



REMAINDER OF PORTION 14 OF FARM NO. 660, KLEIN RIVIER KLOOF, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: WRAP PROJECT OFFICE ON BEHALF OF OUBOKSKRAAL PROPERTIES (PTY) LTD

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:

- ❖ **Consent Use** in terms of Section 16(2)(o) of the By-Law in order to convert a portion of the existing conference facility into a farm shop/stall.
- ❖ **Amendment of the approved site development plan** in terms of Section 16(2)(l) of the By-Law.

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, Stanford Library, Queen Victoria Street, Stanford 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 **16 October 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P Roux** at 028-313 8983. 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.

RESTANT VAN GEDEELTE 14 VAN PLAAS NR. 660, KLEIN RIVIER KLOOF, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK EN WYSIGING VAN DIE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: WRAP PROJECT OFFICE NAMENS OUBOKSKRAAL PROPERTIES (EDMS.) BPK

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

- ❖ **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening om 'n gedeelte van die bestaande konferensiefasiliteit in 'n plaaswinkel/stal te omskep.
- ❖ **Wysiging van die goedgekeurde terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus, Stanford Biblioteek, Queen Victoriastraat, Stanford 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 **16 Oktober 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mr. P Roux** at 028-313 8983. 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, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

INTSALELA YE INXALENYE 14 YEFAMA NO. 660 KLEIN RIVIER KLOOF, ICANDELO LE-CALEDON INDAWO KAMASIPALA YASE-OVERSTRAND: ISICELO SEMVUME YOKUSETYENZISWA KUNYE SOKULUNGISWA KWESICWANGCISO ESIKHOYO SOPHUHLISO LWESIZA ESIVUNYIWEYO: MESSRS WRAP PROJECT OFFICE EMAGENI LIKA OUBOKSKRAAL PROPERTIES (PTY) LTD

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe soku kulandelayo:

- ❖ **Semvume yokusebenzisa umhlaba** ngokweCandelo 16(2)(o) loMthetho kaMasipala ukuze kuguqulwe inxalenye yesibonelelo esikhoyo senkomfa sibe yivenkile yasefama.
- ❖ **Ukulungiswa kwesicwangciso esikhoyo esivunyiweyo sophuhliso lwesiza** ngokweCandelo le-16 (2) (l) loMthetho kaMasipala

linkcukacha ezigcweleyo malunga nesi sindululo ziyafumaneka ukuze zihlole phakathi eveleni phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: Ucwangciso lweDolophu noMhlaba kwa-16 Paterson Street, Hermanus, Stanford Library, Queen Victoria Street, Stanford nakwikhasi lewebhu likamasipala kule link ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/> comments zingeniswe ngokuhambelana namalungiselelo eCandelo lama-51 nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi koko **16 EyeDwarha 2026**, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa ku**Mnu. P Roux** kule nombolo 028-313 8983. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu kunye noMhlaba apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe.

Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.

Plan 1: Locality Plan

Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon

 Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie
Uys Street Hermanus, 7200



Project Office
Town Planning & Project Management

Inset



14/660

Scale 1 : 30 000

Broader context



STANFORD

Scale 1 : 100 000



REMAINDER OF PORTION 14 OF THE FARM KLEIN RIVIER KLOOF 660 CALEDON

APPLICATION FOR CONSENT USE AND AMENDMENT OF
CONDITIONS OF APPROVAL (SITE DEVELOPMENT PLAN)

Application prepared for:

OUBOKSKRAAL PROPERTIES (Pty) Ltd

Application prepared by:

WRAP Project Office
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Thian Jansen (A/2858/2019)

Submitted

May 2026 Version 2



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
WCLUPGRA	Western Cape Land Use Planning Guidelines Rural Areas, 2019
MSDF	Overstrand Spatial Development Framework, 2020

2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS

Farm Number	Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon
Extent	448,1227 Ha
Current zoning	Split Zone - Agricultural Zone 1: Agriculture (AGR1) & Resort Zone: Holiday Resorts (RZ)

3. BACKGROUND AND INTENT

The Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon, hereafter referred to as the subject property, is located on the outskirts of Stanford, adjacent to the R326. The subject property is owned by Ouboksraal Properties (Pty) Ltd, who intend to broaden their economic activities on the property.

The subject property operates as a well-established guest farm, known as Stanford Valley Farm, and includes various tourist accommodation units and related facilities. Historically, the Western Cape Department of Environmental Affairs and Development Planning (DEADP) granted approval, dated 16 April 2013 (refer to Annexure C), for the rezoning of four portions of the property, measuring 3 694m² in total, from Agriculture Zone 1 to Resort Zone 1. These portions accommodate overnight tourist facilities.

Tourism related land use approvals were subsequently obtained from the Overstrand Municipality. These include approval for two self-catering units and a manager's room in October 2017. The most recent approvals were obtained by WRAP Project Office and include approval for a restaurant in May 2018, as well as the addition of further dwelling units in 2023. Reference is made to Annexure C for these historic approvals.

The owners now propose to introduce a farm shop or stall on the property through the conversion of existing infrastructure currently utilised as a conference facility. The primary motivation is to enable the sale of wine manufactured elsewhere at a licenced cellar, from vines cultivated on the farm, for off consumption.

An application is therefore required for the following:

- 3.1. Consent use for farm shop/stall; and
- 3.2. Amendment of the Site Development Plan (SDP).

4. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

WRAP was appointed by the owners to compile and submit a land use planning application to achieve the vision highlighted in Section 3 of this report. The following is proposed:

4.1 Consent Use for farm shop/stall;

According to the OMLUS an additional dwelling unit is defined as the following:

***"farm shop/stall"** means a building, located on a farm, where a farmer sells produce and other goods to the general public;*

The proposed farm shop or stall is considered appropriate within the agricultural and rural context of the subject property. The primary intention is to enable the sale of wine produced from vines cultivated on the farm, thereby supporting on site value adding activities and promoting agricultural sustainability.

The proposal is directly aligned with the objectives of rural development and agri tourism, as it allows the property to diversify its income streams while remaining compatible with its existing use as a guest farm. The introduction of a farm shop will enhance the overall visitor experience by providing an opportunity for guests and visitors to engage with locally produced goods, which is a key component of rural tourism economies.

Importantly, the proposed use will be accommodated within existing infrastructure and will therefore not result in additional visual or environmental impacts. The scale of the activity is expected to remain small and ancillary to the primary agricultural use of the property.

Furthermore, farm stalls are widely recognised as a low impact land use that supports local economic development, encourages the sale of farm produced goods, and contributes to the viability of agricultural enterprises. In this instance, the proposal represents a logical extension of the existing approved uses on the property and is not anticipated to give rise to any significant traffic, noise, or infrastructure related concerns.

The consent use is therefore considered desirable and consistent with the intent of the OMLUS, as well as broader spatial planning policies supporting rural diversification and economic resilience. Refer to the **Plan 3 & 4 – Amended Site development Plans**.

4.2 Amendment of the Site Development Plan (SDP).

With the proposed development application, it is necessary to update the approved SDP to accurately reflect the change in land use.

The farm shop/stall is proposed to be accommodated within the existing footprint of the conference facility, and therefore no additional building work or expansion of the built form is required. The amendment to the SDP is consequently limited to reflecting the change in use of the existing structure.

As no new infrastructure is proposed, the amendment is considered minor in nature and does not alter the overall development parameters, layout, or character of the property. The



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existing access arrangements, parking provision, and service infrastructure will continue to operate as previously approved.

The amendment is therefore administrative in nature and serves to ensure that the SDP remains an accurate and up to date representation of the approved and proposed uses on the property.

Parking

Existing Parking	
1. 11 Guest Rooms	1. 11 Parking Bays
2. 9 Self-Catering Units	2. 9 Parking Bays
3. 145,7m ² Restaurant	3. 9 Parking Bays
4. 30 Conference Seats	4. 15 Parking Bays
5. Managers Room	5. 2 Parking Bays
6. 3 Additional Dwelling Unit	6. 6 Parking Bays
Total Parking Bays = 52 Parking Bays Required	
Total Parking Bays = 52 Parking Bays Provided	

The proposed farm store/stall will have a floor area of approximately 30m², which would ordinarily require the provision of an additional two parking bays in terms of the Land Use Scheme. However, the development benefits from a substantial supply of existing on-site parking that serves the various activities proposed on the property.

In terms of Section 17.1.4 relating to combined parking requirements, the Municipality may reduce the amount of parking required where two or more land uses share a common parking area, provided that the utilisation of the parking area by the different activities is not concurrent. The primary activities on the property are expected to generate parking demand at different times and at varying intensities, allowing for the efficient shared use of the existing parking facilities.

Given the availability of sufficient on-site parking and the limited scale of the proposed farm store/stall, it is submitted that the existing parking area will adequately accommodate the anticipated parking demand. No additional parking bays are therefore considered necessary, and the proposal is consistent with the intent of Section 17.1.4 of the Land Use Scheme.

5. LAND USE ENVIRONMENT

The properties surrounding the subject property are zoned Agricultural Zone 1: Agriculture (AGR1). The subject property has a split zoning of Agriculture Zone 1: Agriculture (AGR1) and Resort Zone: Holiday Resorts (RZ), with land uses being shared between these two zonings. The surrounding area's zoning is illustrated in Plan 2 (zoning plan). The proposed land uses are not

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Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 – May 2026 V2

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out of the ordinary and will be seen as ancillary uses to the existing uses on the subject property.

6. TITLE DEED

The title deed (T55565/2005) does not contain any restrictive conditions that may prohibit the approval of the consent use and amendment of the SDP on the subject property.

7. ZONING

With the subject development proposed on the portion of the subject farm zoned Agricultural zone 1: Agriculture (AGR1) these development parameters will be assessed and not the Resort Zone's parameters.

The following zoning parameters were assessed in conjunction with the AGR1 zoning of the OMLUS as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

AGRICULTURE ZONE 1: AGRICULTURE (AGR1)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation	Existing Dwelling House, Guest Rooms Etc	Comply as per amended SDP
Consent use	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	Farm Shop/Stall	Applied for and motivated
Parking	The provision of parking is provided in accordance with Section 17.1.3 of the OMLUS	Refer to the SDP, sufficient parking exist for the farm shop/stall.	Comply

8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity

The subject property is connected to the ESKOM electricity network.



Water, Sewage, and Solid Waste

The subject property is connected to existing boreholes. There is an existing sewage system on the farm. Solid waste will be managed on-site and will be discarded in a proper manner at municipal dumping facilities by the owners.

Access and Egress

Access and egress are gained from the R326 onto the subject property. The approval of the application is not expected to have a large impact on the access of the property.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Socio-economic impact	The proposed farm shop or stall will have a positive socio-economic impact by supporting local economic activity and enhancing the viability of the agricultural enterprise. The sale of wine produced from the vines on the farm promotes value adding to agricultural products and contributes to the local tourism economy. The proposal may also create limited employment opportunities and strengthen the attractiveness of the property as a rural tourism destination.
Compatibility with surrounding uses	The proposed use is compatible with the surrounding rural and agricultural character of the area. Farm shops and stalls are commonly associated with agricultural operations and are considered a complementary and ancillary use. The activity will remain small in scale and will not detract from the existing land use pattern or rural sense of place.
Impact on the external engineering services	The proposal will not place any additional strain on external engineering services. As the farm shop will be accommodated within an existing building, there is no increase in bulk infrastructure requirements. Existing water, electricity, and waste management systems currently servicing the property are considered sufficient to accommodate the proposed use.
Impact on safety, health and wellbeing of the surrounding community	The proposed farm shop is a low impact land use and is not expected to generate any adverse effects on the safety, health, or wellbeing of the surrounding community. The activity is small scale, operates within an established property, and does not introduce any hazardous or intrusive elements.
Impact on heritage	The proposal does not involve any alterations to structures of heritage significance, nor does it affect any known heritage resources. The change in use is internal to an existing building and will not impact the cultural landscape or heritage character of the area.
Impact on the biophysical environment	No additional development footprint is proposed, and the activity will be contained within existing infrastructure. As such, there will be no disturbance to natural vegetation, soils, or ecological systems. The proposal is therefore not expected to have any negative impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposed farm shop is expected to generate minimal additional traffic, largely consisting of visitors already accessing the property for accommodation, restaurant, or tourism purposes. Existing access points and internal circulation are adequate, and sufficient parking is already available on site. No upgrades to transport infrastructure are required.

Impact on views, sunlight and character of the area

The proposed farm shop or stall will not negatively impact views, sunlight, or the character of the area. The use will be accommodated entirely within the existing footprint of the conference facility, and no additional structures or extensions are proposed. As such, there will be no alteration to the existing building envelope, height, or siting.

Given that no new built form is introduced, there will be no obstruction of views or loss of sunlight to surrounding properties. The visual character of the property and the broader rural landscape will remain unchanged.

Furthermore, the proposed use is consistent with the agricultural and rural tourism character of the area. Farm stalls are commonly associated with farming activities and contribute positively to the rural sense of place by promoting locally produced goods and enhancing the visitor experience.

The proposal is therefore considered to have no adverse impact on visual amenity and will maintain the existing character of the area.

Economic impact

The proposed farm shop or stall is expected to have a positive economic impact by enhancing the viability and sustainability of the agricultural enterprise. By enabling the sale of wine grown on the farm, the proposal supports value adding to primary agricultural products, thereby increasing revenue potential and reducing reliance on single income streams.

The introduction of the farm shop will complement the existing tourism offering on the property, including accommodation and restaurant facilities, and will contribute to increased visitor spend and longer dwell times. This, in turn, supports the broader local economy of the Stanford area through the strengthening of agri tourism activities.

Although modest in scale, the proposal may create additional employment opportunities and support local supply chains, particularly if other locally produced goods are also sold.

Importantly, the proposal makes use of existing infrastructure and does not require significant capital investment or public sector expenditure, making it an efficient and low risk economic enhancement.

The development is therefore consistent with broader economic development objectives, including promoting rural diversification, supporting small scale enterprises, and strengthening the resilience of agricultural operations.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed development will increase the property value as more opportunities are available.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is partially located inside of the EMOZ; however, the proposed use within this application does not necessitate action as they do not encroach onto this zone.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Scenic Route

The subject property is located adjacent the R326, identified as a 'Route of Regional Scenic Significance'. The proposed use will be operated within existing infrastructure, making sure not to have an impact on the scenic route.

10.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns.

WCLUPGRA

Policy preface

The policy document aims to create alignment between the changed legislative planning landscape since the promulgation of SPLUMA and LUPA and intends to implement the provincial agenda in rural areas. The policy acknowledges that the Western Cape rural areas are faced with escalating development pressures and provides clarity to local municipalities to manage development in rural areas more effectively. The Western Cape rural areas are cited as a unique rural asset base which requires concrete efforts to ensure a sustainable spatial trajectory.

Broad policy objectives

The objectives of the policy include promoting sustainable development in rural areas while safeguarding ecological infrastructure. The policy further emphasises the need to enhance economic and social opportunities within rural communities, enabling job creation and contributing towards a more inclusive rural economy.

The compliance of this proposal with the relevant policy directives contained in the Western Cape Land Use Planning Guidelines for Rural Areas (WCLUPGRA) is set out below:

The policy supports appropriate non-agricultural land uses that contribute to the economic viability of farming operations. Such uses include tourism related activities and small-scale commercial components that are ancillary to the primary agricultural use. The proposed farm shop or stall falls within this category, as it facilitates the sale of produce originating from the farm and complements the existing tourism offering on the property.

The policy further states that rural tourism and recreational activities should not compromise agricultural production. In this instance, the proposed farm shop will be accommodated within an existing structure that is not utilised for agricultural production and will therefore not result in any loss of productive agricultural land.

The policy emphasises that development in rural areas should be appropriate in scale, sensitive to the character of the landscape, and aligned with local distinctiveness. The proposal makes use of existing infrastructure and does not introduce additional built form, ensuring that the development remains in keeping with the established character of the property and the surrounding rural environment.

PSDF

Policy preface

The PSDF is a product of a provincial inter departmental and inter-governmental collaboration under the guidance of the inter departmental steering committee with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision which is intended to inform spatial development patterns in urban and rural areas in the province.

Broad policy objectives

The Provincial Spatial Development Framework (PSDF) recognises that the rural space economy extends beyond agriculture alone and promotes a broader agrarian transformation through the diversification of rural economic activities, including tourism, while ensuring the protection of functional ecosystems. In line with the PSDF strategy of unlocking opportunities within the rural space economy, several key dimensions are identified. The compliance of this proposal with the relevant policy directives contained in the PSDF is outlined below:

The PSDF supports greater diversity of compatible land use activities on farms and within the rural landscape. Compatible activities are defined as those that do not compromise biodiversity, agricultural production, or cultural and scenic landscapes, and which are of an appropriate scale and form within their rural context. The proposed farm shop or stall aligns with this directive, as it constitutes a small scale, agriculturally linked activity that complements the existing farming and tourism operations without impacting the surrounding environment.

The proposal further aligns with the PSDF's emphasis on strengthening rural economies through diversification. The introduction of a farm shop enables on site value adding through the sale of wine produced from the vines on the farm, thereby enhancing economic resilience and supporting agri tourism. This represents a logical extension of the existing approved uses on the property.

The PSDF also highlights the importance of rural development initiatives that contribute to sustained economic activity and local benefit. While no additional construction is proposed, the farm shop is expected to support existing employment and may create limited additional opportunities. Furthermore, it will encourage increased visitor engagement and spending within the local area, thereby contributing to the broader rural economy.

The existing approved activities on the property already contribute positively to the surrounding rural community through employment creation and skills development. The proposed farm shop will build on this established foundation without introducing any adverse impacts.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK – MSDF

Policy Preface

The SDF's intention is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes



appropriate spatial development land uses and direction. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which development proposal should ideally attempt to synchronise with.

Consistency of the proposal with the policy

The SDF supports the development and diversification of rural areas, particularly through tourism related activities that strengthen the local economy. The proposed farm shop or stall aligns with this objective by introducing a complementary, agriculturally linked activity that enhances the existing tourism offering on the property.

The proposal contributes towards creating a distinctive rural destination and is expected to attract additional visitors to the Stanford area. In doing so, it supports local economic development and reinforces the role of agri tourism within the broader rural landscape, without compromising the agricultural character or environmental integrity of the area.

11. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act (SPLUMA) sets out five development principles which must guide all land use and development applications. The relevance of these principles to the proposal is outlined below:

Spatial justice

The proposal contributes to spatial justice by supporting inclusive access to rural economic opportunities. The introduction of a farm shop/stall enables broader public engagement with agricultural activities and locally produced goods, thereby improving access to economic participation within the rural landscape.

Spatial sustainability

The proposal is inherently sustainable as it makes use of existing infrastructure and does not require additional land disturbance or expansion of the built footprint. It supports the long-term viability of the agricultural enterprise through diversification, while ensuring that environmental resources and agricultural potential are not compromised.

Efficiency

The development promotes efficient use of land and infrastructure by repurposing an existing building for a complementary use. No additional demand is placed on bulk services or infrastructure, and the proposal capitalises on established tourism activities already present on the property.

Spatial resilience

The proposal enhances resilience by diversifying income streams associated with the farm, reducing reliance on a single economic activity. This contributes to the adaptability of the property in response to changing economic and environmental conditions, thereby strengthening long term sustainability.

Good administration

The application follows due process and seeks the necessary approvals to regularise the proposed land use. The amendment of the Site Development Plan ensures transparency and alignment with approved development parameters, supporting accountable and well managed land use planning.



CONCLUSION & RECOMMENDATION

12. CONCLUSION

The proposal to introduce a farm shop/stall on the subject property represents a logical and appropriate extension of the existing approved land uses. The application is modest in scale and will be accommodated entirely within existing infrastructure, ensuring that no additional development footprint or environmental disturbance is introduced.

The proposed use supports the diversification and sustainability of the agricultural enterprise by enabling on site value adding through the sale of produce originating from the farm. In doing so, it strengthens the existing agri tourism offering and contributes positively to the local rural economy.

From a planning perspective, the proposal is consistent with the applicable policy framework, including the Spatial Development Framework, Provincial Spatial Development Framework and the Western Cape Land Use Planning Guidelines for Rural Areas. It aligns with the principles of the Spatial Planning and Land Use Management Act by promoting spatial sustainability, efficiency, resilience and good administration.

Importantly, the development will not give rise to any adverse impacts in terms of traffic generation, infrastructure capacity, environmental considerations, or the character of the surrounding area. The use is compatible with the rural context and remains ancillary to the primary agricultural use of the property.

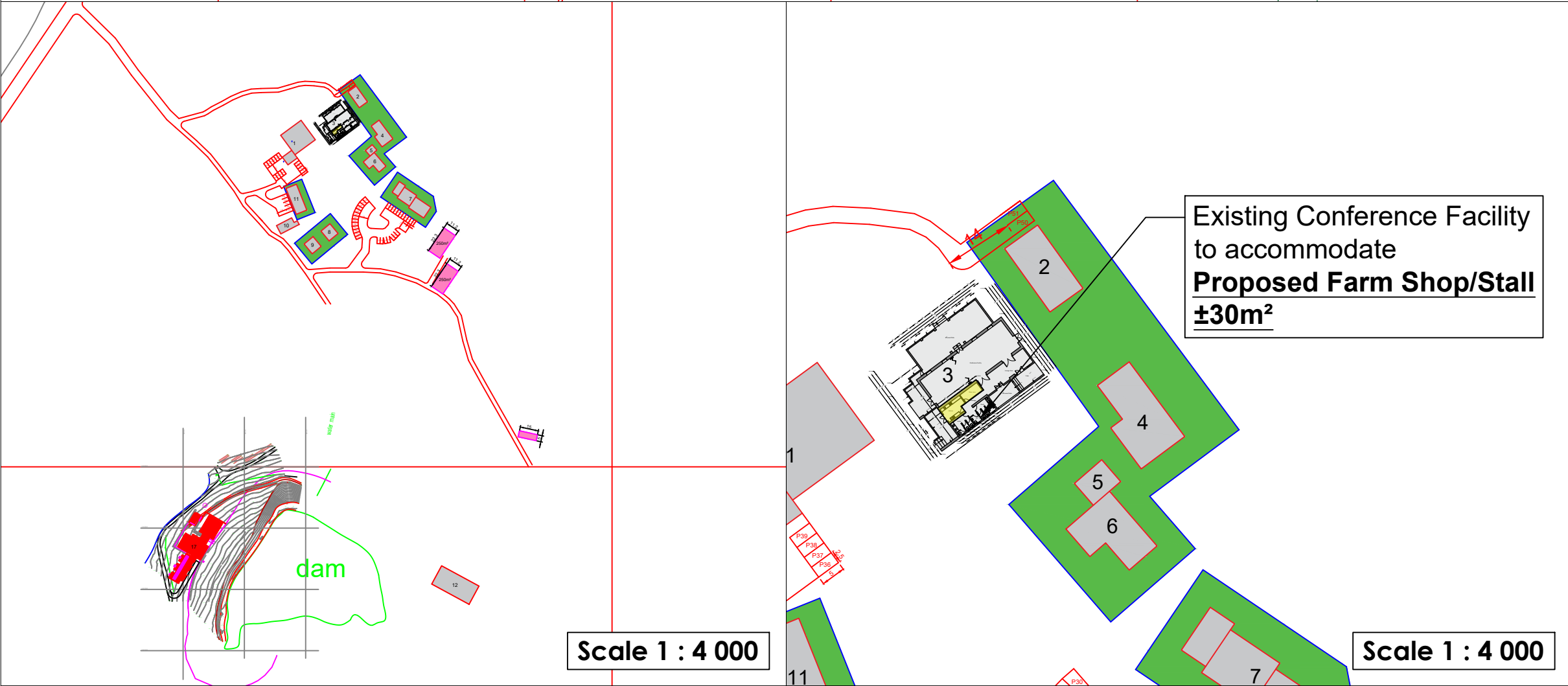
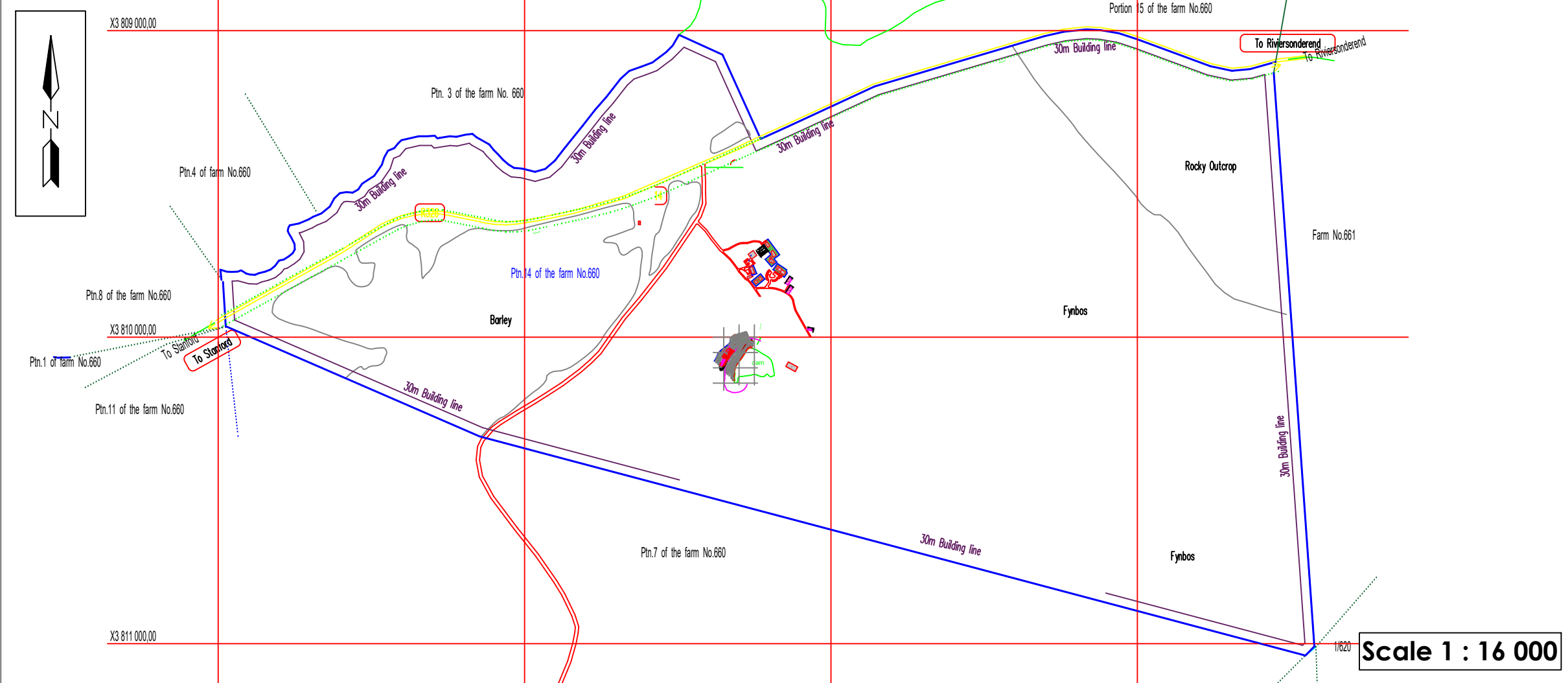
In light of the above, the application is considered desirable, appropriate and in the public interest. It is therefore respectfully submitted that the application for consent use to permit a farm shop or stall, together with the amendment of the Site Development Plan, be approved.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

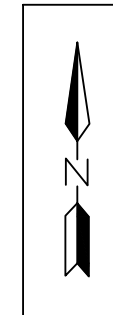
13.1 Consent Use to allow a farm shop/stall on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and

13.2 Amendment of the SDP in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



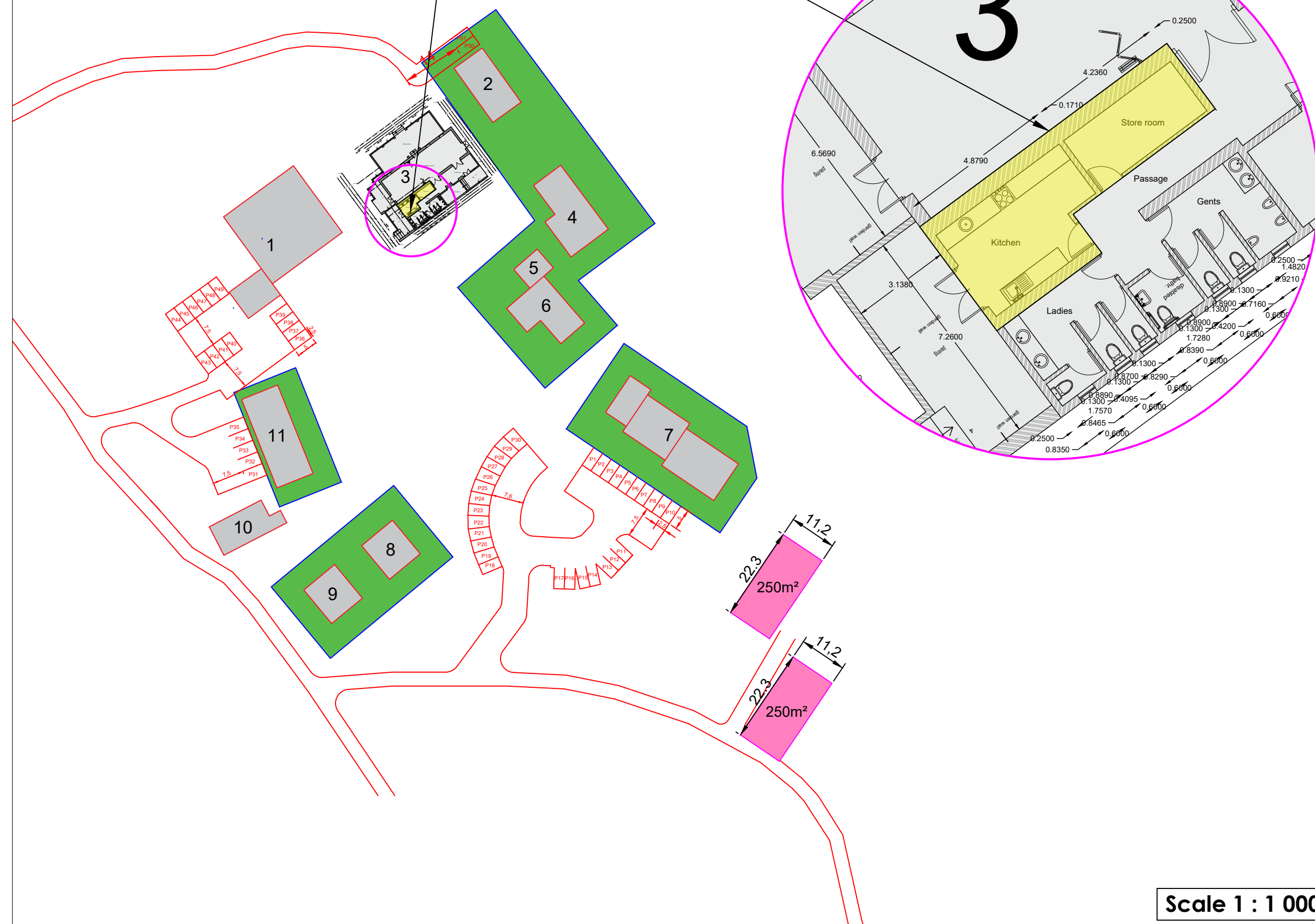
Plan 3: Site Development Plan	
Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon	
Farm Boundary Line	
Existing Buildings Extents	
1	Farm Sheds - 303m ²
2	Guest Cottage - 86m ²
3	Conference Facility + Farm Shop/Stall - 281m ²
4	Guest Cottage - 175m ²
5	Guest Cottage - 24m ²
6	Guest Cottage - 103m ²
7	Guest Cottages - 219m ²
8	Restaurant - 671m ²
9	Guest Cottage - 174m ²
10	Guest Cottage - 73m ²
11	Guest Cottage - 73m ²
12	Guest Cottage - 107m ²
13	Structure - 18m ²
14	Managers' Dwelling - 96m ²
15	Farm Shed - 77m ²
16	Farm Shed - 294m ²
17	NEW MAIN DWELLING - 747.68m ²
TOTAL FLOOR SPACE = 3521.68m ²	
Plan Number: 25.009 - V2	
Plan prepared by: Thian Jansen	
All distances are approximate and subject to a survey	
Tel: 028 313 1411	
Email: admin@wrapgroup.co.za	
Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200	
Project Office Town Planning & Project Management	

Existing Conference Facility
to accommodate
Proposed Farm Shop/Stall
±30m²



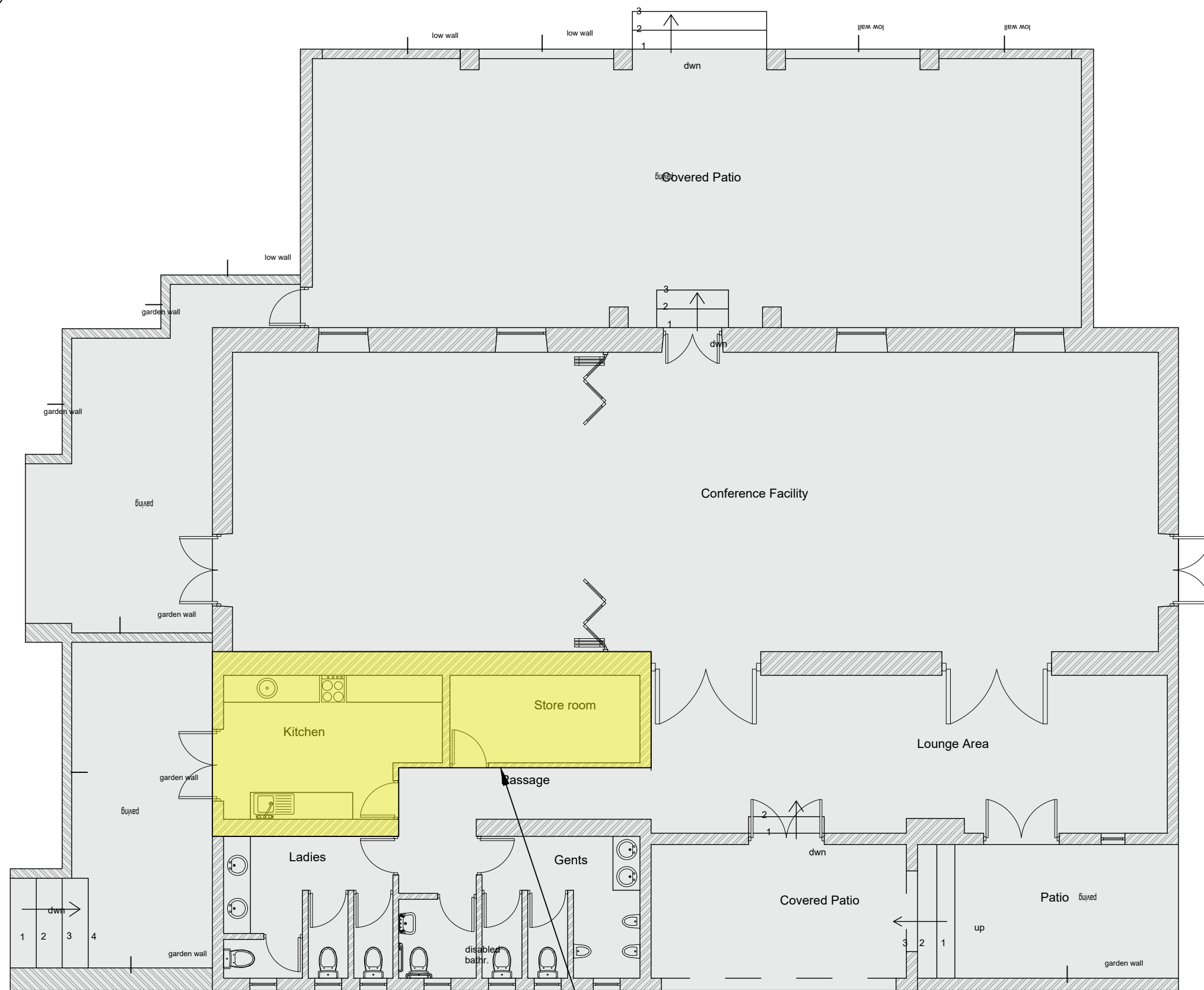
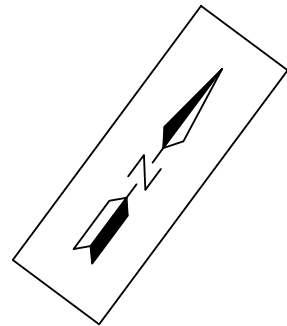
Plan 3.1: Inset areas of Site Development Plan
Remainder of Portion 14 of the Farm
Klein Rivier Kloof 660, Caledon

- Resort Zoning areas
- Approved Additional Dwelling Units
- Proposed Farm Shop/Stall



Scale 1 : 1 000

Plan Number: 25.009 - V2
Plan prepared by: Thian Jansen
All distances are approximate and subject to a survey
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200
Project Office Town Planning & Project Management



Existing Kitchen and Store room
to be converted to new farm shop/store

Scale 1 : 100

Conference Facility
Remainder of Portion 14 of the Farm
Klein Rivier Kloof 660, Caledon

Dimensions on Architect's plans

Plan prepared by: Thian Jansen

All distances are approximate
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