an adverse impact on the spatial sustainability of the area.

Efficiency: The proposed guesthouse and tourist facilities are easily accessible and conveniently located in a rural area in close proximity of many tourist attractions. It is also accessible via the R43.

It is motivated that the proposed tourist facilities and guesthouse proof to be efficient as it relates to more responsible resource use or sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources.

Good administration: Our company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning.



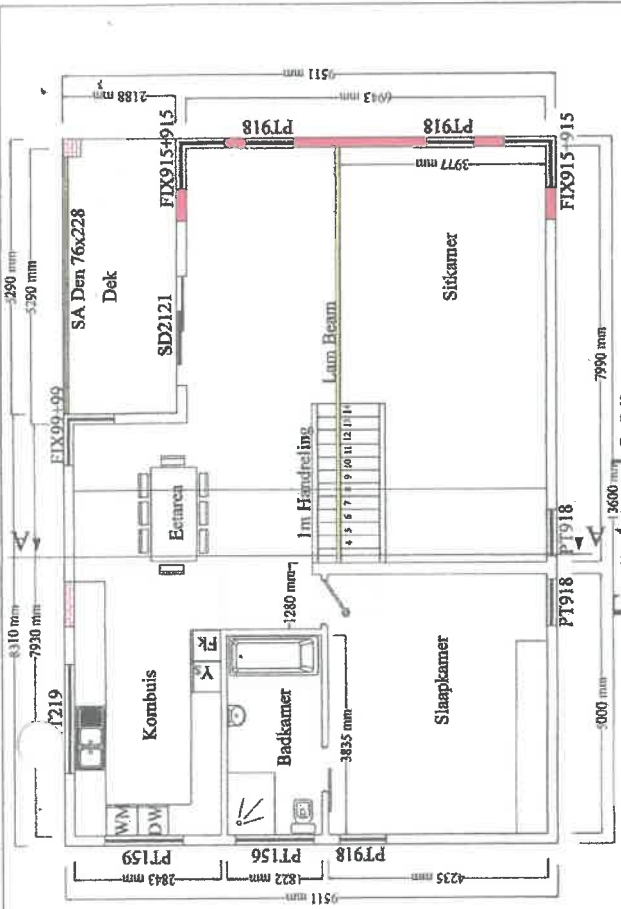
4. RECOMMENDATION

When this application is evaluated, it is important to take note of the following:

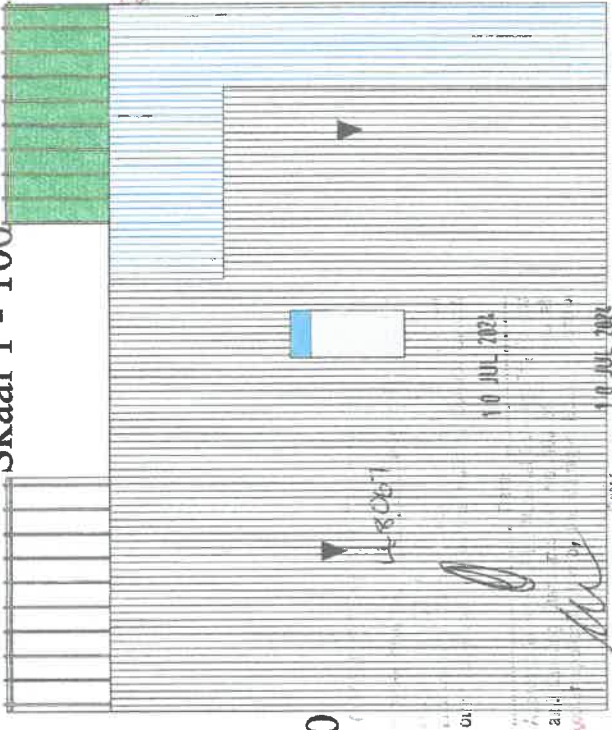
- There are no title deed conditions that restrict the proposed consent uses and departure of Portion 48 of the farm Fransche Kraal No. 708;
- All services can be provided on the subject farm portion to the satisfaction of the Overstrand Municipality;
- The zoning of the farm portion will be retained;
- Tourism is the fastest growing land use in the Overstrand area of which Portion 48 of the farm Fransche Kraal No.708 will add another facet to the industry;
- Diversification of the farm would have the effect that the owner would make a further income and that guests would make use of the surrounding tourist attractions that the area has to offer;
- The proposed consent uses do not have a negative impact on the surrounding land uses of other farms in the area;
- The proposal is compatible with the existing built character of the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

It is our opinion that the proposal for consent uses for a coffee shop, four guestrooms, animal camps / park (petting farm), can be supported for your favourable evaluation as it would have no negative impact on the surrounding farms.

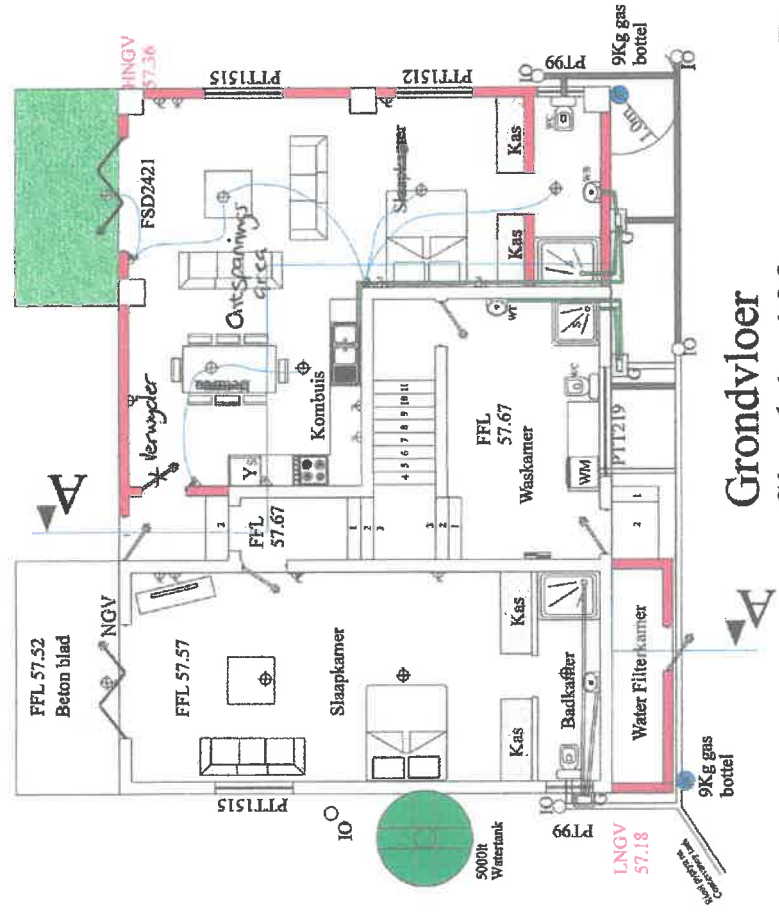




Eerste vloer
Skaal 1 - 100



Dakplan
Skaal 1 - 100



Grondvloer
Skaal 1 - 100

Muur R waarde
Buite lug - 0.12
Binne lug - 0.12
Blok 190 mm - 0.06
Beton 150mm - 0.015
Vermiculite - 2.0
Totaal = 2.225

Elke 190mm Bou blok gevul met beton, gepleister met vermiculite gemeng buite

Vensters & deure eerste vloer
FIX99+99 - 1.20
PTT1219 - 1.86
VSD2421 - 4.99
PT1156 - 0.87
PT1918 - 1.59
PT1918 - 1.59
PT1918 - 1.59
FIX915+915 - 2.65
PT1918 - 1.59
PT1918 - 1.59
SD2121 - 4.36
22.86v/km
Vloer oppervlak = 109.13
Totaal = 20.94

Venster & deure grondvloer
PT99 - 0.79
PTT1515 - 1.71
VSD2421 - 4.99
VSD2421 - 4.99
PTT1515 - 1.71
PT99 - 0.79
PTT219 - 1.86
= 18.2v/km
Vloer oppervlak 119.36v/km
Totaal = 15.24%

NOTA;
Kontraakteur is verantwoordelik om alle munisipale bouregulasie na te kom en te verskaf.
Mates geniet voorkeur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grense.
Alle afwykings moet met tekenaar kommunikeer word.
Alle bouwerk streng volgens NHBRC en SANS 10400 voorskrifte.
Ingenieurs spesifikasies geniet voorkeur.
Terreinplan ten alle tye op terrein.
Terraen moet ten alle tye skoon gehou word gedurende bouwerk.
Water en elektrisiteitsaansluiting moet gedoen word voor bouwerk mag begin.

Plan geteken deur:
Jacobus A van Staden
3 Sneeugaas
Perlemoenbaai
Gansbaai
Reg nr. D1661
riaanvs34@gmail.com
Tel: 062 929 6688

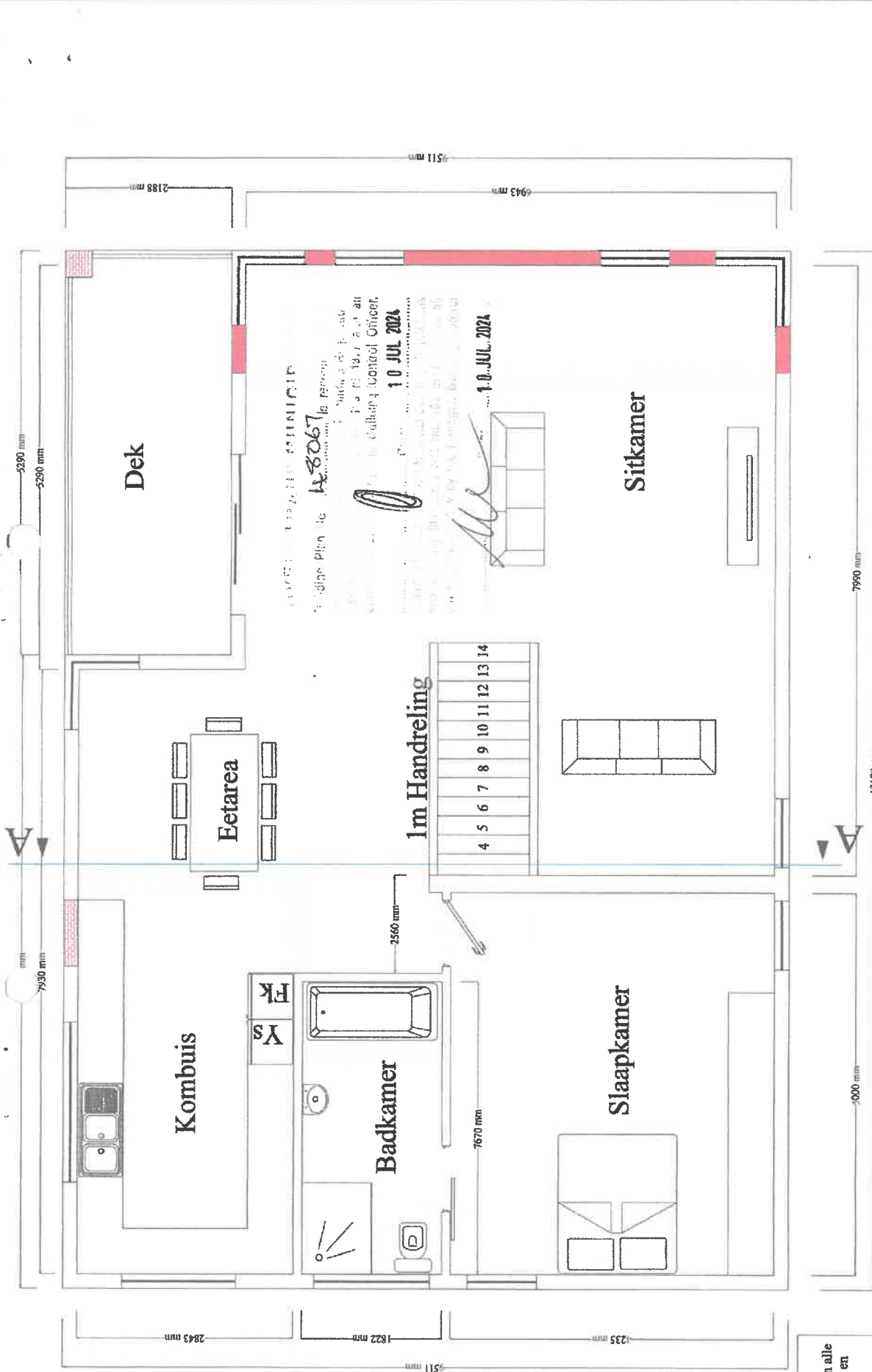
Beskrywing:
Voorgestelde Veranderinge vir
J S du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Tekening nr: 0363/17
Tekening: Vloer plan
Skaal: 1-100 (A3)
Blad: 1 van 6
Datum: 07/05/2024

Erf 144046 vkm
Grondvloer 129.20 vkm
Aanbouwing 5.26 vkm
Eerste vloer 105.40 vkm
Aanbouwing 23.80 vkm
Totaal - 265.66 vkm
Dekking 0.08 %
Enkel Residentieseel Zone 1

PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON

JACOBUS VAN STADEN
31-45 PW (Afrikaanseweg) on 12 Jun 2024



NOTA:
 Kontrakteur is verantwoordelik om alle munisipale bouregulasie na te kom en te verstaan.
 Mates geniet voorkeur en moet gekontroleer word voor bouwerk begin.
 Alle bouwerk tussen bou grense.
 Alle afwykings moet met tekenaar gekommunikeer word.
 Alle bouwerk streng volgens NHBC en SANS 10400 voorskryfte.
 Ingenieurs spesifikasies geniet voorkeur.
 Terreinplan ten alle tye op te sien.
 Terein moet ten alle tye skoon gehou word gedurende bouwerk.
 Water en elektrisiteitsaansluiting moet gedoen word voor bouwerk mag begin.

Eerste vloer Skaal 1 - 50

PROFESSIONAL ARCHITECTURAL
 DRAUGHT SPERSON
JACOBUS VAN STADEN
 13:43 PM (A+T) (ca@jvanstadenburg) on 12 Jun 2024

Tekening nr: 0363/17
 Tekening: Eerste vloer plan
 Skaal: 1 - 50 (A3)
 Blad: 3 van 6
 Datum: 07/05/2024

Beskrywing:
 Voorgestelde Veranderinge vir
J S du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Plan geteken deur:
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 Gansbaai
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 rianavs38@gmail.com
 Tel: 082 929 8688

50mm Isotherm

- Gegolwde AZ200 dakplaat 0.53
- SA Pine 50x76
- Sisolation
- Dakbalk volgens verskaffer
- Fascia
- 32mm Hoepel "galv"
- Voglaag
- Geut
- Latei
- Pleister band 15mm
- Muurplaat 38x114 SA Pine
- SA Den 38x38
- 30mm Isopine

Detail
Dak detail
Skaal 1:20

Dak teen 7° helling met 30mm isopine tussen kasse met metaalplaat

Outdoor air film (7m/s)	0.03
Metaalplaat	0.00
Roof air space (no reflective)	0.15
25mm isopine	1.25
Indoor air film (still air)	0.11
Total R-value	1.54

Rigting van vloer van hitte via eene 4: Op
Min R-waarde benodig: 3.7
Dek soos getoon R-waarde = 1.54
"Radenehield reflective foil laminated" R-waarde = 1.36
R van isolasie = 0.8 x 0.048 W/m.K (SANS204 Tabel10)
R = 0.036
Dus 50mm Isotherm isolasie is nodig

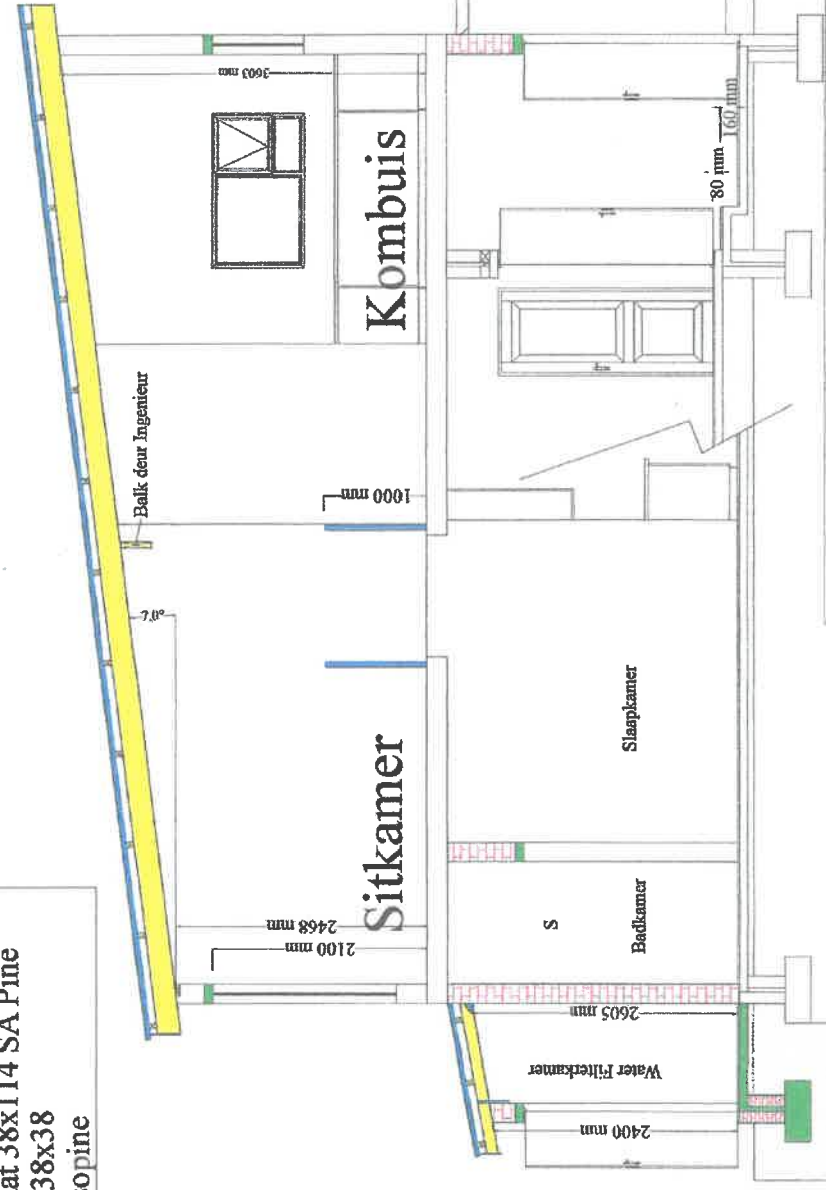
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
JACOBUS VAN STADEN

Project Plan No. 158267 Is refonly

Date 10 JUL 2024

10 JUL 2024

Bouers nota:
 Fondasie soos per die Ingenieur
 Fondasie min. van 300mm onder die NGV. Alle bouwerk word met 190mm blok steene gedoen. Staal bewapening elke 2de blok laag.
 Latei te bo alle openige. 80mm Beton blad op goed gekompakteerde grond vulling bo-op n 250Mic voglaag.
 25mm Flak laag bo-op betonblad.
 SA Den 38x114 dakbalke geheg aan die woning met kaphangers. Hangers word gebind met 10x60 coach skroef en nylon plug. SA Den 50x76 perlin bo-op balke vas geskroef met 1 60mm Spex skroewe. IBR dakplaat om aan te pas by bestaande woning geheg met 76mm # dak skroewe, headwall flashing geheg op dakplaat en teen woning.
 Fasia bord vir afronding gevolg met aluminium geut.
 Pflaon vir nuwe leef area word geskiem



Pergola:
 SA Den 152x50 twee aan mekaar geheg met spasie plok tussen in. SA Den 228 x50 drabalk geheg aan pilare gevolg met SA Den 38x114 balke @ 686mm C/C.
 Geheg aan woning met kap hangers. Alle hout behandel

SA Den 38x114
 SA Den 50x228
 SA Den 50x152

Snit A - A
Skaal 1 - 50

Tekening nr: 0363/17
 Tekenng: Snit A-A
 Skaal: 1 - 50 (A3)
 Blad: 5 van 6
 Datum: 07/05/2024

Beskrywing:
 Voorgestelde Veranderinge vir JS du Toit Erf 708/48 Gansbaai Overstrand Munisipaliteit

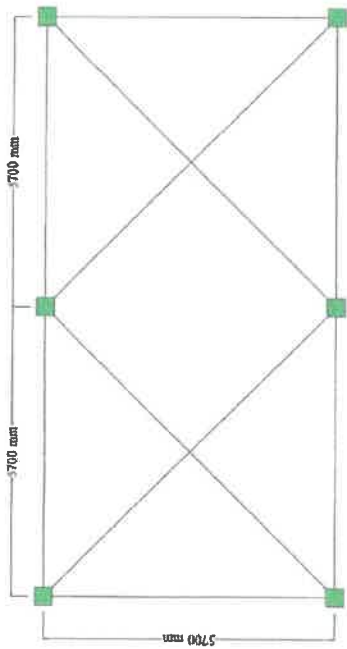
Plan geteken deur:
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 3 Sneeuegans
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 Gansbaai
 Reg nr. D1661
 riaanvs36@gmail.com
 Tel: 082 929 8688

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON

JACOBUS VAN STADEN

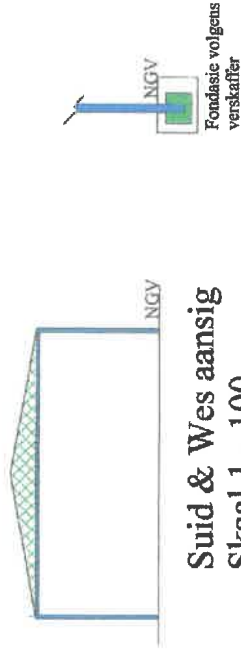
13:46 PM (Witvatersburg) on 12 Jun 2024

Plasing van motorafdak is 24m Oos van af die Hooftuis

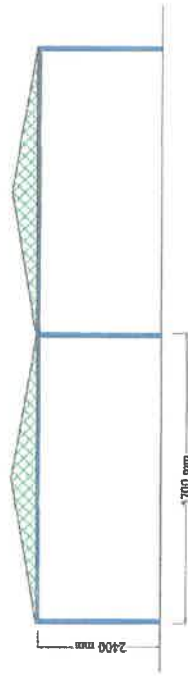


Vloerplan
Skaal 1 - 100

Skadumet motorafdak.
63mm Galv. pyp in die fondasie
geanker. Fondasie soos per die
verskaffer. 50mm Galv. pyp raam
aan mekaar geheg soos per verskaffer
80% skadumet, kleur soos getekies
deur die etenaar



Suid & Wes aansig
Skaal 1 - 100



Oos & Noord aansig
Skaal 1 - 100

48067

10 JUL 2024
Date: 10 JUL 2024
10 JUL 2024

<p>Tekening nr: 0363/17 Tekening: Vloerplan & Aansigte Skaal: 1 - 100 (A3) Blad: 6 van 6 Datum: 07/05/2024</p>	<p>Beskrywing: Voorgestelde Veranderinge vir J S du Toit Erf 708/48 Gansbaai Overstrand Munisipaliteit</p>
<p>Plan geteken deur: Jacobus A van Staden 3 Sneeuggans Perlemoenbaai Gansbaai Reg nr. D1661 riaanys38@gmail.com Tel: 082 929 8688</p>	<p>10 JUL 2024</p>

PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON
JACOBUS VAN STADEN
13x45 Pm (Africa/Johannesburg) on 12 Jun 2024



DI 1899
RANSBURG

DI 1899
RANSBURG

10 JUL 2024

10 JUL 2024

A-B : 397,28m

Main Road No. 28

B-C : 127,39m

10.0m boulyn

30m Skema boulyn

30m Skema boulyn

30m Skema boulyn

30m Skema boulyn

10.0m boulyn

Stal

Wendy-
STOOR

Skedune
motor-afdak

Hooftuuts

3893 mm

10.0m boulyn

C-D : 400,00m

Part 9
of the Town
RANSBURG



Erf - 59855 vkm
Minus pad reserve = 52492 vkm

Erf 52492 vkm
Woning 263,66 vkm

Dekking 0.50 %
Agricultural Zone 1

Tekening nr: 0363/17
Tekening: Terein plan
Skaal: 1:1000 (A3)
Blad: 1 van 1
Datum: 07/05/2024

Beskrywing:
Voorgestelde Veranderinge vir
JS du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

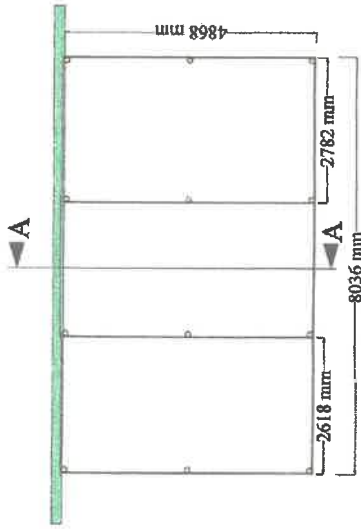
Plan geteken deur:
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3 Sneevoegans
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Reg nr. D1661
rhaanvs38@gmail.com
Tel: 082 929 8688



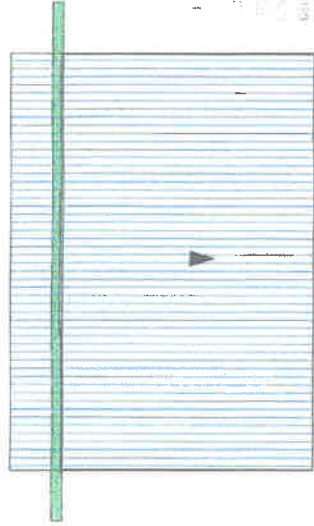
PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON
JACOBUS VAN STADEN
12:45 PM (Africa/Johannesburg) on 12 Jun 2024



Nie leefbare area



Vloerplan
Skaal 1 - 100



Dakplan
Skaal 1 - 100

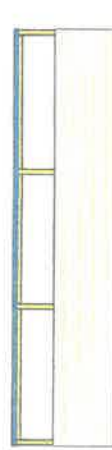
44

44

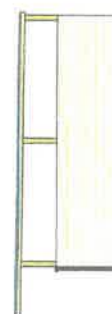
LEWISOTDARDIEN MUNITSHI

448667

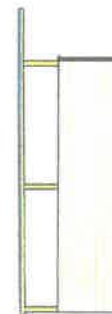
10 JUL 2024
10 JUL 2024



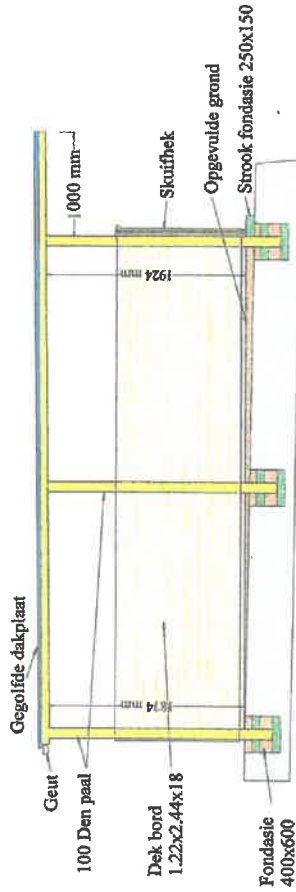
Wes aansig
Skaal 1 - 100



Noord aansig
Skaal 1 - 100



Oos aansig
Skaal 1 - 100



Snit A-A
Skaal 1 - 50

Stormwater rigting

Stal:
100mm Silinder, den pale in die grond gesanker in beton soos aangedui. Fondasie 600mm diep en 400mm weid.
Dek bord 18 x1.22x2.440 buite om pale vas geskroef met 8x60mm hout skroewe. SA Den 50x76 perlin vas geskroef met 8x100mm hout skroewe aan Den paal en aan mekaar. Dak met minimum val na agter. Gegolfdye dakplaat vas geskroef met #3 daks kroewe.
Hout hek op whele skuif voor die stalle verby mekaar.
Het spoor op strook fondasie 250x150mm.
Grond bime stalle op geul en gelyk gemaak.
Geul aan die laagste punt met water gely na opsgaar tenk

NOTA:
Kontrakteur is verantwoordelik om alle munisipale bouregulasie na tekorn en te verskiaan.
Mates geniet voorkeur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grense.
Alle afwykings moet met tekenaar gekommunikeer word.
Alle bouwerk streng volgens NHBRC en SANS 10400 voorskrifte.
Ingenieurs spesifikasies geniet voorkeur
Terreinplan ten alle tye op terrein.
Water en elektrisiteitsaansluiting moet gedurende bouwerk.
Water en elektrisiteitsaansluiting moet gedoen word voor bouwerk mag begin.

Tekening nr: 0363/17
Tekening: Stal plan
Skaal: 1-100 (A3)
Blad: 1 van 1
Datum: 05/07/2024

Beskrywing:
Voorgestelde Veranderinge vir
JS du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Plan geteken deur:
Jacobus A van Staden
3 Sneeuwans
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Gansbaai
Reg nr. D1661
riaanvs38@gmail.com
Tel: 082 929 8688



PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON
JACOBUS VAN STADEN
13:45 PM (Africa/Johannesburg) on 12 Jun 2024

Tekening nr: 0363/17
Tekening: Gastehuis
Dak plan
Skaal: 1 - 100 (A3)
Blad: 1 van 4
Datum: 07/11/2024

Bestrywing:
Voorgestelde Gastehuis vir
J S du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

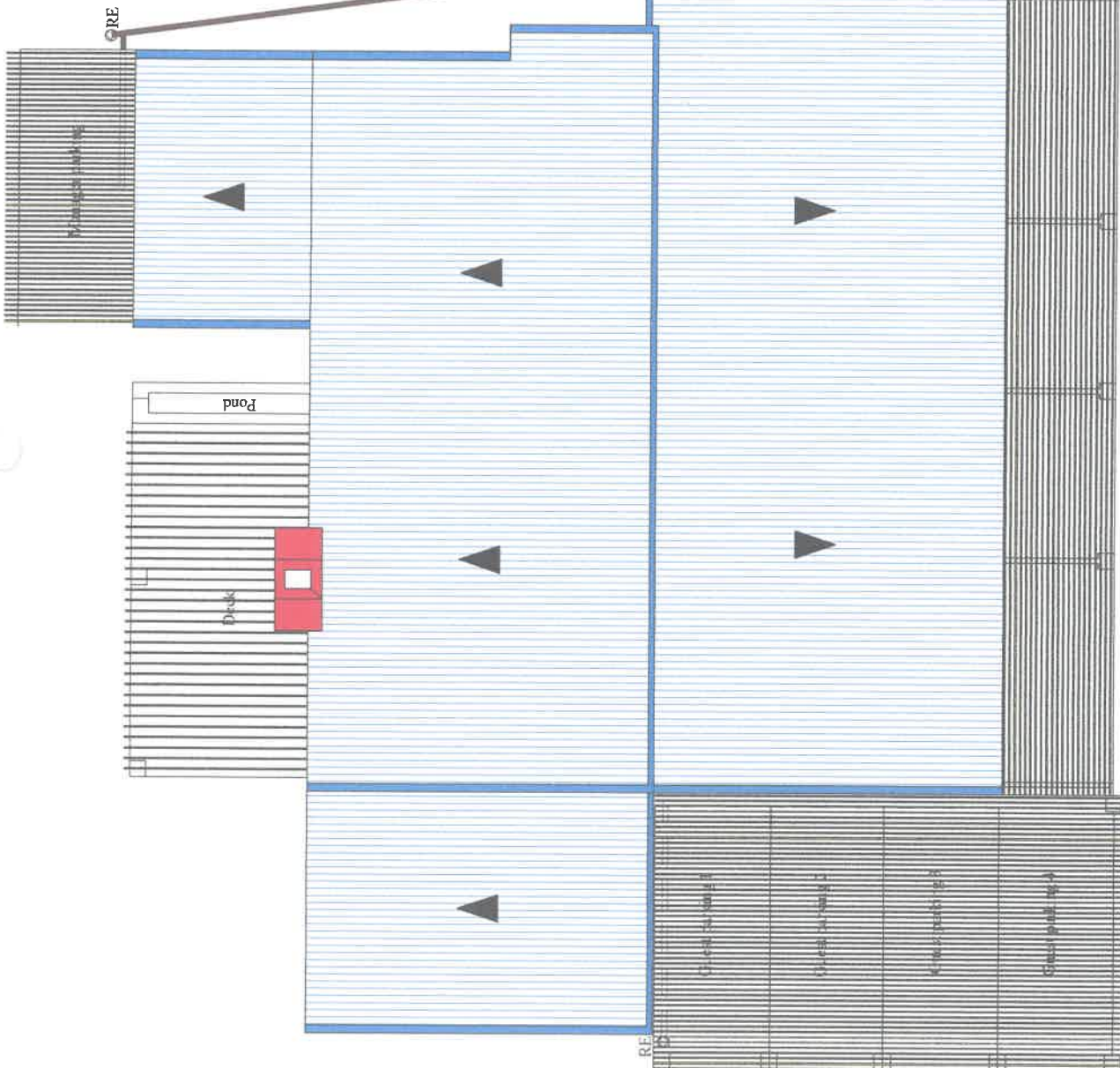
Plan geteek deur:
Jacobus A van Staden
3 Sneeuwings
Perlefontein
Gansbaai
Reg nr: D1661
riasny38@gmail.com
Tel: 082 929 8688

Erf 59858 vkm
Gastehuis 323,19 vkm
Agriculture Zone 1

Gastehuis

Skaal 1 - 100

323 vkm



10 000lt
Conservancy tank

Vloerplan Skaal 1 - 100 323 vkm

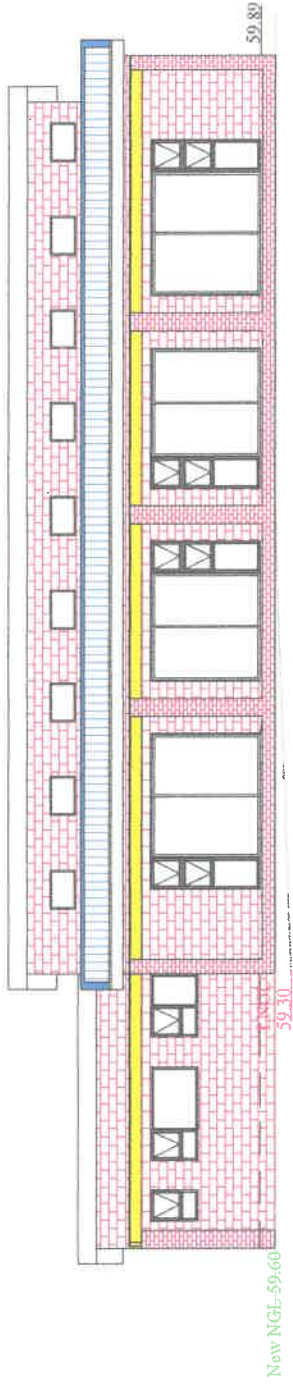
Erf. 59858 vkm
Gastehuis 323.19 vkm
Agriculture Zone 1

Plan getekend deur:
Jacobus A van Staden
3 Sneeuwvans
Penlemoortbaai
Gansbaai
Reg nr. D1661
riaarv38@gmail.com
Tel: 082 929 8688

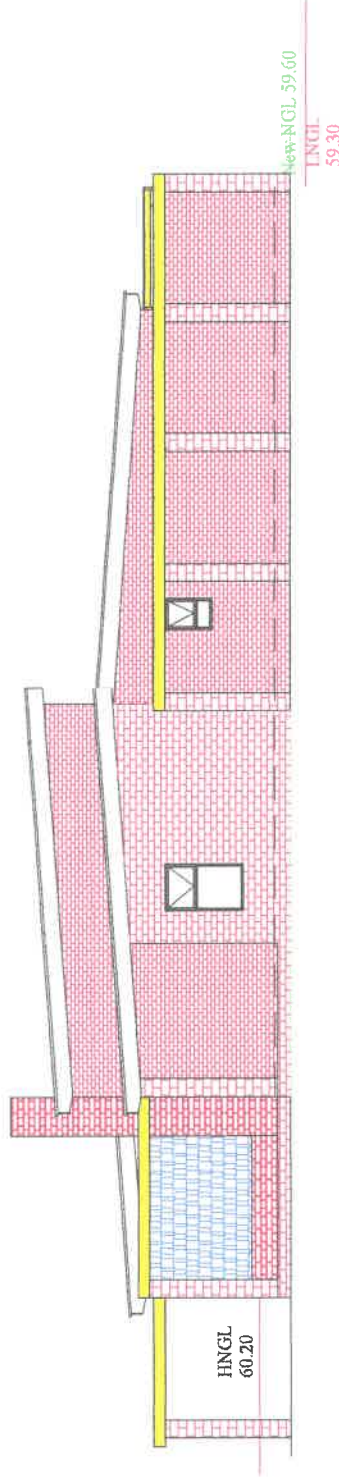
Beskrywing:
Voorgestelde Gastehuis vir
JS du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Tekening nr: 0363/17
Tekening: Vloerplan
Skaal: 1-100 (A3)
Blad: 2 van 4
Datum: 07/11/2024





Noord aansig
Skaal 1 - 100



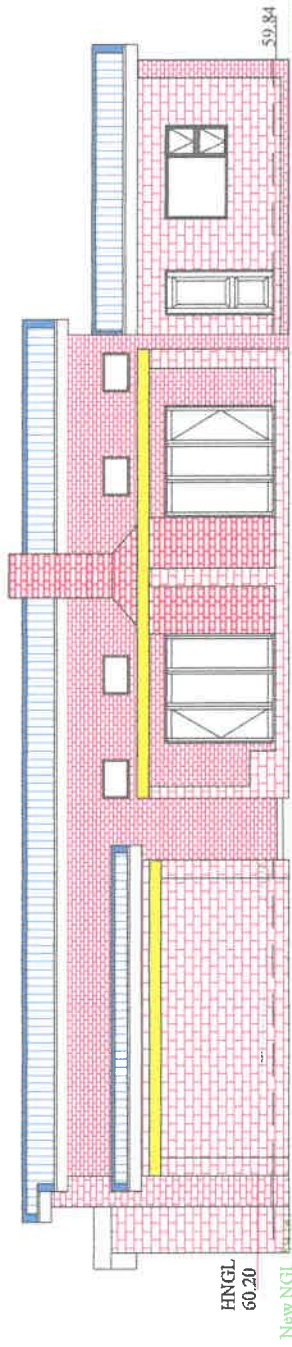
Oos aansig
Skaal 1 - 100

Erf 59858 vkm
Gastehuis 323,19 vkm
Agriculture Zone 1

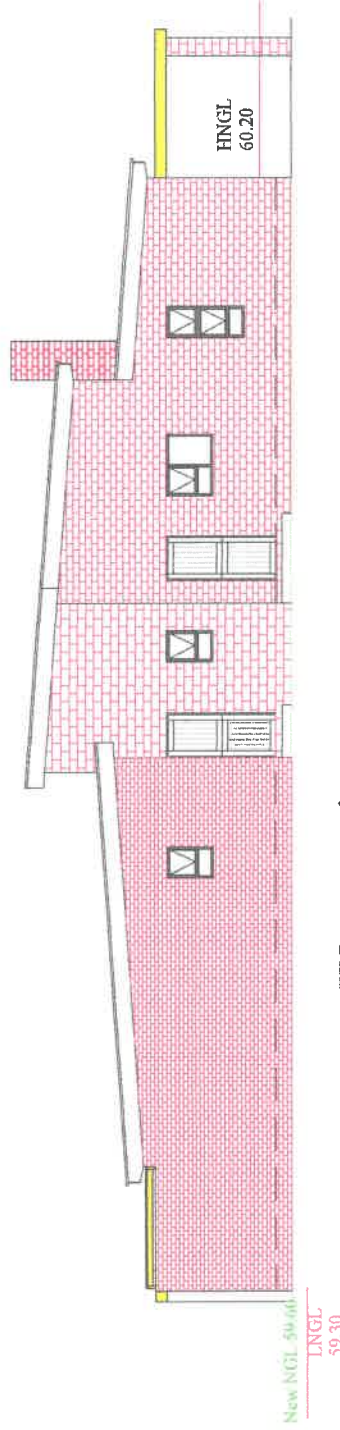
Plan geteken deur:
Jacobus A van Staden
3 Smeetsgans
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Gansbaai
Reg nr. D1661
riaarvs38@gmail.com
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Beskrywing:
Voorgestelde Gastehuis vir
J S du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Tekening nr: 0363/17
Tekening: Aansigte N & O
Skaal: 1 - 100 (A3)
Blad: 3 van 4
Datum: 07/11/2024



Suid aansig
Skaal 1 - 100



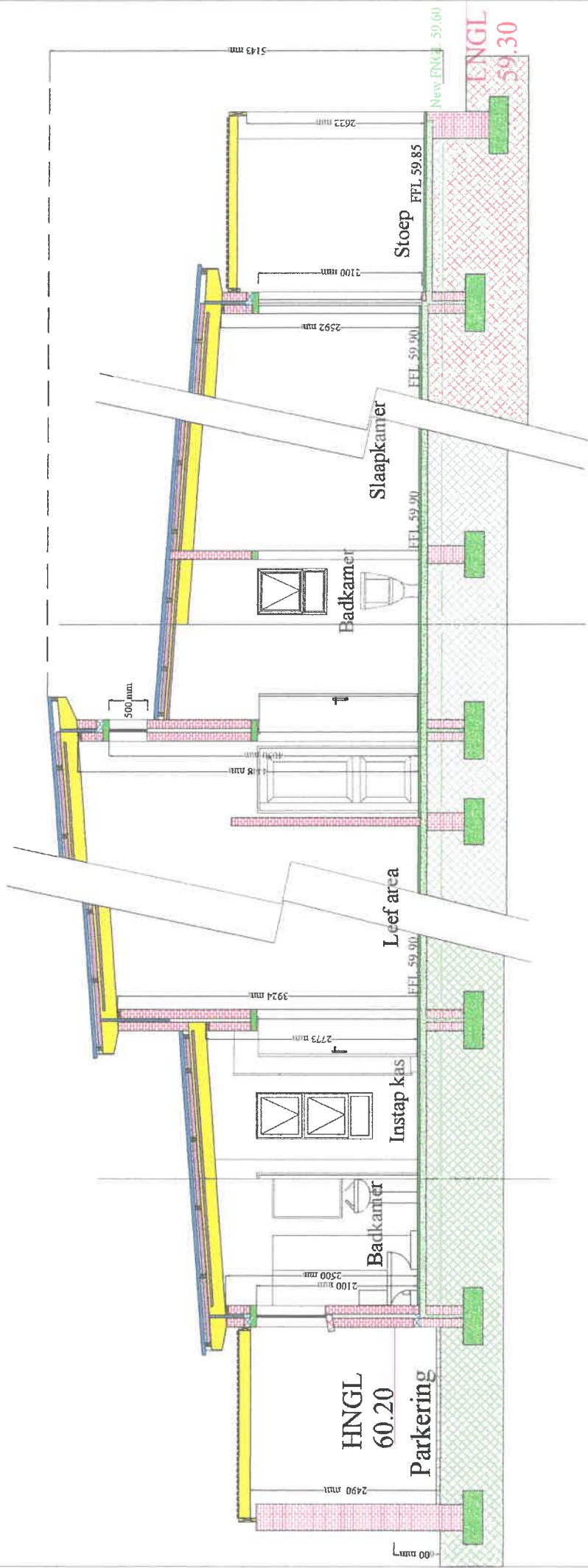
Wes aansig
Skaal 1 - 100

Erf 59858 vkm
Gastehuis 323.19 vkm
Agriculture Zone 1

Plan geteken deur:
Jacobus A van Staden
3, Sneeugans
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riaanvs38@gmail.com
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Beskrywing:
*Voorgestelde Gastehuis vir
J S du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit*

Tekening nr: 0363/17
Tekening: Aansigte S & W
Skaal: 1 - 100 (A3)
Blad: 4 van 4
Datum: 07/11/2024



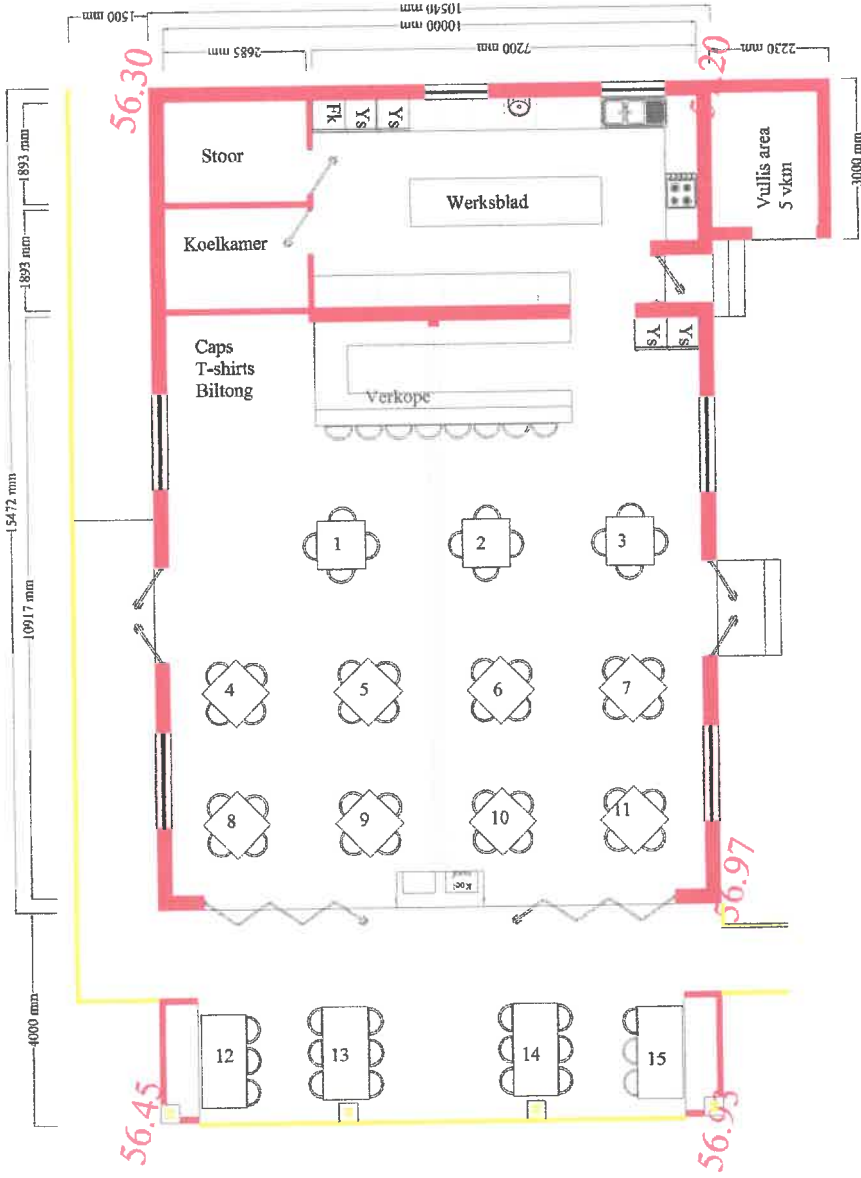
Snit A - A
Skaal 1 - 50

Erf 59858 vkm
Gastehuis 323.19 vkm
Agriculture Zone 1

Plan geteken deur:
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Beskrywing:
Voorgestelde Gastehuis vir
JS du Toit
Erf 708/48
Gansbaai
Overstrand Munisipaliteit

Tekening nr: 0363/17
Tekening: Aansigte S & W
Skaal: 1-100 (A3)
Blad: 4 van 4
Datum: 07/11/2024



Vloerplan
Skaal 1 - 100

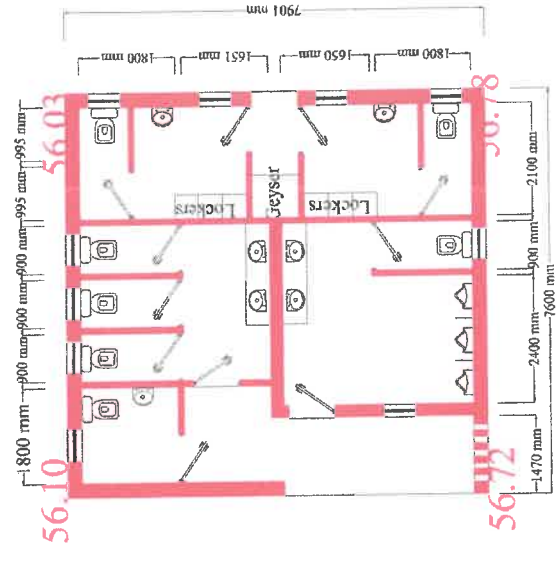
➔ Stormwater rigting

Erf 59858 vkm
Restaurant - 211,91 vkm
Badkamers - 60,00 vkm
Totaal - 271,91 vkm
Agriculture Zone 1

Tekening nr: 0363/17
Tekening: Restaurant
vloer plan
Skaal: 1-100 (A3)
Blad: 1 van 4
Datum: 21/11/2023

Beskrywing: B3
Voorgestelde Veranderinge vir F & D du Toit Erf 708/48 Gansbaai
Overstrand Munisipaliteit

Plan geteken deur:
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Vloerplan
Skaal 1 - 100