



REMAINDER OF PORTION 7 OF THE FARM SANDIES GLEN NUMBER 129, BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF TRANSFIN DT TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for **consent use** in terms of Section 16(2)(o) of the By-Law to accommodate four (4) additional dwelling units for tourist accommodation on the property.

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 / landuse@overstrand.gov.za) on or before **14 August 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the 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 7 VAN DIE PLAAS SANDIES GLEN NOMMER 129, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: WRAP PROJECT OFFICE NAMENS TRANSFIN DT TRUST

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek om **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening ontvang is om vier (4) addisionele wooneenhede vir toeriste akkommodasie op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbepanning, Hermanus, Stanford Biblioteek, Queen Victoria Street, 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 / landuse@overstrand.gov.za) voor of op **14 Augustus 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbepanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

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

INTSALELA YESAHLULO SESI-7 SEFAMA SANDIES GLEN ENGUNOMBOLO 129, ICANDELO BREDASDORP: UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME KUNYE: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA TRANSFIN DT TRUST

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) ukuba isicelo semvume yokusetyenziswa ngokweCandelo 16(2)(o) loMthetho kaMasipala sifunyenwe ukuze kuhlaliswe iyunithi ezine (4) ezongezelelweyo zokuhlala kwabakhenkethi kule ndawo:

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwi: Icandelo: Ucwangciso lweDolophu noMhlaba kwa-16 Paterson Street, Hermanus; Ithala leencwadi laseStanford, kwiSitrato sikaKumkanikazi uVictoria, eStanford nakwiphepha lewebhu likamasipala kweli khonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwemigaqo yeCandelo 51 kunye nelama-52 loMthetho kaMasipala okhankanyiweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngaphambi okanye ngaphambi kuka- **14 EyeThupha 2026**, ucaphule igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo kunye nezizathu zezimvo. Imibuzo ngefowuni ingenziwa kuMnu. **SW van der Merwe** ku-028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalela. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iCandelo: Ucwangciso lweDolophu kunye neNdawo apho igosa likamasipala liza kumnceda ukuze enze izimvo zakhe zibe semthethweni.

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

Plan 1: Locality Plan

Remainder of Portion 7 of the Farm Sandies Glen 129, Bredasdorp



Subject property

Plan prepared by: Thian Jansen

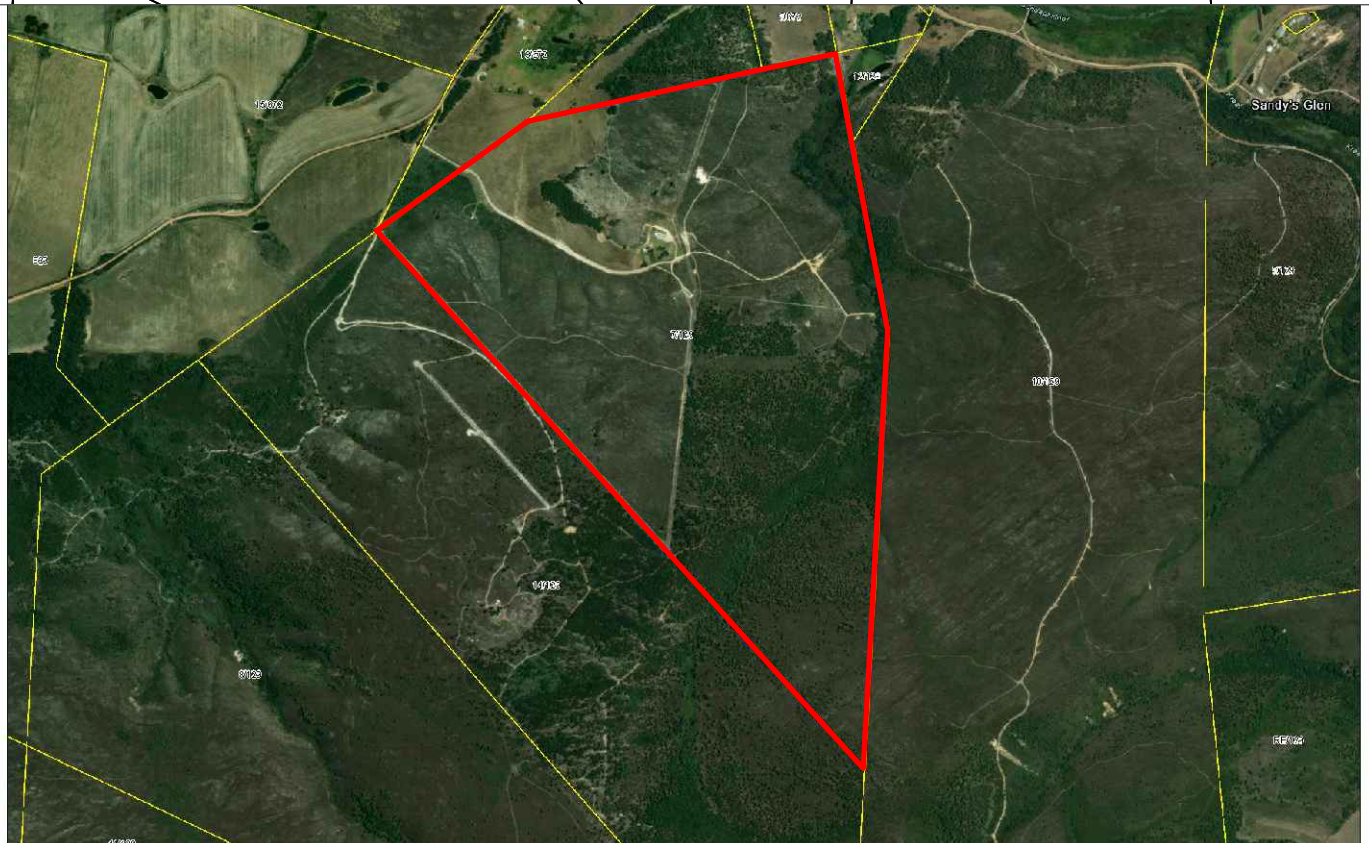
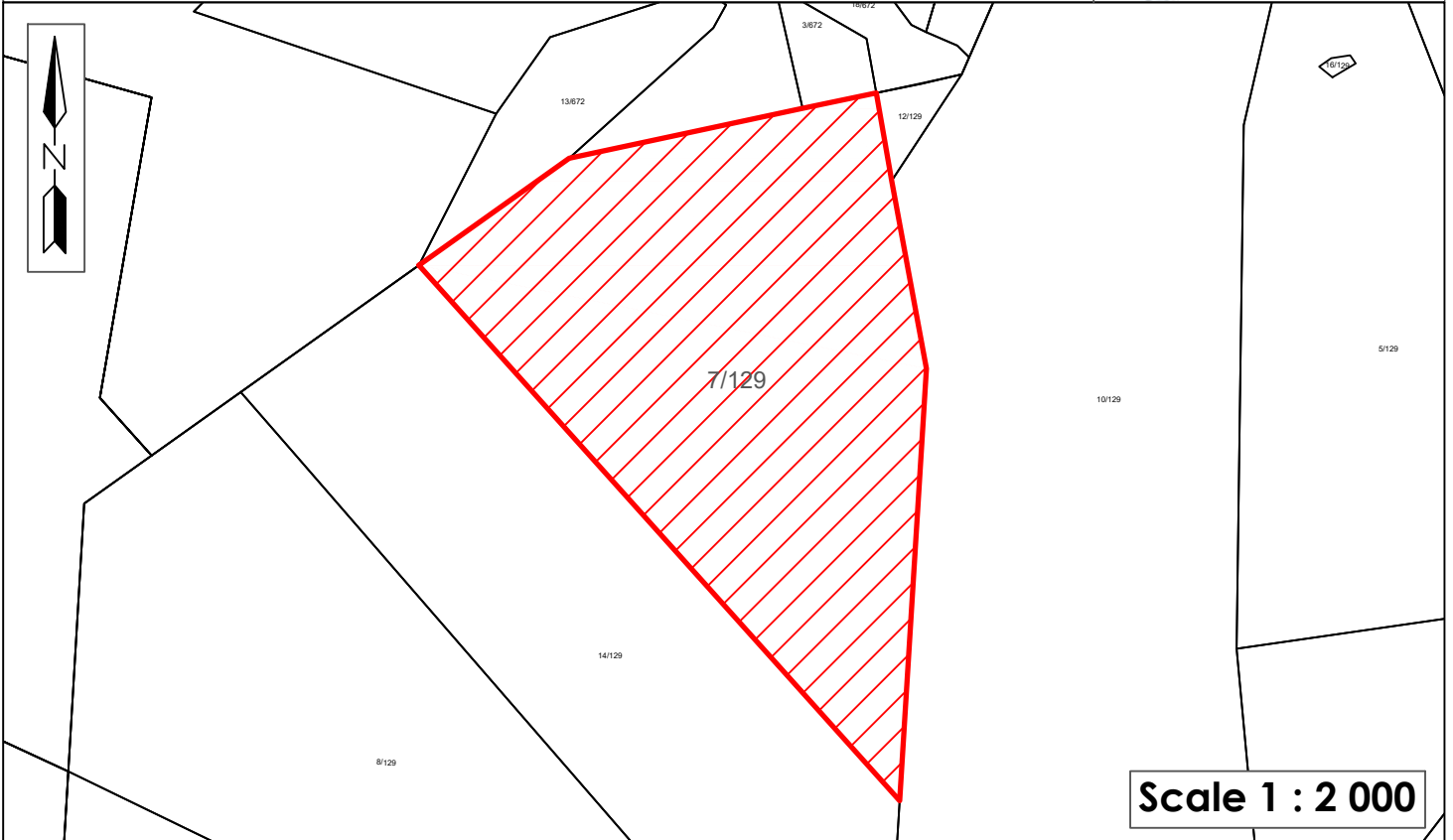
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management





**REMAINDER OF PORTION 7 OF FARM
SANDIES GLEN NO 129 BREDASDORP**
APPLICATION FOR CONSENT USE

Application prepared for:
TRANSFIN-DT TRUST

Application prepared by:
WRAP Project Office
PostNet Hermanus Suite 170
Private Bag X16
Hermanus 7200
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

Author
Thian Jansen (PR. PLN A/2858/2019)

Submitted
May 2026

Amended
June 2026 – VERSION 2



TABLE OF CONTENTS

OVERSTRAND MUNICIPALITY APPLICATION FORM

1. PROPERTY DETAILS	1
2. EXECUTIVE SUMMARY	1
3. PROCEDURE TO ACHIEVE THE OWNERS' INTENT	1
4. PLANNING ASSESSMENT	3
5. NEED AND DESIRABILITY	11
6. CONCLUSION	14
7. RECOMMENDATION	14

LIST OF PLANS

PLAN 1: LOCALITY PLAN

PLAN 2: ZONING PLAN

PLAN 3: SITE DEVELOPMENT PLAN

PLAN 4: SURVEYOR GENERAL DIAGRAM

LIST OF ANNEXURES

ANNEXURE A: POWER OF ATTORNEY

ANNEXURE B: COPY OF TITLE DEED



1. PROPERTY DETAILS

Property description	Remainder of the Portion 7 of the Farm Sandies Glen 129, Bredasdorp
Extent	134.7416 Ha
Zoning	Agricultural Zone 1: Agriculture
Title Deed	T27956/2017

2. EXECUTIVE SUMMARY

The Remainder of Portion 7 of the Farm Sandies Glen No. 129, Bredasdorp hereafter referred to as the subject property, is situated within the greater Stanford agricultural area, as illustrated on **Plan 1: Locality Plan**.

The current owners acquired the property in late 2017 and have since undertaken the gradual upgrading and improvement of the existing structures and infrastructure on the property. These improvements have been approached in a manner that remains sensitive to the rural and agricultural character of the area, while enhancing the long-term viability and sustainability of the property.

As part of the owners' broader vision for the property, they now intend to establish tourist accommodation units in order to diversify the land use activities currently undertaken on the farm and to strengthen the economic sustainability of the property. The proposal seeks to introduce additional dwelling units that can be utilised for short term tourist accommodation purposes, thereby contributing to the local tourism economy and supporting the growing demand for rural and nature-based accommodation opportunities within the Stanford area.

The proposed development is intended to remain small scale and compatible with the surrounding agricultural landscape. Furthermore, the application aims to utilise the unique rural setting of the property to provide visitors with an authentic countryside experience, while ensuring that the agricultural character, scenic qualities, and environmental attributes of the area are retained and protected.

3. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

This application is submitted in terms of the By-Law and consists of two components:

3.1 Consent use to allow additional dwelling units on the Remainder of the Portion 7 of the Farm Sandies Glen 129, Bredasdorp.

3.2 Consent use to allow tourist accommodation on the Remainder of the Portion 7 of the Farm Sandies Glen 129, Bredasdorp.

The proposal is to create additional tourist accommodation opportunities within the area through the establishment of additional dwelling units on the property. The intention is to provide low intensity rural tourist accommodation that is compatible with the agricultural character of the area while simultaneously contributing toward the long-term economic sustainability of the farm.

An important advantage of the proposed development is that it will allow the property to generate a more consistent and sustainable income stream throughout the year, thereby improving the overall economic viability of the farm.



The proposal therefore represents a practical diversification of land use activities that is responsive to both market demand and the realities associated with maintaining agricultural properties in rural areas.

The application specifically proposes the establishment of four additional dwelling units, each approximately 250m² in extent. The proposed scale of development is considered consistent with the development parameters and intent of the Overstrand Municipality Land Use Scheme (OMLUS). In terms of the OMLUS, an additional dwelling unit is defined as follows:

“Additional dwelling units” means dwelling(s) in the Agriculture Zone 1 which are not required for the accommodation of bona fide persons involved in the agricultural practice on the property concerned.

The proposed units are intended to be sensitively integrated into the existing rural landscape and will remain subordinate to the primary agricultural nature of the property. The development is not intended to transform the character of the area, but rather to introduce a low intensity tourism component that is compatible with the surrounding agricultural environment and scenic qualities of the Stanford rural area.

The introduction of tourist accommodation on the property offers several important benefits, particularly considering the extent of the farm and the limited capacity of the land to sustain itself solely through agricultural activities. Modern agricultural properties, especially farms that have highly sensitive flora thereon that cannot be farmed, are increasingly reliant on supplementary income streams in order to remain financially sustainable over the long term. The proposed tourist accommodation therefore provides an opportunity to diversify the farm economy while ensuring the continued maintenance and productive use of the property.

Firstly, the proposed tourist accommodation will create an additional and much needed revenue stream that can supplement the income generated through agricultural activities currently undertaken on the property. Due to the farm's location, environmental constraints, and the limited opportunities for intensive agricultural production, agricultural outputs alone may not be sufficient to fully sustain the property and cover rising operational and maintenance costs. The introduction of tourism related activities allows the owners to improve the financial resilience of the farm while reducing dependence on a single income source.

The additional revenue generated through tourism can furthermore be reinvested into the continued maintenance and improvement of the property, including environmental management initiatives, and agricultural operations. This contributes directly toward the long-term sustainability and preservation of the farm as a productive rural property.

Secondly, the proposal has the potential to contribute positively toward the local economy through indirect employment opportunities and increased economic activity within the broader Stanford area. Tourist accommodation establishments typically require ongoing operational support, including cleaning services, maintenance, and hospitality related services. The proposal therefore has the potential to support local employment opportunities and small businesses operating within the surrounding area. In addition, visitors making use of the accommodation are likely to support local restaurants, wine farms, activity providers, shops, and tourism related enterprises, thereby contributing to the local tourism economy.

The proposal will also support and strengthen the tourism offering of the broader Stanford and Overstrand region, which has increasingly become known for its rural tourism, nature-based activities, and countryside experiences. The provision of additional high quality accommodation options within rural areas aligns with broader tourism trends where visitors



seek quieter, farm style, and nature orientated accommodation experiences away from urban centres.

Furthermore, tourism related activities can contribute toward the preservation and responsible management of rural properties. With additional income generated through the proposed accommodation units, the owners will be better positioned to maintain the property, manage environmental resources responsibly, and invest in sustainable land management practices. In many instances, diversified rural tourism operations assist in preventing the neglect or underutilisation of agricultural properties by creating financially viable rural enterprises that support long term land stewardship.

The proposal also provides an opportunity to showcase the unique rural character and agricultural setting of the property. Visitors will have the opportunity to experience the agricultural landscape firsthand, contributing to greater appreciation of rural environments, local farming activities, and sustainable land use practices. This type of agritourism experience has become increasingly popular and contributes toward strengthening the identity and attractiveness of rural destinations such as Stanford.

Finally, the proposed development aligns with broader regional and municipal planning objectives aimed at promoting sustainable rural development, economic diversification, and tourism growth within the Overstrand region. The integration of low intensity tourism activities with agricultural land uses is widely recognised as an appropriate and sustainable approach to supporting the long-term viability of rural properties, particularly where agricultural activities alone may no longer be economically sufficient. The proposal therefore represents a balanced and appropriate form of rural development that supports both economic sustainability and the continued preservation of the rural character of the area.

4. PLANNING ASSESSMENT

4.1. ZONING

The primary use of the property as a dwelling house is permitted within the SR1 zoning. No additional dwelling units or intensified land uses are currently proposed.

AGRICULTURE ZONE 1: AGRICULTURE (AGR1) – Development parameters			
	Allowed	Proposed / Existing	
Floor Space	The total floor space of all buildings on the land unit may not exceed 5000m ² .	<p>Existing Buildings Main Dwelling, Agricultural Structures, Manager's Dwelling = ±588m²</p> <p>Proposed Buildings 4 x 250m² Additional Dwelling Units = ±1000m²</p> <p>Total Proposed = 1588m²</p>	Comply
Parking	Parking and access shall be provided on the land unit in accordance with Chapter 17.1.	<ul style="list-style-type: none"> • New Main dwelling house requires 2 parking bays; • Additional dwelling units requires 1 parking bay • Managers residence dwelling unit requires 1 parking bay; and	Comply



		Total required: 8 parking bays	
		Total provided: 8 parking bays	

4.2. ENGINEERING SERVICES

The subject property is connected to the available existing networks in the area. Electricity is provided by ESKOM and the disposal of sewage is currently managed by the owners. Sewage will be collected in closed conservancy tanks that are serviced by private companies at the cost of the owners.

The subject property has no registered water rights. Existing water requirements are met through the abstraction of surface runoff, while additional water will be obtained through the collection and storage of rainwater. The proposed development will therefore rely on alternative water sources.

Solid waste is collected and kept on-site and taken to the waste transfer station in Stanford.

Access, Egress and Parking

Access and egress to the subject property is gained from a divisional road traversing the farms. The approval and implementation of this proposal will not change this.

4.3. POLICIES AND REGULATIONS

4.3.1. Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located within the Mountain Catchment Environmental Management Overlay Zone. The purpose of the EMOZ is to protect and conserve the ecology and water provision functions of priority unprotected mountain catchments, to ensure optimal water security for the Overstrand communities and to preserve the significant eco-cultural tourism value of the Overstrand's natural mountain landscape character.

SCHEDULE A		
PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES		
Prohibited Activity	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Mountain Catchment	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	N/A
Planting or harbouring of declared alien invasive plant species on properties located within and adjacent to this EMOZ.	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	N/A
Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.	X	N/A



MOTIVATION

Development or agriculture on slopes steeper than 1:4.	X	N/A
Development above the 120m geographical contour line.	X	N/A
Development on the crest of a mountain, ridge or hill.	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	N/A
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.	X	N/A
Feeding, disturbing / pursuit of fauna.	X	N/A
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.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Staying overnight.	X	Application is being made to allow tourist accommodation.
The discharging of domestic effluent / grey water into all natural systems.	X	All waste water will be captured and removed from site and discharged at the nearest treatment plant.
Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non-designated zones.	X	N/A

SCHEDULE B ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES		
A) Activities Only Permitted With Council Consent	Applicable Environmental Management	Applicable to the application or not



	Overlay Zone (EMOZ)	
	Mountain Catchment	
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	Will be disposed off in an acceptable manner.
B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Mountain Catchment	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A – No watercourse present.
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	N/A
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A
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.	X	N/A
C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Mountain Catchment	
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.	X	N/A
Commercial Harvesting/collection and removal of any natural resource.	X	N/A



Construction or placement of any permanent object, building, shelter, pathway or structure.	X	The entire property is located within the zone, therefore so are the proposed permanent structures.
---	---	---

It is important to note that the proposed consent use will not have an impact in terms of the EMOZ as the development proposed will be managed in such a way that it will not have an impact on the overlay zone.

4.3.2. Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within the HPOZ.

4.3.3. Spatial Planning Policies

Western Cape Land Use Planning Guideline for Rural Areas (WCLUPGRA)

Policy Preface

The Western Cape Land Use Planning Guideline for Rural Areas (WCLUPGRA) was prepared in response to the changing legislative and spatial planning environment following the promulgation of the Spatial Planning and Land Use Management Act (SPLUMA) and the Western Cape Land Use Planning Act (LUPA). The guideline seeks to create alignment between provincial planning objectives and the management of rural development within the Western Cape.

The policy acknowledges that rural areas within the Western Cape are increasingly experiencing development pressures and therefore provides guidance to municipalities regarding the effective management of land use and development proposals within rural environments. The guideline further recognises the Western Cape's rural areas as a unique and valuable asset base that requires careful management in order to ensure a sustainable spatial and economic trajectory for future generations.

Broad Policy Objectives

The policy promotes sustainable rural development while simultaneously safeguarding agricultural resources, ecological infrastructure, and the broader rural landscape. In addition, the guideline highlights the importance of improving economic and social opportunities within rural communities in order to support job creation, economic diversification, and the development of a more inclusive rural economy.

The proposal is considered to be aligned with the broader intent and objectives of the WCLUPGRA, particularly in relation to supporting diversified rural economic activities that remain compatible with the agricultural and rural character of the area.

The policy specifically acknowledges the importance of complementary and non agricultural land uses within rural areas where such uses contribute toward the long-term economic sustainability of rural properties. These uses include tourism related activities and tourist accommodation facilities, provided that such uses do not negatively impact agricultural production or compromise the rural landscape.

In this instance, the proposed additional dwelling units are intended to function as low intensity tourist accommodation units that remain ancillary and subordinate to the primary agricultural use of the property. The proposal will not compromise the continued agricultural utilisation of the farm and is considered compatible with the surrounding rural environment.



The WCLUPGRA further encourages development approaches that minimise visual and environmental impacts through appropriate clustering and sensitive placement of structures within the landscape. The proposal follows this approach, as the additional dwelling units are proposed to be clustered within a defined area of the property in a manner that limits the overall development footprint and reduces unnecessary disturbance to the broader rural landscape. The clustered arrangement furthermore assists in retaining the open rural character of the farm and avoids fragmented development patterns across the property.

The proposal is therefore considered consistent with the principles and development approach advocated within the WCLUPGRA and represents an appropriate form of rural diversification that contributes toward the economic sustainability of the property while maintaining the agricultural and scenic character of the area.

Provincial Spatial Development Framework (PSDF)

Policy Background

The Provincial Spatial Development Framework (PSDF) is the product of an extensive provincial inter departmental and inter-governmental collaboration process undertaken with the participation of the private sector, academic institutions, non-governmental organisations, and other relevant stakeholders. The PSDF establishes a shared spatial vision for the Western Cape and is intended to guide spatial development patterns within both urban and rural areas of the province.

The PSDF seeks to promote sustainable, inclusive, and resilient spatial development patterns while encouraging economic growth, environmental protection, and improved settlement functionality throughout the province.

Consistency with the PSDF

Economic development and diversification form a central focus throughout the PSDF. The framework recognises the importance of creating sustainable economic opportunities within rural areas in order to strengthen local economies, improve employment opportunities, and contribute toward the broader provincial economy.

The proposed development is considered to be aligned with these objectives, as it introduces an additional tourism related economic activity within a rural area where economic opportunities are relatively limited. The proposed tourist accommodation units will contribute toward broadening the economic base of the property while simultaneously supporting the tourism economy within the greater Stanford and Overstrand region.

Furthermore, the proposal has the potential to contribute toward indirect employment opportunities associated with the operation and maintenance of the accommodation units, while also supporting local tourism related businesses and services within the surrounding area. In this regard, the application contributes toward the stimulation of local economic activity in a manner that is consistent with the objectives and spatial vision of the PSDF.

The proposal is also considered compatible with the rural character and environmental qualities of the area due to its low intensity nature and sensitive integration into the existing agricultural landscape. The application therefore supports the PSDF objective of promoting sustainable rural development without undermining the environmental and scenic qualities that contribute to the identity and attractiveness of the Western Cape rural environment.

Municipal Spatial Development Framework (MSDF)

Policy Background

The Municipal Spatial Development Framework (MSDF) was prepared to ensure alignment with national, provincial, and district legislation, policies, and spatial planning principles. The MSDF provides guidance regarding appropriate spatial development patterns, land use management, and the future growth direction of the municipal area.

The framework was developed through consultation with relevant state departments, stakeholders, and members of the public and establishes a shared spatial vision intended to guide future development proposals within the municipality.

Consistency with the MSDF

The MSDF is informed by the principles and objectives contained within the PSDF and the National Development Plan and therefore places significant emphasis on sustainable economic growth, environmental management, and responsible rural development.

The proposed development is considered to align with the objectives of the MSDF by promoting sustainable economic activity within a rural area where economic opportunities are relatively limited. The owners propose utilising the unique rural location and tourism potential of the property to establish an additional source of income that will contribute toward the long-term sustainability of the farm and support continued employment opportunities associated with the property.

Although modest in scale, the proposed tourist accommodation units will contribute toward the broader tourism economy of the Overstrand Municipal area and support the continued diversification of rural economic activities within the municipality.

The proposal furthermore remains compatible with the rural character and agricultural nature of the surrounding area due to its low intensity development approach and clustered layout.

The application is therefore considered to be aligned with the spatial development objectives of the MSDF and represents an appropriate form of rural tourism development that contributes toward economic sustainability while respecting the environmental and rural qualities of the area.

4.4. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) sets out five development principles which are applicable to all spatial planning, land use management, and land development decisions. These principles provide the legislative framework against which development applications must be assessed and aim to ensure that future development occurs in a manner that promotes sustainability, efficiency, resilience, and equitable spatial outcomes.

The principles of SPLUMA that are considered most relevant to this proposal are addressed below.

Spatial justice

The principle of spatial justice seeks to address historical spatial imbalances while improving access to economic opportunities and promoting more inclusive patterns of development. Although the proposal relates to a rural property, the development contributes toward spatial



justice through the creation of additional economic activity and employment opportunities within a rural area where economic opportunities are often limited.

The proposal supports the diversification of rural land uses in a manner that improves the long-term sustainability of the property and contributes toward the local tourism economy. Furthermore, the proposed tourist accommodation units will improve public access to and enjoyment of rural environments within the Overstrand area, thereby broadening tourism and recreational opportunities available within the municipality.

The proposal does not result in the exclusion or displacement of existing land uses and remains compatible with the agricultural character and functioning of the area. The development is therefore considered consistent with the broader objectives of spatial justice as contained within SPLUMA.

Spatial sustainability and Efficiency

The principles of spatial sustainability and efficiency aim to ensure that development occurs in a manner that promotes the responsible use of land and environmental resources while supporting the long-term viability of settlements and economic activities.

The proposal is considered sustainable due to its low intensity nature and limited development footprint. The additional dwelling units are proposed in strategic positions in order to minimise unnecessary disturbance to the broader rural landscape, retain the open character of the property, and avoid fragmented development patterns. This approach promotes more efficient land utilisation while reducing environmental and visual impacts.

The proposal furthermore contributes toward the long-term economic sustainability of the property through the introduction of an additional income generating activity that remains compatible with the primary agricultural use of the farm.

The diversification of economic activities on rural properties is increasingly important in ensuring the continued viability and productive use of agricultural land, particularly where agricultural activities alone may no longer be sufficient to sustain the property financially.

The development will utilise existing access routes and supporting infrastructure where possible, thereby limiting the need for extensive new infrastructure investment and supporting the efficient use of available resources.

Spatial resilience

The principle of spatial resilience promotes development patterns that strengthen the ability of settlements, communities, and land uses to respond to changing economic, environmental, and social conditions over time.

The proposal contributes toward the resilience of the subject property by diversifying its economic base and reducing reliance on a single land use activity. Rural and agricultural properties are increasingly vulnerable to economic pressures, changing agricultural markets, and environmental constraints. The introduction of low intensity tourist accommodation provides an alternative revenue stream that can assist in improving the long-term adaptability and resilience of the property.

Furthermore, the proposal promotes a form of rural tourism that is directly linked to the natural and scenic qualities of the area, thereby encouraging the continued preservation and responsible management of the rural landscape. The low intensity nature of the development ensures that the environmental and agricultural characteristics of the property can continue to function sustainably over the long term.



Good administration

The principle of good administration requires that land use management systems and decision-making processes be efficient, transparent, accountable, and guided by sound planning principles.

The current application has been prepared in accordance with the applicable legislative and policy framework governing land use planning within the Western Cape and the Overstrand Municipal area. The proposal has been informed by the relevant provisions of SPLUMA, LUPA, the Overstrand Municipality Land Use Scheme, and the applicable spatial planning policies and frameworks.

The application seeks to establish a land use that is appropriate within the rural context of the property and compatible with the surrounding agricultural landscape. The proposal has furthermore been designed to ensure that impacts on the surrounding environment and neighbouring properties are appropriately managed and minimised.

It is therefore considered that the proposal represents an appropriate and well-motivated form of rural development that is consistent with the principles of sound planning and good administration as envisaged by SPLUMA.

5. 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 is outlined in the table below:

Socio-economic impact	<p>The proposed development is expected to have a positive socio-economic impact on both the subject property and the broader Stanford and Overstrand area. The introduction of additional tourist accommodation units will contribute toward strengthening the local tourism economy by increasing the availability of rural accommodation opportunities within the area. Visitors making use of the accommodation are likely to support local restaurants, wine farms, tourism operators, and other local businesses, thereby contributing toward increased economic activity within the area.</p> <p>The proposal will furthermore contribute toward the long-term financial sustainability of the farm through the diversification of income streams. This is particularly important within rural areas where agricultural activities alone may not always provide sufficient economic sustainability. The continued productive use and maintenance of the property will also contribute positively toward the preservation of the rural character and functioning of the area.</p>
Compatibility with surrounding uses	<p>The subject property is located within a predominantly rural and agricultural area characterised by farming activities, low intensity development, and tourism related land uses. The proposed additional dwelling units are considered compatible with the surrounding land use pattern due to their low intensity nature and rural tourism function.</p> <p>The proposal does not introduce a land use that is foreign to the surrounding context and will remain subordinate to the primary agricultural nature of the property. Furthermore, the clustered</p>



	<p>arrangement of the units assists in minimising visual impacts and retaining the open rural character of the area.</p>
Impact on the external engineering services	<p>The proposed development is not expected to place undue pressure on external engineering services infrastructure due to the limited scale and low intensity nature of the proposal. Appropriate on-site service infrastructure arrangements will be utilised for water supply, wastewater management, and electricity provision, subject to the requirements of the relevant authorities.</p> <p>The proposal will also make use of existing access routes and infrastructure on the property where possible, thereby limiting the need for significant upgrades to external services infrastructure. The anticipated demand generated by the development is therefore considered manageable and unlikely to negatively impact surrounding engineering services.</p>
Impact on safety, health and wellbeing of the surrounding community	<p>The proposed tourist accommodation units are not expected to negatively impact the safety, health, or wellbeing of the surrounding community due to the low intensity and small-scale nature of the development. The proposal does not involve activities typically associated with excessive noise, pollution, hazardous operations, or large concentrations of people.</p> <p>The development is considered compatible with the surrounding rural environment and may contribute positively toward the continued productive use and maintenance of the property. The proposal is therefore not expected to give rise to significant adverse impacts relating to public safety, health, or community wellbeing.</p>
Impact on heritage	<p>The proposed development is not expected to have a significant negative impact on heritage resources or the broader cultural landscape of the area. The additional dwelling units are intended to be sensitively integrated into the existing rural environment in a manner that respects the agricultural and scenic character of the property.</p> <p>The development approach assists in limiting visual intrusion into the landscape and retaining the open rural qualities associated with the area. Where applicable, the relevant heritage requirements and processes will be complied with to ensure that any potential heritage resources are appropriately considered.</p>
Impact on the biophysical environment	<p>The proposed development is considered low intensity in nature and is not anticipated to result in significant adverse impacts on the biophysical environment. The owner has appointed an environmental consultant to engage and conduct the necessary assessments which will be submitted to the environmental departments.</p> <p>The proposal does not involve large scale land transformation or intensive development activities and is intended to remain compatible with the environmental and scenic qualities of the area. Any applicable environmental requirements and approvals will be complied with in accordance with relevant legislation.</p>
Traffic impacts, parking, access and other	<p>The proposed development is not expected to generate significant traffic volumes due to the limited number of accommodation units proposed and the low intensity nature of the land use. Traffic</p>



transport related considerations	<p>associated with the development will primarily consist of private passenger vehicles related to guests and maintenance activities.</p> <p>Access to the property will continue to utilise existing access arrangements and internal circulation routes where possible. Adequate on-site parking will be provided for guests associated with the accommodation units, and the proposal is therefore not expected to create unacceptable traffic impacts or compromise road safety within the surrounding area.</p>
----------------------------------	--

Impact on views, sunlight and character of the area

The proposed development is not expected to result in significant negative impacts on surrounding views, access to sunlight, or the overall rural character of the area. The additional dwelling units are proposed as low intensity structures that will be sensitively integrated into the existing landscape and location within a defined portion of the property in order to minimise visual intrusion and maintain the open rural qualities of the farm.

Due to the rural nature and extent of the surrounding properties, the proposal is not anticipated to materially impact neighbouring properties in terms of overshadowing or loss of sunlight. Furthermore, the scale and layout of the proposed development remain compatible with the agricultural and scenic character of the area. The proposal therefore represents an appropriate form of rural development that retains and respects the existing sense of place and landscape character associated with the Stanford rural environment.

Economic impact

The proposed development is expected to have a positive economic impact on both the subject property and the broader local economy. The introduction of additional tourist accommodation units will contribute toward strengthening the tourism sector within the Stanford and Overstrand area by increasing the availability of rural accommodation opportunities. Visitors making use of the accommodation are likely to support local businesses and tourism related services, thereby contributing toward increased economic activity within the area.

The proposal will furthermore improve the long-term financial sustainability of the farm through the diversification of income streams. This is particularly important within rural areas where agricultural activities alone may not always be sufficient to sustain the ongoing operational and maintenance costs associated with rural properties.

Opportunity cost

Should the proposed development not be supported, the opportunity to diversify the economic activities undertaken on the property may be lost. This could limit the long-term financial sustainability of the farm and reduce the owners' ability to maintain and improve the property over time.

The proposal represents a low intensity and compatible form of rural tourism development that can contribute positively toward the local economy without undermining the agricultural and rural character of the area. Refusing the application may therefore result in the loss of potential economic benefits, tourism opportunities, and associated indirect employment opportunities that could be generated through the proposed development.

6. CONCLUSION

The proposed development for the Remainder of Portion 7 of the Farm Sandies Glen No. 129, Bredasdorp represents an appropriate and sustainable form of rural development that is aligned with the applicable legislative, policy, and spatial planning framework governing the area. The application seeks to establish four additional dwelling units to be utilised for low intensity tourist accommodation purposes in a manner that remains compatible with the agricultural character and scenic qualities of the surrounding rural environment.

The proposal responds to the growing need for diversified economic opportunities within rural areas while simultaneously supporting the long-term financial sustainability of the property. The development will contribute positively toward the local tourism economy, create indirect economic opportunities, and strengthen the viability of the farm through the introduction of an additional income generating activity that remains subordinate to the primary agricultural nature of the property.

The application has been assessed against the relevant principles contained within SPLUMA, the Western Cape Land Use Planning Guideline for Rural Areas, the Provincial Spatial Development Framework, and the Municipal Spatial Development Framework. The proposal is considered consistent with these policy frameworks as it promotes sustainable rural development, economic diversification, and responsible land use management while maintaining the rural and environmental qualities that define the area.

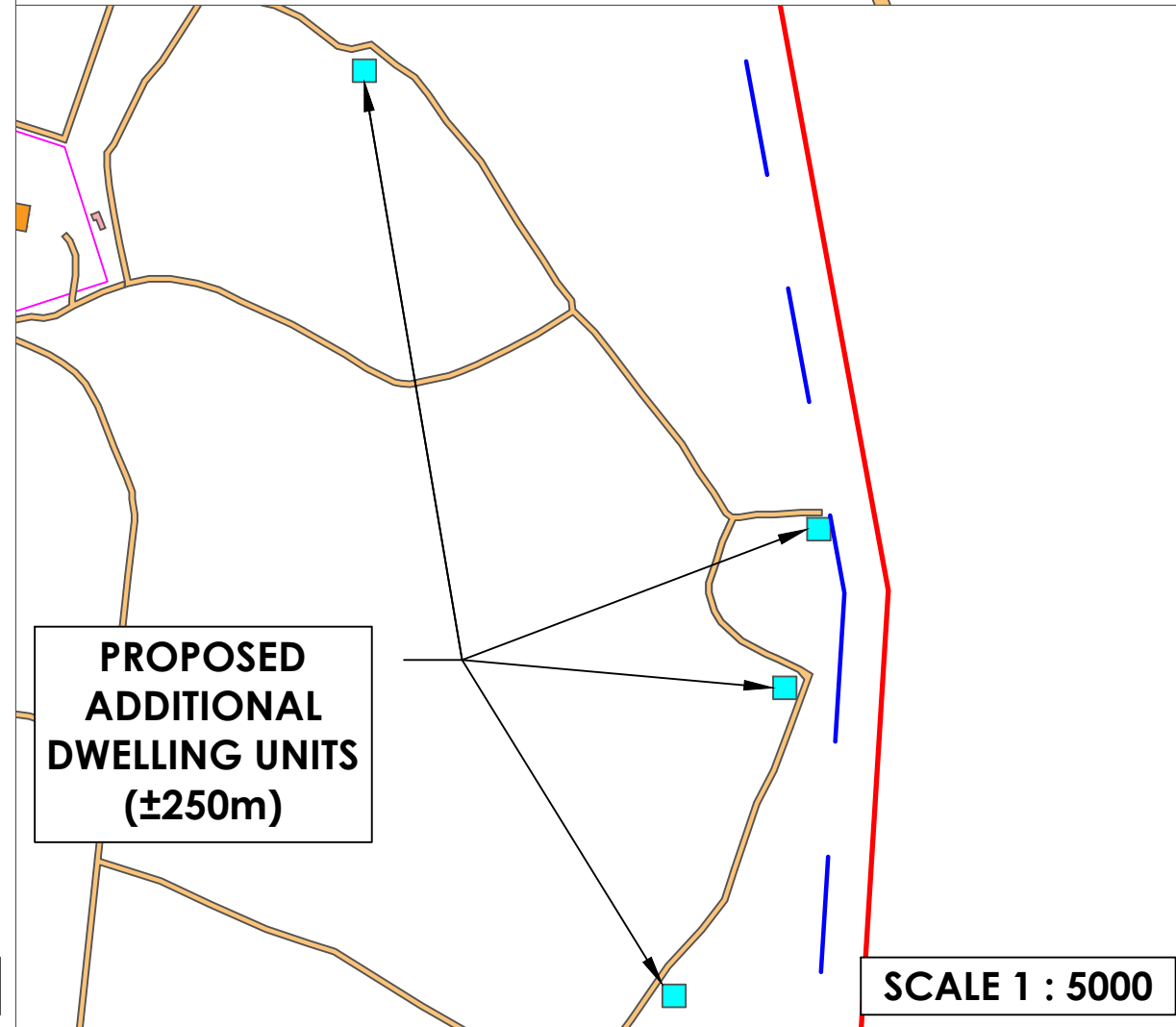
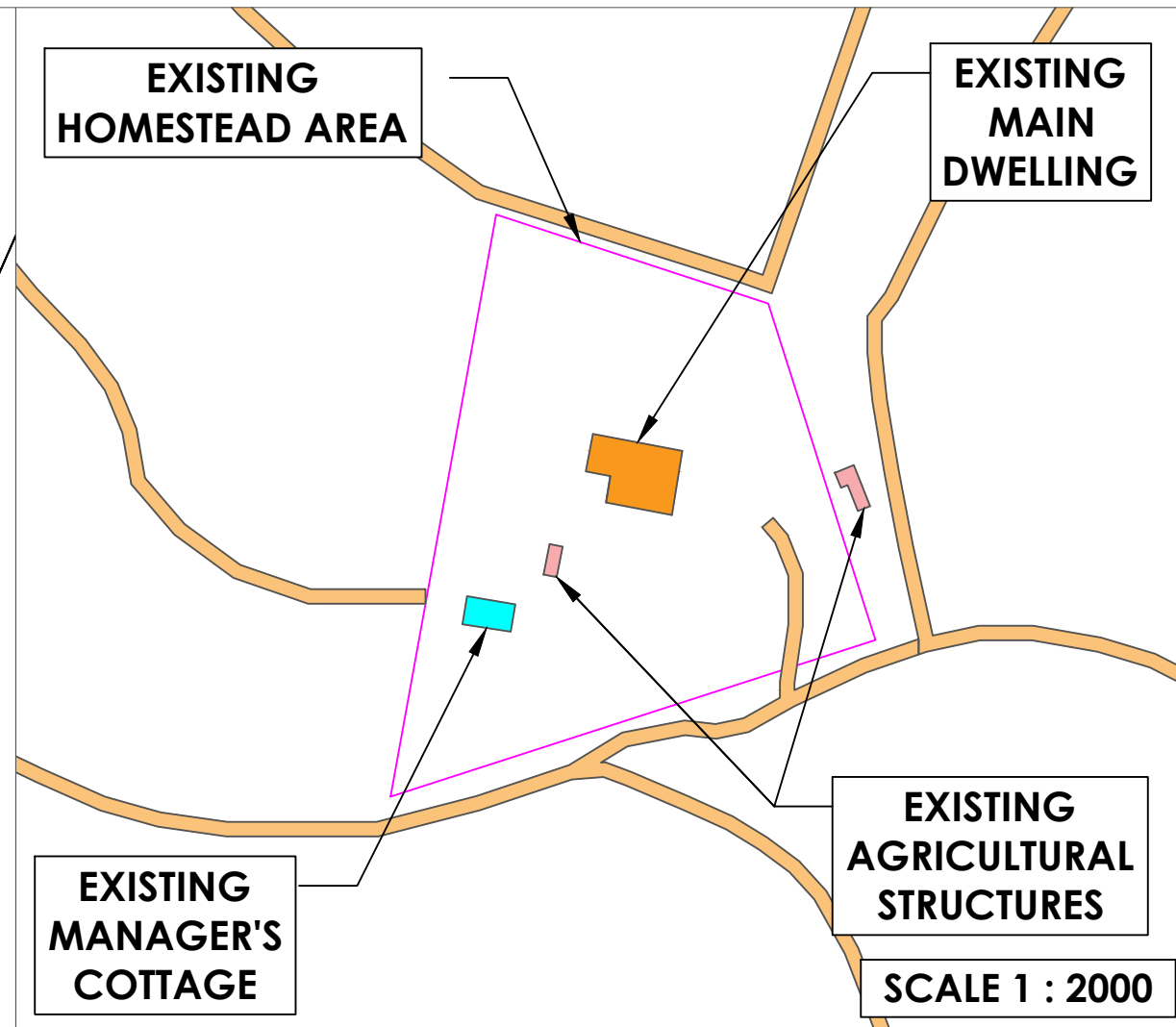
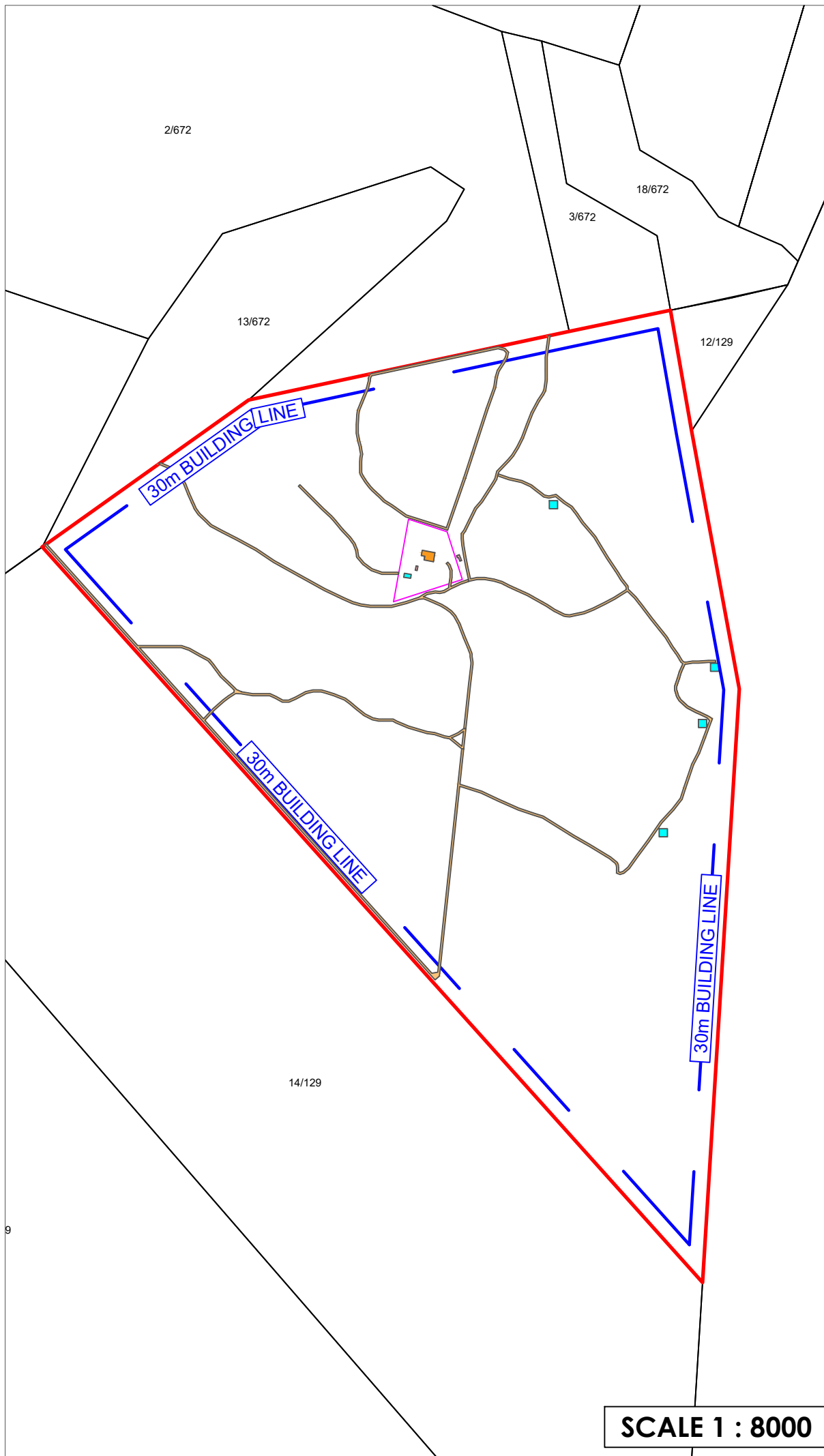
Furthermore, the proposal is not expected to result in significant negative impacts relating to surrounding land uses, traffic generation, engineering services, heritage resources, environmental systems, or the character of the area. The clustered layout and low intensity nature of the development ensure that the proposal remains visually and functionally compatible with the surrounding agricultural landscape.

The proposed development therefore represents a balanced and well considered rural tourism initiative that supports the continued productive use and maintenance of the property while contributing positively toward the broader economic and tourism objectives of the Overstrand Municipal area. It is accordingly submitted that the application is desirable and should be supported by the Municipality.

7. RECOMMENDATION

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

- 7.1 Consent use** to allow additional dwelling units on the Remainder of the Portion 7 of the Farm Sandies Glen 129, Bredadsdorp in terms of Section 16(2)(o) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020; and
- 7.2 Consent use** to allow tourist accommodation on the Remainder of the Portion 7 of the Farm Sandies Glen 129, Bredadsdorp in terms of Section 16(2)(o) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.



Plan 3.2: Site Development Plan
Remainder of Portion 7 of the Farm Sandies Glen 129, Bredasdorp

Plan prepared by: Thian Jansen on 19/05/2026

Plan Number - 26/20 (001)

All distances are approximate and subject to a survey

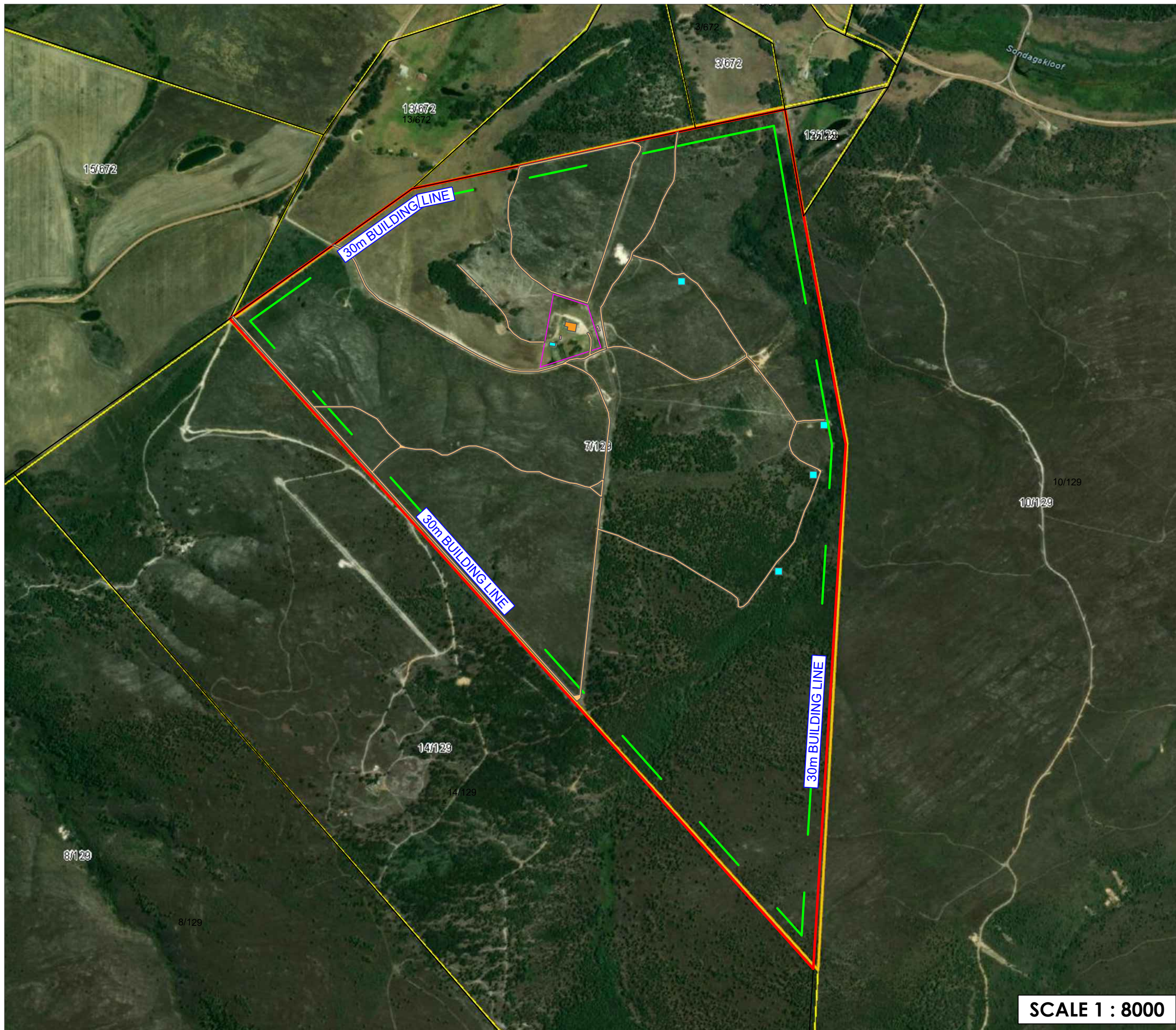
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Plan 3: Site Development Plan
Remainder of Portion 7 of the Farm
Sandies Glen 129, Bredasdorp



Plan prepared by: Thian Jansen on 19/05/2026

Plan Number - 26/20 (001)

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

SCALE 1 : 8000



Project Office
Town Planning & Project Management