



FARM 470 HONINGKLIP, A DIVISION OF CALEDON: APPLICATION FOR DEPARTURES, CONSENT USES, AMENDMENT OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF MIDDELMANN WALTER JULIUS WILHELM TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following:

- **departures** in terms of Section 16(2)(b) of the By-Law for the following:
 - to relax the southeastern lateral building line from 30m to 8,45m to accommodate structure no. 31.
 - to exceed the maximum number of additional dwelling units from 5 to 7.
 - to exceed the maximum allowable floor area of 250m² of an additional dwelling unit applicable to unit 14 (±280m²) and unit 15 (±335m²).
- **consent uses** in terms of Section 16(2)(o) of the By-Law for the following:
 - tourist facilities to accommodate bike trials and hiking routes.
 - tourist accommodation applicable to units 14, 15, 30 and 31.
 - riding stables to accommodate stable horses and for the provision of horse-riding lessons.
 - animal care centre to accommodate a cattery.
 - agricultural industry to accommodate the production of animal feed.
- **amendment of conditions in respect of an existing approval** in terms of Section 16(2)(h) of the By-Law to amend conditions 1.(a), 1.(c) and 1.(h) of approval letter 8 May 2015 to accommodate the continuation of the land uses as mentioned above.
- **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised building line encroachment and land uses as mentioned above.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus, at the Kleinmond Library, 5th Avenue, Kleinmond and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **13 November 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H. van der Stoep** 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 Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

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.

PLAAS 470 HONINGKLIP, 'N AFDELING VAN CALEDON: AANSOEK OM AFWYKINGS, VERGUNNINGSGEBRUIKE, WYSIGING VAN VOORWAARDES TEN OPSIGTE VAN 'N BESTAANDE GOEDKEURING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: FUTURE PLAN STADS- EN STREEKBEPLANNERS NAMENS MIDDELMANN WALTER JULIUS WILHELM TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- **afwykings** ingevolge Artikel 16(2)(b) van die Verordening vir die volgende:
 - om die suidoostelike syboulyn vanaf 30m na 8,45m te verslap om struktuur nr. 31 te akkommodeer.
 - om die maksimum aantal addisionele wooneenhede vanaf 5 na 7 te oorskry.
 - om die maksimum toelaatbare vloeroppervlakte van 250m² vir 'n addisionele wooneenheid te oorskry, van toepassing op eenheid 14 (±280 m²) en eenheid 15 (±335 m²).
- **vergunningsebruike** ingevolge Artikel 16(2)(o) van die Verordening vir die volgende:
 - toeristefasiliteite om fiets- en staproetes te akkommodeer.
 - toeristeeakkommodasie van toepassing op eenhede 14, 15, 30 en 31.
 - rystalle om stalperde te akkommodeer en om perdrylesse te verskaf.
 - diersorgsentrum om 'n kattehuis te akkommodeer.
 - landboubedryf om die produksie van dierevoer te akkommodeer.
- **wysiging van voorwaardes ten opsigte van 'n bestaande goedkeuring** ingevolge Artikel 16(2)(h) van die Verordening om voorwaardes 1.(a), 1.(c) en 1.(h) van goedkeuringsbrief 8 Mei 2015 te wysig om die voortdurende van die grondgebruike soos hierbo genoem, te akkommodeer.
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde boulynoorskryding soos hierbo genoem.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus, by die Kleinmond Biblioteek, 5^{de} Laan, Kleinmond en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op **13 November 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H. van der Stoep** 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 Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

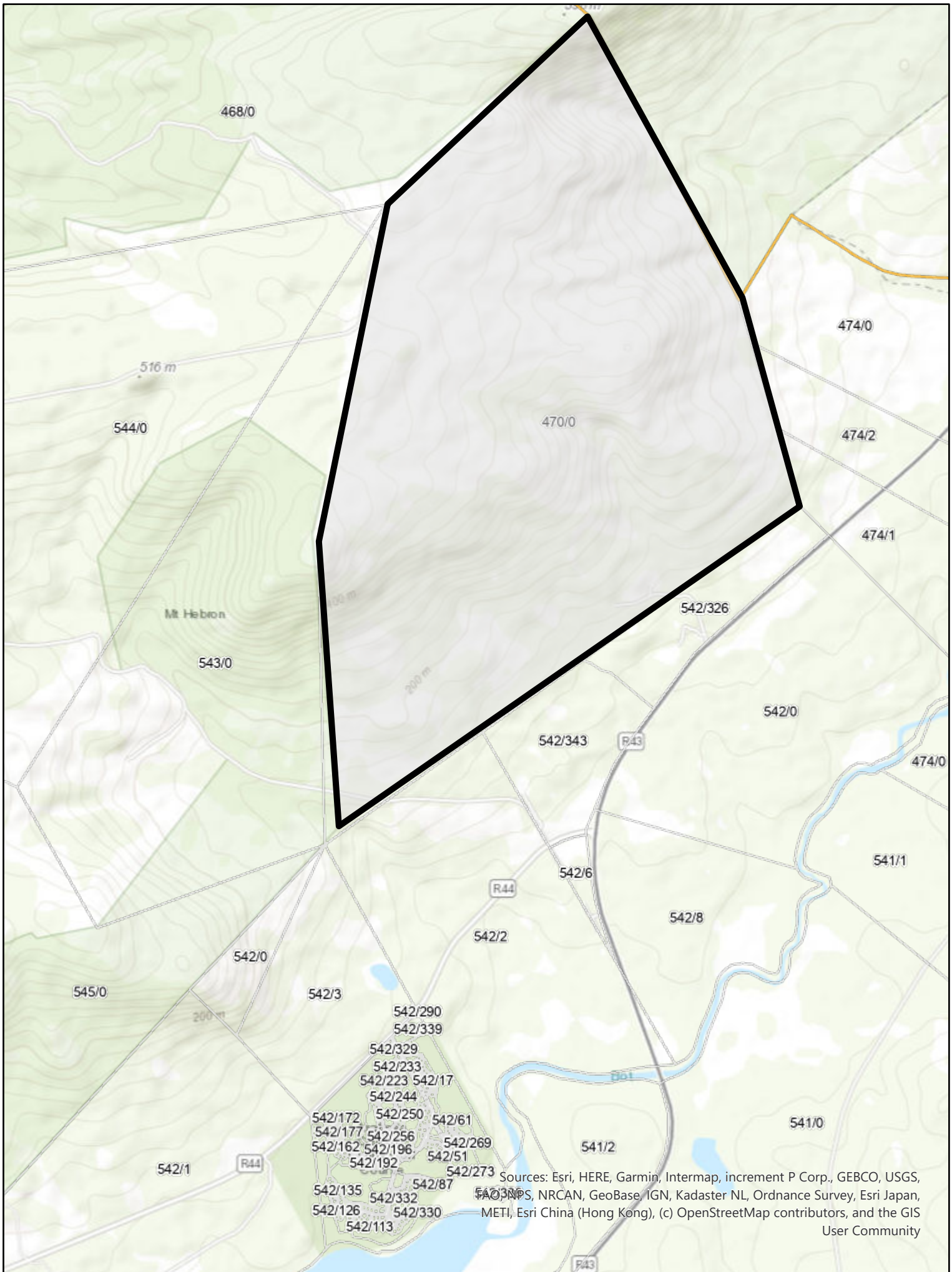
IFAMA 470 HONINGKLIP, ICANDELO LE-CALEDON: ISICELLO SOKUHAMBA, UKUSETYENZISWA KWEMVUME, UKULUNGISWA KWEMI-MIQUQU ENXULUMENE NOKUVUNYELWA KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: ABACWANCISI BODOLOPHU KUNYE NOMMANDLA BESICWANGCISO SEXESHA ELIZAYO EGAMENI LE MIDDELMANN WALTER JULIUS WILHELM TRUST

Isaziso ngoku sinikezelwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo wase-Overstrand woCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020, sokuba kufunyenwe isicelo sezi zinto zilandelayo:

- **ukuhamba** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala wezi zinto zilandelayo:
 - ukunciphisa umda wesakhiwo osecaleni kumzantsi-mpuma ukusuka kwi-30m ukuya kwi-8,45m ukuze kulungiselelwe isakhiwo esingunombolo31.
 - ukudlula kwinani eliphezulu leeyunithi zokuhlala ezongezelweyo, ukusuka kwisi-5 ukuya kwisi-7.
 - ukudlula kubukhulu bendawo yomgangatho evumelekileyo (engama-250m²) yeyunithi yokuhlala eyongezelweyo, oku kuchaphazela iyunithi 14 (malunga ne-280m²) kunye neyunithi 15 (malunga ne-335m²).
- **Ukusetyenziswa kwemvume** ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala wezi zinto zilandelayo:
 - amaziko abakhenkethi okubonelela ngeendlela zokukhwela iibhayisikile kunye neendlela zokuhayikha (hiking).
 - indawo yokuhlala yabakhenkethi echaphazela iyunithi 14, 15, 30 kunye no-31.
 - izitali zamahashe zokugcina amahashe esitali kunye nokubonelela ngezifundo zokukhwela amahashe.
 - iziko lokukhathalela izilwanyana eliquka indawo yokugcina iikati.
 - ishishini lezolimo elilolise ekuvuliseni ukutya kwezilwanyana.
- **ukulungiswa kwemiqathango yemvume ekhoyo** ngokwemiqathango yeCandelo 16(2)(h) loMthetho kaMasipala, ukulungisa imiqathango 1.(a), 1.(c) kunye no-1.(h) yencwadi yemvume yomhla wesi-8 kuMeyi 2015 ukuze kugutyekwe nokusetyenziswa komhlaba njengoko kuchaziwe ngasentla.
- **ukumisela isohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) ngenxa yokungena okungagunyaziswa komgca wesakhiwo kunye nokusetyenziswa komhlaba njengoko kuchaziwe ngasentla

Iinkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evelini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus kunye neThala leeNowadi laseKleinmond, eFifth Avenue, eKleinmond nakwiphepha lewebhu likamasipala. Ikhonko elilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhalweyo ngokwemiqathango yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **13 Novemba 2026**, ebonisa igama, idilesi neenkukacha zozhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomxebe ingabhekiswa ku**Nksk. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

Nceda uqaphele ukuba le miba imayela NoMthetho Okhusela Ingxalo Ngomntu(POPIA), uza kungena kwinkqubo yokawonkwenke ngolo hlobo ke uvumelana nokunika igama lakho nemvume yokusebenzisa igama lakho, ifani, iinkcukacha ofumaneka kuzo nokuhlomla izimvo eziza kudizwa/eziza kusetyenziswa kwinkqubo (yokufaka isicelo).



OVERSTRAND



MUNICIPALITY

Locality Map

FARM 470 HONINGKLIP, A DIVISION OF CALEDON



Date: 2026/10/06



FARM 470, BOTRIVIER

APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:

- *Section 16 (2) (b) – Permanent departure from the provisions of the Land Use Scheme*
 - *Departure from the southeastern building line from 30m to 8.45m*
 - *Departure from Section 16.10.1. (b) of the OMLUS – more than 5 additional dwelling units per land unit*
 - *Departure from Section 16.10.1. (b) of the OMLUS – additional dwelling units exceed maximum total floor area of 250m²*
- *Section 16 (2) (h) – Amendment, deletion or additional conditions in respect of an existing approval*
 - *Amendment of Conditions of Approval, Conditions 1. (a), (c), and (h), of the letter dated 8 May 2015.*
- *Section 16 (2) (o) – Consent use provided for in the zoning scheme*
 - *Consent Use to permit Tourist Facilities*
 - *Bike Trials and Hiking Routes*
 - *Consent Use to permit Tourist Accommodation*
 - *Consent Use to permit Riding Stables*
 - *Consent Use to permit an Animal Care Centre*
 - *Consent Use to permit an Agricultural Industry*
- *Section 90 (5) – Determination of an Administrative Penalty*

Application prepared for:

Middelmann & Overstrand Municipality

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Submitted:

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Revision 3:

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1. THE PROPOSAL

1.1. Background Information

The owners of Farm 470, Botrivier (hereinafter referred to as the application site), contacted Future Plan Town and Regional Planners (hereinafter referred to as *this office*) to assist with the necessary application to Overstrand Municipality. Please find attached the application particulars and the required supporting documentation.

1.2. Amendments to this Application

On 8 October 2025, the following amendments were requested:

- *Section B of the application form to be amended, according to our database, the registered Owner is Middelman Walter Julius Wilhelm Trust.*
Amended.
- *Section C of the application form to be amended, complete with the title deed number and date.*
Amended.
- *Section E of the application form to be amended, provide a true reflection of the building line encroachment (the completed “??” is not accepted).*
Amended.
- *Provide a copy of Title Deed T53922/08.*
Provided.
- *Letter of Authority to be submitted to confirm active trustees.*
Provided.
- *Power of Attorney to be amended to reflect only the consent use and departure application submitted.*
Amended.
- *Electronic copy of complete application to be provided, all annexures as separate PDF formats (please refrain from submitting outstanding/additional/amended information in a singular format and submit the amended application with all supporting documentation in one complete submission).*
Noted.

On 14 October 2025, the following amendments were requested:

- *The Cattery is an Animal Care Centre, apply for Consent Use*
Noted, and added to this application.
- *2 additional dwellings are larger than the restricted size of 250m² each.*
Noted and addressed in this motivation.





- *It is interesting that the Laundry Worker's house is bigger than the Managers' Units.*

The Laundry Workers' House is allocated for a single family and an additional worker that have been working on the application site for numerous years. The Manager's Unit is designated for a single individual.

- *The Tasting / Brewery / Restaurant was already approved in 2011.*

Removed from this application.

- *Are there any building plans*

Buildings 6 and 23 were constructed before 1947, while all other structures were built between 1960 and 1972. No building plans were required prior to 1978, and those that were renovated and or added on were submitted to the District Municipality. The owners cannot find copies of these.

- *The MTB Trails: environmental impacts?*

The trails utilise existing roads and fire line roads. Consequently, there is no adverse impact on the environment or the farm's agricultural output. It is important to note that these roads are now inspected and maintained more regularly, which helps minimise erosion.

- *Site Development Plan: between No. 20 and No. 27 is a structure that is not shown on GIS. Also, indicate the location of No. 32.*

There can be no dispute about Overstrand's existence. These are the buildings currently in use on the property, and the owner indicated that they have been there for many years. When viewed with the OSM GIS system, these buildings are clearly visible. No. 32 was included in the Site Development Plan. See below for more information.





- *Indicate Managers in relation to their agricultural activity, e.g. Manager: Proteas – how many hectares, etc.*

Proteas - 21,7ha

Olives- 12.06ha + 15,73ha

- *Products: apply for Agricultural Industry.*

Noted, and added to this application.

1.3. Application Particulars

An application is submitted under Section 16(2) for various Departures and Consent Uses. Please refer to the following Sections. This section should be read in conjunction with the attached Site Plan (Plan 2).

1.4. Permanent Departure (Section 16 (2) (b))

1.4.1. Departure from the Building Lines

It is hereby proposed to relax the southeastern boundary building line from 30m to 8.45m to allow a structure (No. 31) that clearly exceeds the prescribed building lines.





1.4.2. Departure from Section 16.10.1. (b) of the OMLUS

Any agriculturally zoned property is permitted to have up to five additional dwelling units. We wish to apply for a permanent departure from this development parameter to allow for a maximum of seven additional dwelling units (instead of the maximum of five).

Units 14, 15, 30, and 31 are designated for transient guests, while Units 7, 9, and 10 are allocated to managers involved in tourist-related activities, as discussed in the following section.

Additionally, it is essential to note that Units 14 and 15 exceed the maximum floor area of 250 m² and therefore require a permanent departure from the OMLUS provisions.

1.5. Amendment of Conditions of Approval (Section 16 (2) (h))

Please refer to the attached Annexure D for a copy of the approval letter, dated 8 May 2015, that has reference to this land use application. It is hereby proposed to amend Conditions 1. (a), (c), and (h) of the approval letter, as follows:

“Condition 1. (a): that the storage of the agriculture fertilizer be allowed for a period of five (5) years only;”

We proposed that the condition be amended to read as follows: “that the storage of the agriculture fertilizer be allowed for the duration of the land use and not be limited to a specified period of time.”

“Condition 1. (c): that the four (4) sheds be used for agricultural industry purposes as per the Overstrand Municipality Zoning Scheme Regulations, with consent of the Western Cape Government: Department of Agriculture;”

We proposed that the condition be amended to read as follows: “that the four (4) sheds be used for agricultural industry purposes as per the Overstrand Municipality Amendment By-law on Land Use Planning of 2020 and any succeeding Land Use Planning By-laws.”

We believe that delegation and decision-making are to be the responsibility of the Local Authority and its Authorised Official (or MPT), and not of the Western Cape Government: Department of Agriculture. The intended land use will remain agriculturally orientated.

“Condition 1. (h): that all conditions imposed by the Western Cape Government: Department of Agriculture in their letter dated 24 November 2014, be complied with.”

We proposed that the condition be amended to read as follows: “that all conditions imposed by the Overstrand Municipality be complied with.”





We believe that delegation and decision-making are to be the responsibility of the Local Authority and its Authorised Official (or MPT), and not of the Western Cape Government: Department of Agriculture. The intended land use will remain agriculturally orientated.

1.6. Consent Use (Section 16 (2) (o))

Application is hereby made for Council's consent to permit the following land uses:

1.6.1. Tourist Facilities:

The application site also features numerous trails suitable for hiking and cycling, respectively. Tourists or guests of tourism accommodation units typically use these.

1.6.2. Tourist Accommodation

Along with the other activities mentioned, there is also short-term accommodation leasing. These are mainly used for transient guests. The units are numbered 14, 15, 30, and 31 on the Site Plan.

1.6.3. Riding Stables

The property owners' stable horses are allowed on site, and the owners provide riding lessons to the public, enabling riders to ride their horses. The structures used for riding-stable activities are numbered 1 to 4, as shown on the Site Plan. The payment of the riding lessons supplements the upkeep of the horses, which is, in general, a good financial practice.

1.6.4. Animal Care Centre

The owners set up an animal care centre as another source of income for the farm, serving as a supplement to the existing agricultural activities. The animal care centre offers boarding for cats.

1.6.5. Agricultural Industry

In 2015, approval was granted for the authorised use of the existing buildings (sheds) for Agricultural Industries. This application seeks approval to use these structures again, with the aim of obtaining permanent consent. The activities involve producing animal feed.

No suitable land unit could have been found for relocating the enterprise. It is worth noting that income from this lease helps maintain the buildings on the property, which, in turn, supports the agricultural activities on the land.





It is also worth noting that this enterprise's products benefit the entire farming community, as Feedtec not only supports the agricultural sector but also provides a vital source of income for residents of Bot River, Kleinmond, and Hawston.

1.7. Determination of an Administrative Penalty

Application is hereby made in terms of Section 90 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

An administrative penalty is a direct contravention of the Overstrand Municipal Planning By-Law on Land Use Planning. The following measures must be addressed to the Municipality's satisfaction to determine whether an administrative penalty is applicable. The information required is stipulated as follows:

The nature, duration, gravity, and extent of the contravention.

Nature	The administrative penalty application pertains to the conversion of workers' accommodation units to additional dwelling units
Duration	Less than 30 days for construction, conducted between 29 March 2017 and 19 April 2017.
Gravity	To our knowledge, no complaints have been received, as there is no detrimental impact on the surrounding community or immediate abutting farm owners regarding their respective property rights. The farm owner carried out the alterations to supplement income.
Extent	Building No. 14: $\pm 280\text{m}^2$ - total after additions. Building No. 15: $\pm 335\text{m}^2$ - total after additions. TOTAL: $\pm 615\text{m}^2$

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

The farm owner was informed that an administrative penalty was to be lodged; there was no hesitation, and we were instructed to proceed. The owner is in the process of rectifying all land uses on the application site through this land use application.

A report by a quantity surveyor in matters of unauthorised building/construction.

We do not believe that the services of a quantity surveyor will be required. The construction was carried out by the farm owner in mid-2017 and utilised existing structures. Please refer to the photos below.

Whether the unlawful conduct was stopped.

No further construction was conducted after the conversion of the workers' accommodation to additional dwelling units.





Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

To our knowledge, the current owners have not contravened this By-Law or any other previous planning law except for this infringement. It should also be noted that no notice was given to the property owner, except when a complaint was submitted to the local authority by an adjacent property owner.

This office respectfully requests that a penalty not be imposed (a zero penalty) on the farm owners, due to the following reasons:

- The owner utilised existing structures.
- No complaints from the abutting neighbours or the surrounding community have been received.
- To the best of our knowledge, no previous contravention has been made by the property owners.
- The conversion of workers' accommodation units to additional dwelling units inevitably contributes to the value of the subject farm.
- The addition can be seen as fitting with the surrounding area and the diversification of the rural character of the surrounding area.



20 February 2014



29 March 2017





19 April 2017

1.8. Primary Rights Applied

The activities are organised to support each other. Tourism-related activities generate additional income for the farming operations. At the same time, the peaceful character of the agricultural site attracts visitors who naturally invest in the farming environment and its surrounding area.

The owners built a main house and several structures associated with the existing agricultural activities.

Furthermore, houses have been built for genuine agricultural workers. The structures are shown on the SDP as numbers 6, 11, 12, 13, 16, 18, and 22. All residents work and live on the application site as part of their employment agreement.

1.9. Desirability

For the Authorised Official to make an informed decision, it is vital to evaluate the necessity and desirability of the application. Desirability is typically assessed based on the aspects and considerations outlined in Section 66 of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning of 2020 and Section 49 of the Western Cape Land Use Planning Act of 2014. This office has summarised several site-specific factors to consider before a decision is made.

Herewith is the need for the proposal:

- The application site was used for various activities over the years, and the owner and his children built upon the existing pursuits.

The proposal is deemed desirable due to the following reasons:



- The proposal will help increase tourism in the nearby area. It is also located on a popular tourist route connecting Cape Town with Hermanus (and beyond). Therefore, it is essential to promote and sustain these activities to boost tourism related to agricultural pursuits.
- The application, site development plan, and subsequent attachments comply with the regulations listed above. Therefore, the application in its current form can be accepted. It will then be assessed and justified based on its merits and desirability.
- No threat to the health and safety of the surrounding community is expected. It is also argued that no viable agricultural land will be taken, thus not negatively impacting the region's food security.
- The activities have been on the application site for many years, without impacting the surrounding community or neighbouring application sites.

We believe the proposal will benefit the local area as it is unlikely to cause any harm to neighbouring properties, the natural landscape, or productive agricultural land.





2. CHARACTER OF ENVIRONMENT

2.1. Application Site Particulars

Location	R43 Hermanus Road, Botrivier 34.276928°S 19.140996°E
Zoning	Agriculture Zone 1
Utilisation	Predominantly agriculture-related, and other land uses as per Section 1 of this report.
Surrounding Area	The area surrounding the application site is predominantly agriculturally zoned; however, it is also a popular tourist thoroughfare.

2.2. Ownership Details

A review of the title deed showed that no restrictive conditions could prevent the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	The Farm Honing Klip No. 470, Division Caledon, Overstrand Municipality, Western Cape
Ownership	Middelmann Walter Julius Wilhelm Trust
Extent	913,81ha
Title Deed Number	T53922/08

2.3. Municipal Services

This application is restricted to the subdivision and rezoning only and does not involve any additional applications. It should be noted that no municipal services will be impacted by the proposed subdivision and rezoning application.

Services	Intended Use(s)
Water	Sufficient water capacity exists; however, additional storage tanks can be installed to harvest rainwater.
Electricity	It is believed that the application site has sufficient electrical capacity to supply the additional dwelling and tourist units. If this is not sufficient, additional capacity can be generated by installing solar panels on each unit.
Refuse Removal	Refuse will be collected on the application site in a secure facility and removed regularly by the owners, who will dispose of it at the nearest dumping facility.





Sewerage	Each unit will be equipped with a conservancy tank that meets the designer's specifications and Overstrand Municipality's requirements. The final details will be supplied with the submission of the building plans. Additionally, the tanks will be emptied regularly by a reputable service provider.
Access & Parking	No additional access points will be created, and sufficient space is available to accommodate at least one parking bay at each proposed tourist accommodation unit.



3. LEGISLATION

3.1. Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, under the Municipal Systems Act, 2000 (Act No. 32 of 2000), aims to provide general guidance to support continuous decision-making and to create integrated, sustainable, and liveable regions, cities, towns, and residential areas.

The proposal is not considered to breach the Overstrand SDF, as it does not conflict with the SDF's statutory requirements. It is argued that the proposal offers a viable alternative to traditional farming practices and encourages tourism-related activities essential to the agri-tourism sector.

3.2. Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to address the development needs of our communities through clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The delivery of democratic, responsible, and ethical governance
- The provision and upkeep of municipal services
- The promotion of organised community involvement in municipal affairs
- The development and upkeep of a safe and healthy environment
- The promotion of tourism, economic and social development.

The IDP is crucial to consider in any planning-related application. It is the opinion of this office that the proposal promotes social development and creates a safe and healthy environment not only for the property owner but also for the surrounding residents, while contributing to the general upliftment of the area through tourism-related activities.

3.3. Overstrand Municipal Growth Management Strategy (2010)

The Growth Management Strategy recognises Stanford as a growing, popular tourist destination. Although the application site lies outside the Planning Areas designated for Kleinmond/Arabella, it will still support the overall promotion of Kleinmond and Arabella and serve the primary purpose within the Overstrand Municipality.

3.4. Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning in terms of the "General criteria for consideration of applications":



The proposal does not constitute a deviation from the development criteria concerning agriculturally zoned properties. Although the application is not a primary right but a consent use and permanent departure, it is regarded as ancillary to the existing primary land use. The proposal does not seem out of character for the surrounding area, as it is a popular destination within the Overstrand Municipality and its vicinity.

3.5. Overstrand Municipality Environmental Management Overlay Zone (EMOZ)

The application site partially falls within a “Protected Area Buffer” as shown in the EMOZ. Some activities inside the Protected Area Buffer are prohibited, while others are permitted. Here is a distinction between activities that are forbidden and those that are not (specifically relevant to this application):

Prohibited Activities (Schedule A)	Applicable EMOZ	Comments
	Protected Area Buffer	
	Applicable to this zone? (Y/N)	
<i>Agricultural practices within this EMOZ which may cause water logging and siltation.</i>	Yes	Not applicable to this application
<i>Planting or harbouring of declared alien invasive plant species on properties located within and adjacent to this EMOZ.</i>	Yes	Not applicable to this application
<i>Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.</i>	Yes	Not applicable to this application
<i>Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.</i>	Yes	Not applicable to this application
<i>Development or agriculture on slopes steeper than 1:4.</i>	Yes	Not applicable to this application
<i>Development above the 120m geographical contour line.</i>	Yes	Not applicable to this application
<i>Development on the crest of a mountain, ridge or hill.</i>	Yes	Not applicable to this application



<i>Establishment of Informal settlements or Temporary Relocation Areas.</i>	Yes	Not applicable to this application
<i>No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.</i>	Yes	Not applicable to this application
<i>Placement of religious symbols or memorabilia.</i>	Yes	Not applicable to this application
<i>Harvesting /collection of kelp/seaweed in municipal-designated "no-take" zones.</i>	Yes	Not applicable to this application
<i>Harvesting, collection, moving, loading, drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.</i>	Yes	Not applicable to this application
<i>Stockpiling, drying, processing, or loading of marine resources beyond areas designated, demarcated, and signposted by the Municipal Council for such purposes.</i>	Yes	Not applicable to this application
<i>Modification of the littoral active zone /functional dune systems in absence of approved management plans.</i>	Yes	Not applicable to this application





<i>Feeding, disturbing / pursuit of fauna.</i>	Yes	The property owner plants various species of Fynbos, which inevitably occur naturally.
<i>Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.</i>	Yes	Not applicable to this application
<i>Defacing/damaging/removing of any notice, sign, barrier building, or other infrastructure.</i>	Yes	Not applicable to this application
<i>Playing or tampering with any rope, float, buoy, vessel, shelter, or similar life-saving device.</i>	No	Not applicable to this application
<i>Staying overnight.</i>	Yes	No informal camping facilities are permitted, and do not apply to this application.
<i>The discharging of domestic effluent / grey water into all natural systems.</i>	Yes	All effluent and discharge will be accommodated within septic tanks or similarly approved measures to prevent contamination of natural systems.
<i>Tampering with security/surveillance infrastructure.</i>	Yes	Not applicable to this application
<i>Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.</i>	Yes	Not applicable to this application





<i>Graffiti, vandalism, or damage to municipal infrastructure.</i>	Yes	Not applicable to this application
<i>Littering</i>	Yes	All refuse is to be collected and disposed of at the nearest accommodating facility.
<i>Disposal of cigarette butts, ash, or other hazardous materials in any place or manner other than a receptacle designated for such items.</i>	Yes	All refuse is to be collected and disposed of at the nearest accommodating facility.
<i>Walking/exercising dogs in non-designated zones.</i>	Yes	All refuse is to be collected and disposed of at the nearest accommodating facility.

Non - Prohibited Activities, or with Council's Consent (Schedule B)	Applicable EMOZ: Protected Area Buffer	Comments
	Applicable to this zone? (Y/N)	
<i>Permission for the utilisation of access routes to permitted kelp/seaweed harvesting sites.</i>	No	Not applicable to this application
<i>Removal or destruction of vegetation which is protected and/or of conservation concern.</i>	Yes	Not applicable to this application
<i>Dune maintenance on private land as per approved dune maintenance management plans.</i>	No	Not applicable to this application
<i>Excavation and destruction or removal of substrate (soil, substrate, rock, shell grit, dune sediment, mineral deposits).</i>	Yes	Not applicable to this application
<i>Discharging of pool backwashing or untreated grey water or the channelling of storm water into</i>	Yes	Not applicable to this application





<i>open spaces without the necessary approval from the Municipality.</i>		
<i>Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse/wetland.</i>	Yes	Not applicable to this application
<i>Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures, and infrastructure.</i>	Yes	Not applicable to this application
<i>Commercial filming.</i>	Yes	Not applicable to this application
<i>Construction or placement of any temporary object, building, shelter, path or structure.</i>	Yes	Not applicable to this application
<i>Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.</i>	Yes	Not applicable to this application
<i>Launching of vessels at registered launch sites.</i>	No	Not applicable to this application
<i>Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.</i>	Yes	Not applicable to this application
<i>Application for the designation of industrial sites and activities</i>	Yes	Not applicable to this application





<i>associated with the seaweed harvesting, collection, drying, transport and processing fishery.</i>		
<i>Encroachment of private buildings, structures, infrastructure, access routes.</i>	Yes	Not applicable to this application
<i>Commercial Harvesting/collection and removal of any natural resource.</i>	Yes	The property owner plants various Fynbos species, which are generally sold at local markets.
<i>Construction or placement of any permanent object, building, shelter, pathway or structure.</i>	Yes	Applied for.

The proposal generally aligns with the EMOZ regulations and, consequently, does not pose a significant threat to the Protected Area Buffer.

Please refer to the following page for a Figure of the application site and the Protected Area Buffer delineation:

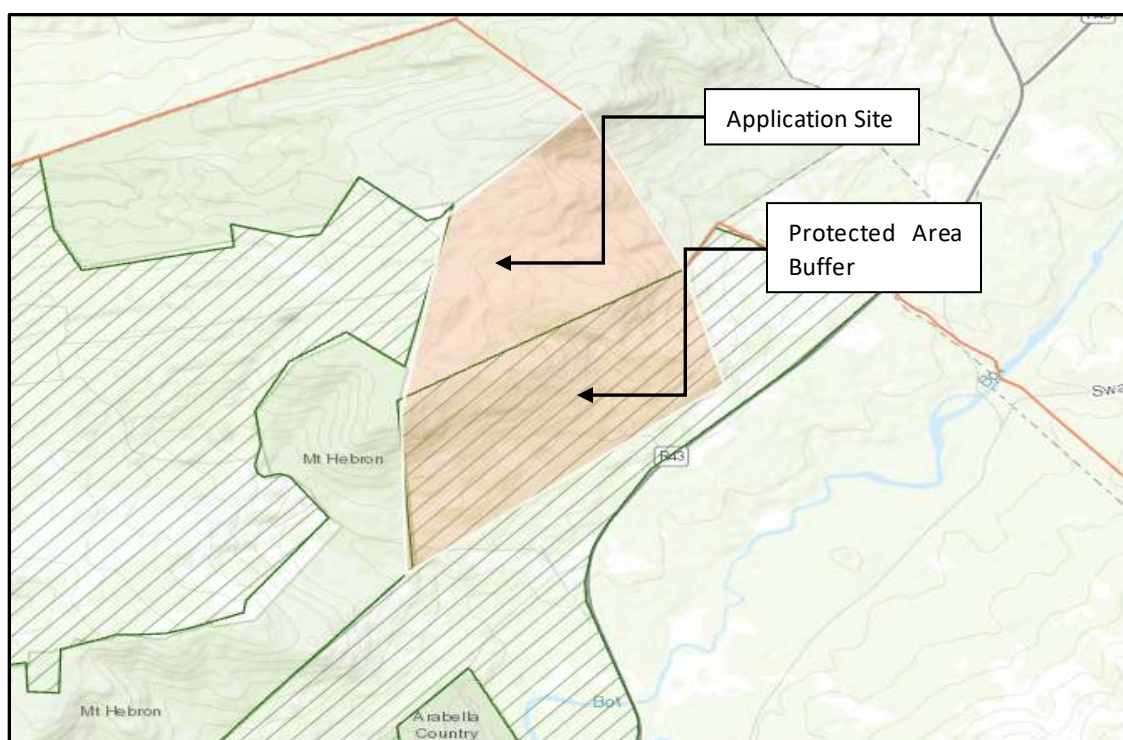


Figure 1: Application Site and Protected Area Buffer





3.6. Western Cape Land Use Planning Act (Act 3 of 2014)

The Western Cape Land Use Planning Act of 2014 (LUPA) is legislation in the Western Cape Province of South Africa that governs land use planning and development. This act sets out a clear framework for spatial planning, land use management, and land development. Here are some key points about the act:

- **Purpose:** The act aims to promote sustainable land use planning and development by incorporating environmental, social, and economic factors. It seeks to encourage efficient and effective land management and to coordinate and harmonise planning across different levels of government.
- **Scope:** LUPA applies to all land within the Western Cape Province and offers guidelines for municipalities in the province to develop and implement land use planning policies and frameworks.
- **Planning Frameworks:** The act specifies the necessity for spatial development frameworks (SDFs) at both provincial and municipal levels. These frameworks serve as strategic plans that direct long-term development and land use within designated areas.
- **Land Use Management:** LUPA outlines procedures for land use regulation, including the development, adoption, and modification of zoning schemes. Zoning schemes govern the use and development of land and buildings.
- **Development Applications:** The act outlines the procedures for submitting and assessing development applications, including subdivisions, consolidations, and land-use changes. It aims to make these procedures more efficient and promote transparency and public participation.
- **Public Participation:** LUPA emphasises the importance of public involvement in land use planning and development decisions. It requires municipalities to engage the community in planning processes and to take public input into account in their decision-making.
- **Compliance and Enforcement:** The act sets up systems to ensure adherence and enforcement of its provisions. This includes imposing fines and taking legal action against individuals or entities that violate land-use regulations.
- **Integration with Other Legislation:** LUPA is designed to operate alongside other national and provincial legislation, such as the National Environmental Management Act and the Municipal Systems Act, to ensure a coordinated approach to land use planning.

The Western Cape Land Use Planning Act of 2014 aims to manage land use sustainably and efficiently, encouraging balanced development while safeguarding environmental and community interests. The application does not appear to negatively affect key aspects of LUPA. The Act also clarifies that the Municipality is responsible for land-use applications, such as consent uses. Based on the available information, this office believes the proposal supports the Municipality's objective of fostering a sustainable environment for everyone and does not conflict with LUPA.





3.7. Western Cape Rural Areas Guideline

The application and proposal should be further assessed in accordance with the Western Cape Rural Areas Guideline. This document specifically pertains to tourist accommodation on agricultural land units. The objectives of the guidelines are -

- *To diversify the Western Cape's rural economic base into the tourism and recreation sectors and develop these sectors sustainably and equitably.*
- *To offer a range of appropriate nature, cultural, and agri-based rural tourism facilities and recreational opportunities across the rural landscape (e.g., animal sanctuary, paintball, shooting ranges, and conference facilities).*
- *To provide citizens access to resources, the coast, and the rural landscape.*

According to the Guidelines, tourist accommodation may be permitted on farms if it does not adversely affect the primary farming activities and social structure of the surrounding area, and if it does not involve establishing a new urban area or contributing to urban sprawl.

This application aims to diversify the existing farming activities outlined earlier in this motivation report and to act as a catalyst for future farming initiatives. Considering the Western Cape's distinctive character, especially its rural landscape, it is essential to promote tourism and broaden economic activities to create jobs, encourage localised tourism-related services, and improve overall welfare for farmers. This will provide an additional income stream that does not depend solely on agricultural pursuits.

The proposed activities serve as a good example of promoting tourism while linking it to complementary agricultural practices, fostering a balanced coexistence without damaging the rural landscape. They would not interfere with existing farming operations nor pose a threat to the health and safety of the surrounding area.

The application farm is also close to Kleinmond (6 km) and could benefit from the transient guests' activities. It should also be noted that the proposed accommodation will be rented on a short-stay basis only and does not cater for long-term residency.

Thus, the proposal in this application should be assessed according to the following criteria, which are outlined in the table below:



Criteria	Comment(s)
<i>Appropriate rural businesses could be accommodated in all Spatial Planning Categories (e.g., a curio shop appropriate in a National Park), but with restrictions and subject to site attributes.</i>	No additional business is proposed, except for the provision of short-term accommodation and agriculturally related entities.
<i>Place-bound businesses (businesses ancillary to agriculture or serving rural needs) include farm stalls and shops, restaurants, and venue facilities (e.g., conferences and weddings).</i>	The application site is in a popular tourist destination where similar activities are already underway. The application site's proximity to natural vegetation and landscapes makes it ideally situated to capitalise on tourism-related activities.
<i>Place-bound businesses should preferably be located on the farm to consolidate the farmstead precinct and complement the farm's operations.</i>	All proposed buildings are located on the extended application site and do not impact the property's farming activities.
<i>Restaurants and venue facilities should be located within the farmstead precinct, of appropriate scale and vernacular design, generate positive socio-economic returns, and not compromise the environment, agricultural activities, production and sustainability, risk and finances, or the scenic, heritage, and cultural landscape.</i>	The additional units are situated in areas that will not significantly impact the surrounding natural landscape. However, they would still provide privacy to the farm owners, adjacent property owners, and transient guests.
<i>Development applications should include a locality plan to indicate how it contributes to the clustering of nodal areas, a site development plan illustrating the placement of the business in relation to existing buildings on the farm, details on infrastructure provision, access and parking arrangements, and the position and nature of all proposed signage and landscaping.</i>	Provided.
<i>A farm shop should be limited to selling daily necessities to agri workers on the farm and neighbouring farms and farm stalls and to selling products produced and processed on the farm to tourists and visitors. Each shop should be limited to</i>	No shop is included in the application.





<i>a maximum floor space of 100m², including storage facilities.</i>	
<i>Restaurant and venue facilities must be scale-compatible with the farmstead precinct and/or surrounding rural context.</i>	Not Applicable.
<i>Private educational and institutional facilities, as well as rehabilitation and wellness centres, are regarded as business facilities and not community facilities (Chapter 14 Community Facilities and Institutions) and should be located within urban areas to reinforce their economic base.</i>	Not included in this application.
<i>Non-place-bound businesses (businesses not ancillary to agriculture or serving rural needs) should be located within urban areas and should only be considered in rural areas when exceptional cases and locational factors warrant such a land use. The applicant is obliged to illustrate why the land use cannot be accommodated in the urban area. Examples include petrol stations, hardware stores, truck stops, transport contractors, wellness centres, frail care facilities, and animal feed factories.</i>	All the proposed activities align with the permitted land use on the farming unit and are excellent economic activities for the farm, ensuring a steady income and job creation.
<i>Only activities that are appropriate in a rural context, generate positive socio-economic returns and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long-term impact on the municipality (resources and finances), agricultural activities, production and sustainability, risk and finances, and the scenic, heritage and cultural landscape should be considered when decisions are taken.</i>	It is believed that this proposed development will contribute to the municipality's revenue through rates and taxes and increase the income of farm owners and farm workers in the area, thereby meeting all the required boxes for long-term sustainability outlined in the guidelines.



3.8. National Environmental Management Act (NEMA, Act 108 of 1998)

NEMA reiterates the provisions of section 24 of the Constitution and incorporates internationally accepted sustainability principles. Therefore, it is a legal obligation to consider these principles in all environmental decisions. Additionally, the importance of intergovernmental coordination and harmonisation of environmental policies, legislation, and actions is highlighted.

It is also important to note that the Best Practical Environmental Option (BPEO) is defined in NEMA as “the option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as the short term”.

3.9. Planning Principles

The proposed development aligns with the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

Planning Principle	Comment(s)
Spatial Justice	The proposed application will not perpetuate past imbalances in apartheid-era spatial development.
Spatial Sustainability	The proposal will not adversely affect land used for agricultural activities and is thus considered sustainable development on the subject farm.
Efficiency	The impact on municipal services is limited and will therefore not be detrimental to the infrastructure and resources of the surrounding settlement.
Spatial Resilience	The proposed development is well-aligned with the spatial plans and policies, enabling the subject property to withstand, absorb, and recover from environmental and economic shocks in a timely and efficient manner.
Good Administration	The proposed development will promote consultative planning, as the Municipality will advertise the proposal to the public, allowing public comments to be considered. Future Plan will also respond to public comments and incorporate them into the project's planning. The planning application will also be sent to the neighbours and other relevant departments for essential input.

This section explains how the proposed development aligns with the core planning principles outlined in SPLUMA and LUPA. Therefore, the proposal can incorporate and promote all planning principles.



3.10. Food Security

The farming unit will remain productive, and the following agricultural activities are currently underway on the farm.

Agricultural Land Use	Size (ha)
Dry land (Existing lands)	100
Dry land (Existing orchards)	10
Dry Land (Potential lands)	10
Under Irrigation (Existing Orchards)	10
Grazing	8

Food security will therefore be preserved, and this application, along with its intended use, will not affect the farm's agricultural output.





4. CONCLUSION & RECOMMENDATION

The motivation report offers a clear and thorough analysis of the land use proposal. It has been shown that the application is beneficial and will not negatively impact the existing landscape. Additionally, it has been demonstrated that the proposal aligns well with the area's spatial planning initiatives. The following factors should also be considered when evaluating the feasibility of the proposed application:

- The proposal will help promote tourism in the immediate area. It is also situated on a popular tourist route connecting Cape Town with Hermanus (and beyond). Therefore, these activities must be encouraged and sustained to support tourism related to agricultural pursuits.
- The application, site development plan, and subsequent attachments comply with the specified regulations listed above. The application in its current form can therefore be approved. It will then be assessed and considered based on its merits and suitability.
- No threat to the health and safety of the surrounding community is expected. It is also argued that no viable agricultural land will be lost, thereby not negatively impacting the region's food security.
- The activities have been on the application site for many years, without affecting the surrounding community or neighbouring application sites.

Considering the above, it is recommended that the following applications:

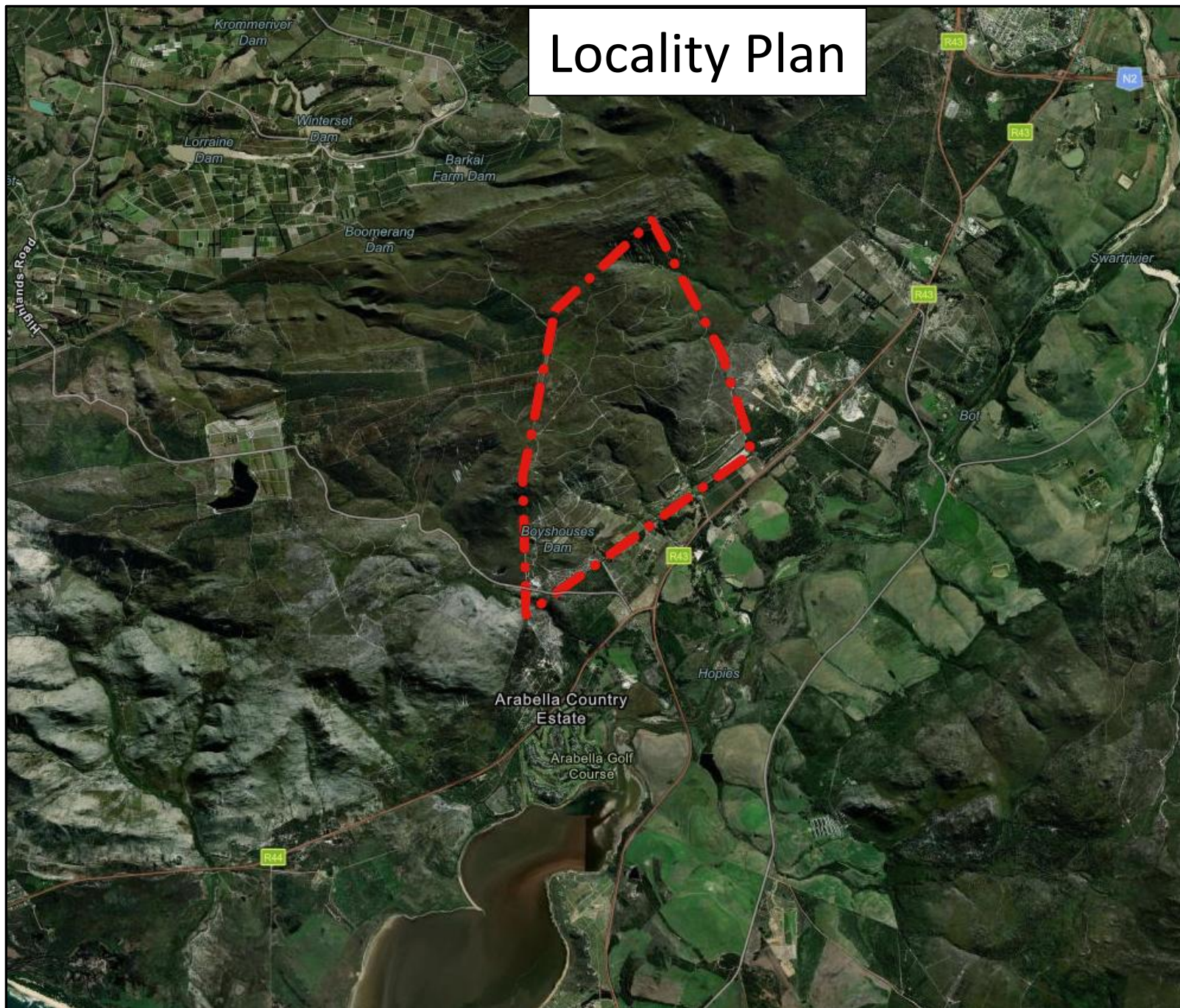
- *Section 16 (2) (b) – Permanent departure from the provisions of the Land Use Scheme*
 - *Departure from the southeastern building line from 30m to 8.45m*
 - *Departure from Section 16.10.1. (b) of the OMLUS – more than 5 additional dwelling units per land unit*
 - *Departure from Section 16.10.1. (b) of the OMLUS – additional dwelling units exceed maximum total floor area of 250m²*
- *Section 16 (2) (h) – Amendment, deletion or additional conditions in respect of an existing approval*
 - *Amendment of Conditions of Approval, Conditions 1. (a), (c), and (h), of the letter dated 8 May 2015.*
- *Section 16 (2) (o) – Consent use provided for in the zoning scheme*
 - *Consent Use to permit Tourist Facilities*
 - *Bike Trials and Hiking Routes*
 - *Consent Use to permit Tourist Accommodation*
 - *Consent Use to permit Riding Stables*
 - *Consent Use to permit an Animal Care Centre*
 - *Consent Use to permit an Agricultural Industry*

- *Section 90 (5) – Determination of an Administrative Penalty*

be approved in terms of Section 16 of the OMLUS.



Locality Plan



FUTURE PLAN
TOWN AND REGIONAL PLANNING

Project Title

Farm 470, Honingklip
(Caledon)

Client Name

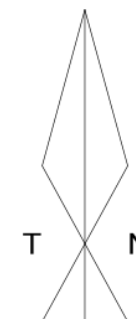
Middelmann

Street Address

R43 Hermanus Road,
Botrivier, 7185

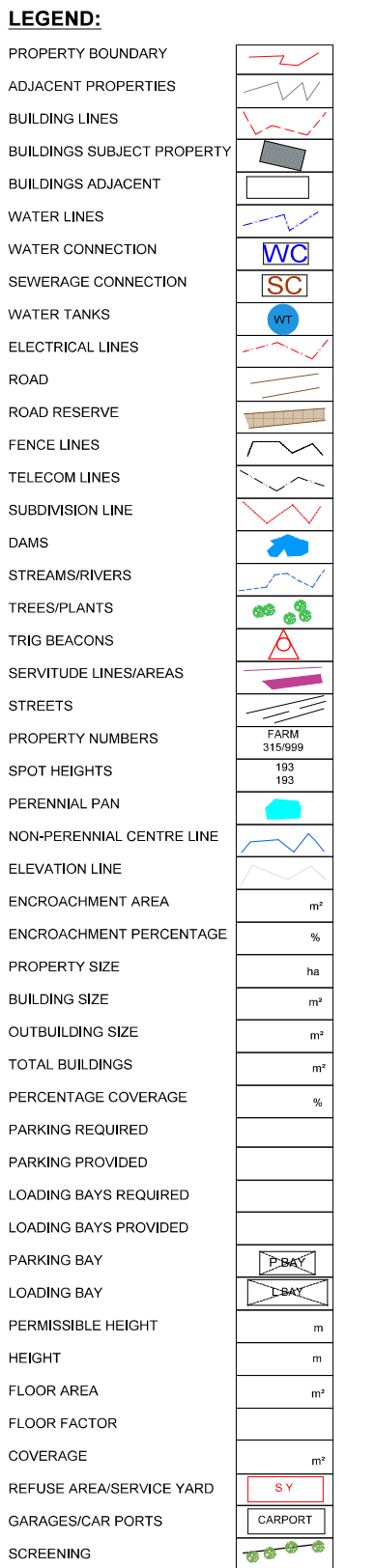
Property Particulars

Farm Number	470
Area	Caledon
Extent	915ha



GENERAL NOTES:

ALL DIMENSIONS AND COORDINATES
MUST BE CORRELATED BY A
PROFESSIONAL AND REGISTERED LAND
SURVEYOR. ANY DIFFERENCES MUST BE
BROUGHT TO THE ATTENTION OF THE
DRAUGHTSMAN IMMEDIATELY.
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 **FUTURE PLAN**
 TOWN AND REGIONAL PLANNING

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 BOT RIVER ESTATE
 BOT RIVER, 7185
 CELL: 082 57 60 90 1
 EMAIL: javisagie@gmail.com**

CLIENT/CLIENT

HONING KLIP FARM TRUST

PROJECT/PROJEX

Recall the number and use of building to the zoning.

DRAWING. FA 470 CAM July 2025

DATE	DRAWN	SCALE	ISSUED
2025/07/02	jav	see drawing	2025/07/22

PROJECT NO. FA 470 CAM July 2025	DRAWING NO. FA 470 CAM July 2025 1 of 2
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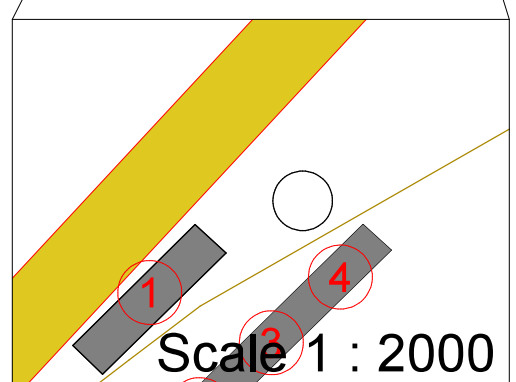
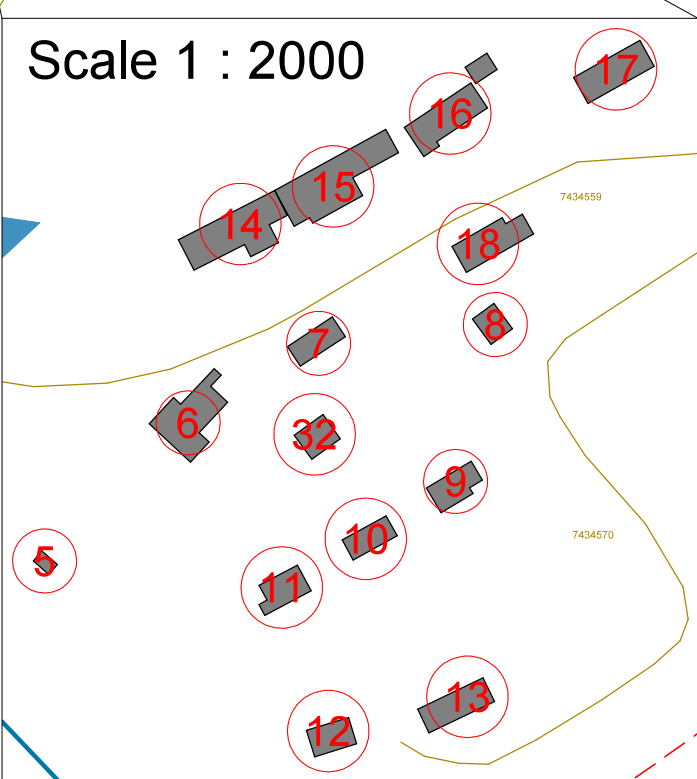
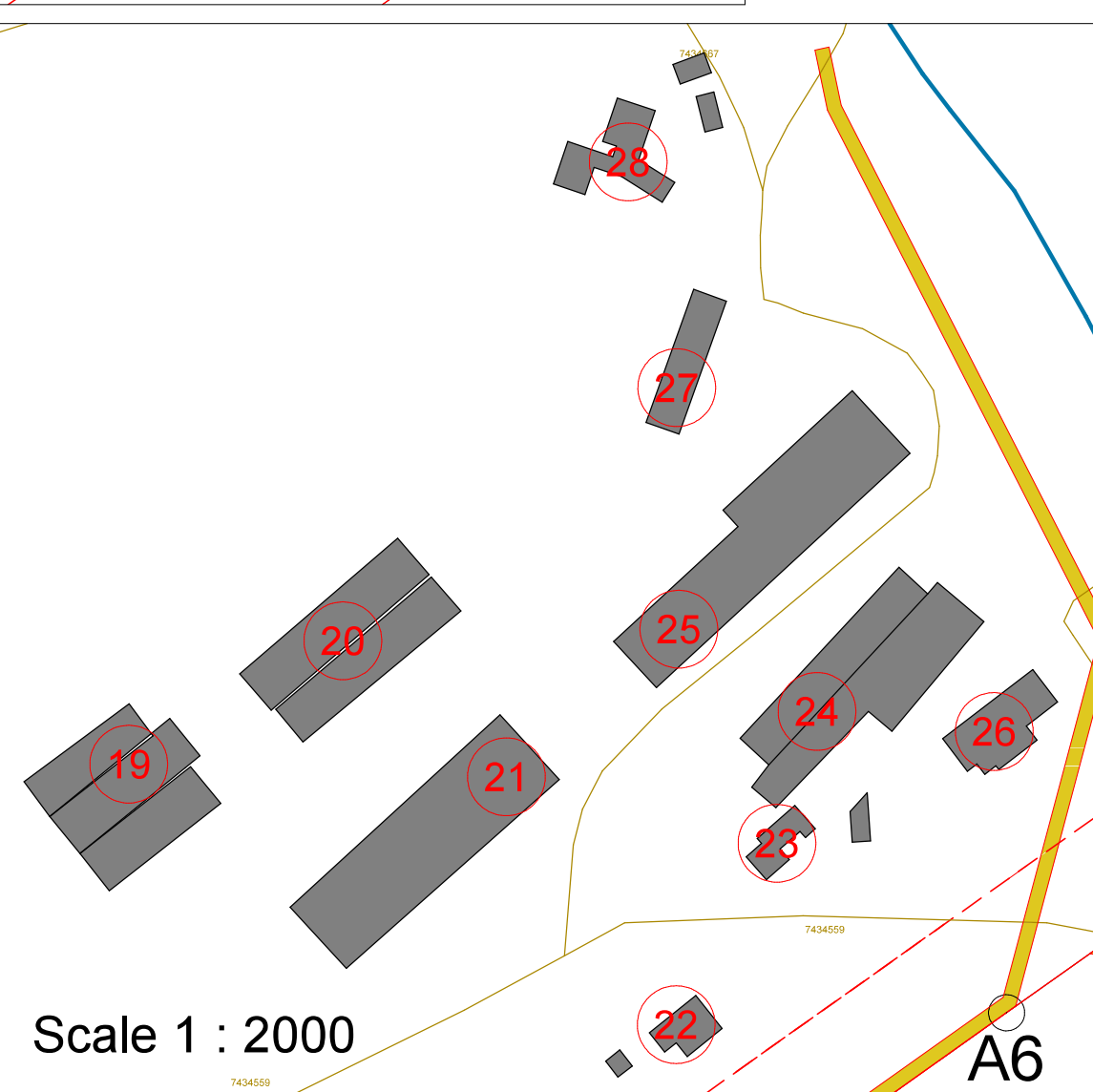
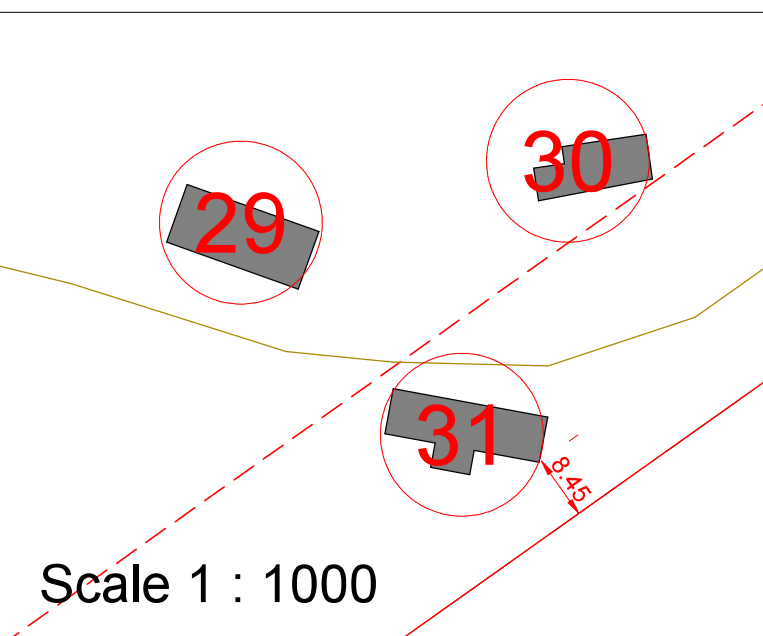
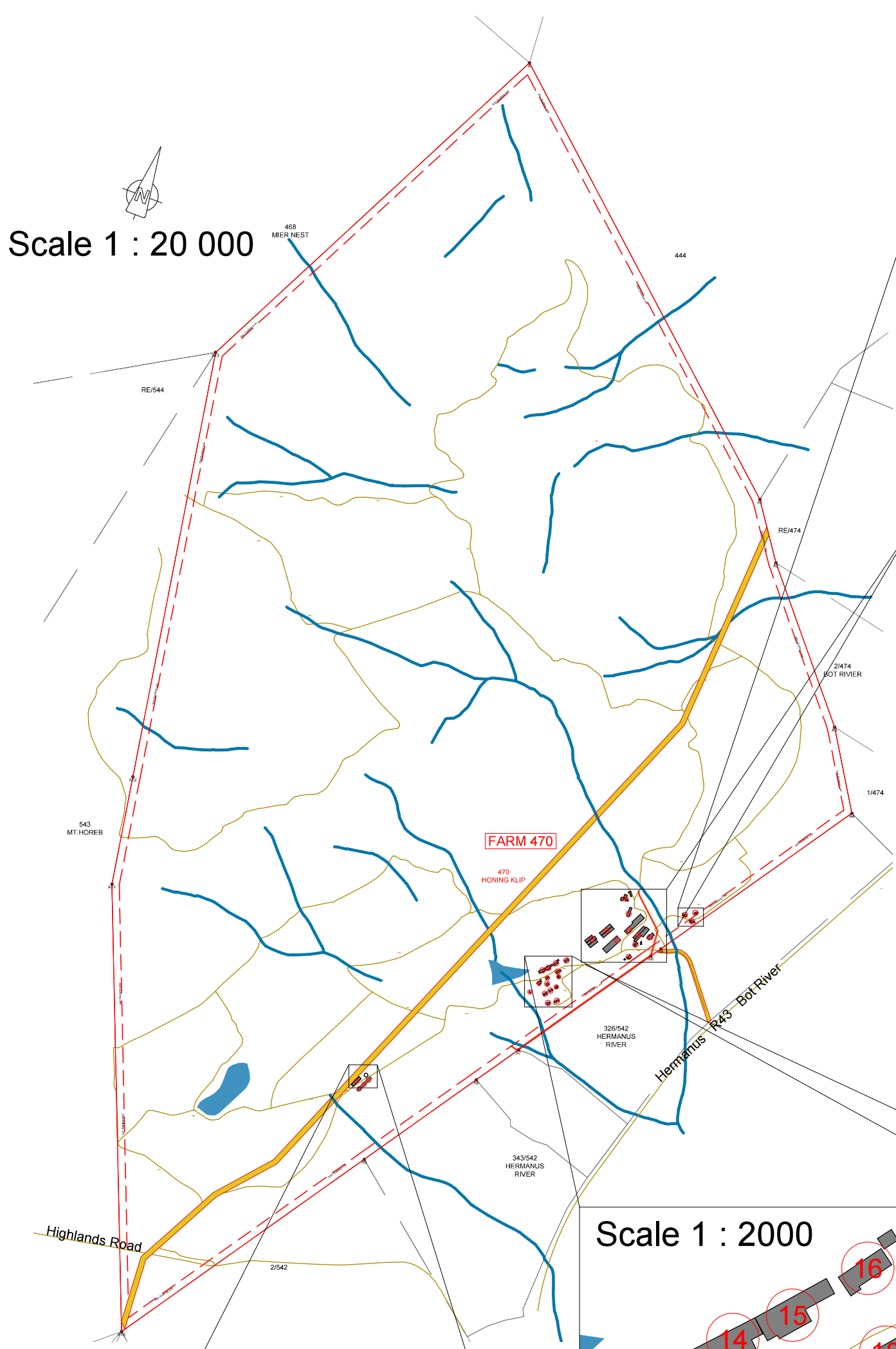
SITE DEVELOPMENT PLAN FOR LAND USE PLANNING APPLICATION FOR FARM 470, OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE WESTERN CAPE

GENERAL NOTES:

ALL DIMENSIONS AND COORDINATES MUST BE CORRELATED BY A PROFESSIONAL AND REGISTERED LAND SURVEYOR. ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE DRAUGHTSMAN IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND MAPS.

LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTIES	
BUILDING LINES	
BUILDINGS SUBJECT PROPERTY	
BUILDINGS ADJACENT	
WATER LINES	
WATER CONNECTION	
SEWERAGE CONNECTION	
WATER TANKS	
ELECTRICAL LINES	
ROAD	
ROAD RESERVE	
FENCE LINES	
TELECOM LINES	
SUBDIVISION LINE	
DAMS	
STREAMS/RIVERS	
TREES/PLANTS	
TRIG BEACONS	
SERVITUDE LINES/AREAS	
STREETS	
PROPERTY NUMBERS	
SPOT HEIGHTS	
PERENNIAL PAN	
NON-PERENNIAL CENTRE LINE	
ELEVATION LINE	
ENCROACHMENT AREA	
ENCROACHMENT PERCENTAGE	
PROPERTY SIZE	
BUILDING SIZE	
OUTBUILDING SIZE	
TOTAL BUILDINGS	
PERCENTAGE COVERAGE	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING BAYS REQUIRED	
LOADING BAYS PROVIDED	
PARKING BAY	
LOADING BAY	
PERMISSIBLE HEIGHT	
HEIGHT	
FLOOR AREA	
FLOOR FACTOR	
COVERAGE	
REFUSE AREA/SERVICE YARD	
GARAGES/CAR PORTS	
SCREENING	



BUILDING CONTROL SHEET: FARM HONINGKLIP FARM 470 CALEDON			
Building Nr	Description	Use	Size (m²)
1	Stables	Stables	500
2	Stables	Stables	120
3	Stables	Stables	120
4	Stables	Stables	525
5	Pump House	Pump House	20
6	House	Manager for Proteas	220
7	House	Manager for Cattery	85
8	Garage	Garage	60
9	House	Manager for Biking & 4x4 Trail	102
10	House	Manager for Hiking & Road/Path Repairs	80
11	House	Manager for Olives	95
12	House	Manager for Stables & Horses	85
13	House	Laundry Worker Family	132
14	Additional Dwelling	Renting Out Short Stay	280
15	Additional Dwelling	Renting Out Short Stay	335
16	House	Manager HR & Finance	210
17	Shed	Farm Activities	160
18	House	Manager Packing	150
19	Farm Goods Storage	Kaap Agri	1485
20	Farm Goods Storage	Farm Use	1500
21	Farm Goods Storage	Feedtek (Agri)	1850
22	Additional Dwelling	Maintenance Manager	201
23	Second Dwelling & Garages	Farm Manager's House and Outbuildings	210
24	Cattery & Shed	Cattery & Farm Use	1750
25	Farm Goods Storage	Kemin Agriculture	1950
26	Brewery & Pizza	Brewery & Pizza	435
27	Farm Goods Storage	Farm Use	375
28	Main Dwelling & Outbuildings	Main Dwelling	400
29	House	Manager Brewery & Pizza	150
30	Additional Dwelling	Renting Out Short Stay	85
31	Additional Dwelling	Renting Out Short Stay	145
32	Laundry	Laundry	75
Total Size of Buildings			13890,00
Property Size (ha)			913,8
Coverage (5)			0,15

J.A. VISAGIE (REG NO. A1099/99)

AMENDMENTS		WYSIGINGS	
NO.	DESCRIPTION	NO.	DESCRIPTION

Jan Visagie
Call: 082 575 0001
Email: jan.visagie@overstrand.gov.za
Address: 170 Box 221, Tlokoeng
21, 314 Street, Nieuwoudtville, 7185

FUTURE PLAN
TOWN AND REGIONAL PLANNING

2827 SKOOL STREET
BOT RIVER ESTATE
BOT RIVER, 7185
CELL: 082 57 60 90 1
EMAIL: javisagie@gmail.com

CLIENT/ANT: HONING KLIP FARM TRUST

PROJECT/DOEK: Rectify the number and use of building to the zoning.

DRAWING: FA 470 CAM July 2025

DATE	DRAWN	SCALE	ISSUED
2025/07/02	jav	see drawing	2025/07/22

PROJECT NO.	DRAWING NO.
FA 470 CAM July 2025	FA 470 CAM July 2025 2 of 2

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