

MUNISIPALITEIT OVERSTRAND
ERF 1890 (N GEDEELTE VAN ERF 1887).
FRANSKRAALSTRAND, AFDELING
CALEDON: AANSOEK OM
VERGUNNINGSGEBRUIK EN AFWYKING:
LE JACOBS

Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoeke van toepassing op die bogenoemde eiendom, naamlik:

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening om toeristefasiliteite ("petting farm", "go-cart" baan, "paint-ball" area, klouterraam, kiosk en toeriste-akkommodasie [kampeerterrein]) op die eiendom te akkommodeer.

Afwyking

Aansoek ingevolge Artikel 16(2)(c) van die Verordening, om kleinskaalse sementblok vervaardiging op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za voor of op **Vrydag, 23 Augustus 2024**, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

DGI O'Neill
MUNISIPALE BESTUURDER
Overstrand Munisipaliteit
Posbus 20
HERMANUS
7200

Munisipale Kennisgewing Nr. 106/2024

OVERSTRAND MUNICIPALITY
ERF 1890 (A PORTION OF ERF 1887).
FRANSKRAALSTRAND, CALEDON
DIVISION: APPLICATION FOR
CONSENT USE AND DEPARTURE: LE
JACOBS

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the above-mentioned property, namely:

Consent use

Application in terms of Section 16(2)(o) of the By-Law, to accommodate tourist facilities (petting farm, go-cart track, paint ball area, jungle gym, kiosk and tourist accommodation [camping site]) on the property.

Departure

Application in terms of Section 16(2)(c) of the By-Law, to accommodate small scale cement block manufacturing on the property.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **Friday, 23 August 2024** quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

DGI O'Neill
MUNICIPAL MANAGER
Overstrand Municipality
P O Box 20
HERMANUS
7200

Municipal Notice No. 106/2024

UMASIPALA WASE-OVERSTRAND
(SIZA 1890 (ISAHLULO SESIZA 1887).
FRANSKRAALSTRAND, CALEDON DIVISION:
ISICELO SEMVUME YOSETYENZISO KUNYE
NOPHAMBUKO: LE JACOBS

Isaziso sinikwe ngokwemiqathango yeCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020, (UMthetho kaMasipala) izicelo ezisebenza kwipropati echazwe ngasentla, ezizezi:

Imvume yokusetyenziswa Ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala, ukulungiselela izibonelelo zabakhenkethi (ifama yezilo-qabane, umgaqo wenqwelo yokukhwela etsalwa ngamahashe, ummandla wokudlala ipaint ball, ukuthamba ehlatini, ivenkilana nendawo yokuhlala yabakhenkethi (iidawo zokukampisha) kwipropati.

Uphambuko

Ngokwemiqathango yeCandelo 16(2)(c) loMthetho kaMasipala, kulungiselelwa ukwenziwa kweebloko zesamente kwiproopati.

linkcukacha eziphathelelene nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: LoCwangciso lweDolophu 16 Paterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo elama-51 nelama-52 loMthetho kaMasipala ochaziweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi **kolwesiHlanu, 23 uAgasti 2024** uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngemfonomfono ingathunyelwa **kuMcvangcisi weDolophu oPhezulu uMnu. SW van der Merwe** kwa kule nombolo yomnxeba 028-3138900. UMasipala angala ukwamkela izimvo emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncede ukuqulunqa izimvo zakhe.

DGI O'Neill
UMPHATHI KAMASIPALA
Umasipala iOverstrand
Ibhokisi yePosi 20
HERMANUS
7200

Inothisi kaMasipala iNomb. 106/2024



We belong



We care



We serve

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**MOTIVATION REPORT: CONSENT USE AND DEPARTURE: ERF 1890 ,
Franskraalstrand, Overstrand District Municipality, Gansbaai,
Western Cape – Amended 10 May 2024**

OVERSTRAND MUNISIPALITEIT

REKORDBEHEER

20 MAY 2024

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

TP. N. Aheal
(S. ud n baw)

*** Background**

ERF 1890, Franskraalstrand is situated on the north side of the R43 national road approximately halfway between Gansbaai and Frankraal in the Overstrand Municipality. The scenic view of the Mountain and the favorable location of the property provides the ideal opportunity to develop the property with tourist facilities aimed at the tourist, holiday visitor, the passing motorist and the residents of the Overstrand and their family.

MOTIVATION REPORT: CONSENT USE AND DEPARTURE:

Erf 1890: Application for consent and departure 9 February 2024; It intends that Erf 1890 "Kamba" to obtain approval through this application for the development highlighted in this report. The proposed development will be limited to ERF 1890 while certain smaller changes to the traffic flow on R43 will occur and we will ensure proper internal traffic flow to the development area. Main entrance is situated on the side of the R43 towards Franskraal on the Left side of the road.



FILE NO. ERF 1890

Franskraal

SCAN NO.

2050090

COLLABORATOR NO.

Collaboration in terms of

1. General information

1.1 Application for consent to use as a Tourist facility & Tourist accommodation in terms of Section 16(2)(o) of the By-Law;

We plan to offer the following to the community, their children as well as tourists and their children:

- Petting farm (where children/adults can interact with domesticated and well-behaved animals such as chickens, piglets, goats, ostrich, emu, horses, and donkeys as they are available in the long term under supervision:

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- Small stalls will be fabricated from Vibracrete slabs with polycarb roof sheeting as protection against the elements for the animals, these will be surrounded by ClearVu 1.2M high fence panels to allow interaction with the animals in a safe manner:
 - There will be 3x stalls: each will be 3M x 6M x 2.1M high structures with corrugated roof sheeting and farm style sliding wooden doors with a screeded floor for animal hygiene and prevention of rodents;
 - There will be three stalls to be divided between the animals internally with division slabs;
 - A 3M x 3M x 2.1M high stall will be designated for tackle and feed for the animals, a fire extinguisher will be kept in the store for safety;
- An assembly point in case of emergencies will be allocated towards the 10M servitude towards ERF 1891;
- A fire extinguisher will be present at the store next to the stalls where food and tackle will be stored



- Go-cart track with small to medium sized cars (+-8) that can be driven around a well-maintained track under adult supervision:
 - The track will be smoothed and maintained on a weekly basis by farm staff;
 - The track will be created in a designated area of 30M x 40M that runs horizontal with the Ostrich enclosure
 - The track will be clearly marked and set out by boundary forming tires and clearly marked tape;
 - A First Aid kit and Fire extinguisher will be held close to the track in a small Wooden Wendy;
 - The emergency assembly point will be next to the Ostrich enclosure





- **Paint ball area/field for children/adults over the age of 12 years under adult supervision and using proper protective gear adhering to all laws of South Africa:**
 - The area will be fenced off with 1.8M high fence and shade netting will be fixed to the fence to ensure no stray bullets/projectiles can harm any animals or visitors outside of the area;
 - The area will be created in a designated area of 20M x 20M that runs horizontal with the Ostrich enclosure
 - The area will be cleaned and maintained by farm staff daily to ensure the safety of visitors;
 - The same Wood Wendy will be used to house any safety gear, fire extinguisher and First Aid kit;
 - The emergency assembly point will be at the Ostrich enclosure



- **Nerf gun area/field for children under the age of 12 years under adult supervision and using proper protective gear adhering to all laws of South Africa:**



- The area will be fenced off with 1.8M high fence and shade netting will be fixed to the fence to ensure no stray bullets/projectiles can harm any animals or visitors outside of the area;
 - The area will be created in a designated area of 15M x 15M that runs horizontal with the Ostrich enclosure
- The area will be cleaned and maintained by farm staff daily to ensure the safety of visitors;
- The same Wood Wendy will be used to house any safety gear, fire extinguisher and First Aid kit;
- The emergency assembly point will be at the Ostrich enclosure



- Put-put track for adults and children:
 - The area designated for the Put-put will be cordoned off by 1.2M high fence to ensure safety of visitors against wild animals in the area;
 - The put-put will be created in a designated area of 30M x 10M that runs horizontal with the Ostrich/Chicken enclosure
 - All visitors under the age of 12 years are to be accompanied by an adult
 - The area will be cleaned and maintained by farm staff daily to ensure the safety of visitors;
 - The same Wood Wendy will be used to house any safety gear, fire extinguisher and First Aid kit;
 - The emergency assembly point will be at the Ostrich enclosure





- Well kept Pick nick area for young and old:
 - The area will be cleaned and maintained by farm staff daily to ensure the safety of visitors;
 - The area will be between the ablution block/storage facility and Ostrich/Chicken enclosure and about 30M x 15M
 - The Kamba store will be used to house any safety gear, fire extinguisher and First Aid kit;
 - The emergency assembly point will be at the Chicken enclosure
 - Baboon safe trash bins will be placed for visitor use and will be maintained and cleaned by farm staff



- Play area / Jungle gym for small children under adult supervision:
 - An enclosed area with 1.8M high ClearVu fence will be next to the Duck pond for the use of children under the age of 12 years;



- This area will be 3M x 6M and have pick nick table nearby for seating for adluts/guardians
- Children are to be supervised by an adult at all times;
- An assembly point in case of emergencies will be allocated towards the 10M servitude towards ERF 1891;
- A fire extinguisher will be present at the store next to the stalls where food and tackle will be stored

Eagle



- Kiosk with non-perishable refreshments and snacks as well as edibles for the animals in the petting farm:
 - At the store across from the Chickens there is a farm store, a fire extinguisher will be present at this location in case of an emergency as well as a First Aid Kit;
 - The Kiosk will be a Vibracrete structure with corrugated roof sheeting, 3M x 3M and will have a screeded floor to prevent rodents from accessing the area, it will form part of the Farm Store Facility;
 - The emergency assembly point will be next to the Tractor storage;
 - No perishable items or any chemicals will be stored in this are that could cause hazards to any visitors



- A proper ablution block with 4 toilets, 2 Urinals, and two showers for the Campsite/vacationers:
 - The ablution block will be 10M away from the Farm Storage facility and 10M from the access road;
 - Within walking distance of all the amenities and will have a ramp to accommodate paraplegic visitors;
 - There will be a 7000L septic tank according to building regulation to accommodate the sewage which will be serviced by the Municipality once a month;
 - The ablution block will be a structure built from brick with foundation, corrugated roof sheeting;
 - It will be a 3M x 6M structure and facilitate the following:
 - 2x urinals, 2x toilets, 1x basin, 2x showers , 1x paraplegic ramp;
 - Gas geyser, the gas bottles to be stored in a cage no less than 2M away from the structure



- 10 Camp/tent/caravan stand sites on the look-out point indicated on our site plan Annexure A/A1:
 - Approximately 113M away from the property line marked as "ED" Westwards on the Site Plan and approximately 126M from the property line marked as "ED" Northwards as indicated on Site Plan;
 - An area of 40M x 30M will be designated for the use of the sites, each site will have a designated area of 5Mx10M in which a vehicle, Tent/caravan/chalè will be placed, stands will be about 1.5M apart to allow privacy for guests;
 - The camp area will use the communal ablution block situated 15M away from the camp site;
 - The camp area will be cleaned, maintained and serviced by farm staff;
 - Emergency assembly point will be next to the farm store where a fire extinguisher and First Aid kit will be available;





- **Farm Storage Facility:**
 - The Farm Storage Facility will house the Tractor and implements of the farm as well as any tools required for the maintenance of the entire development site. With maintenance, not only are the maintenance of buildings but also referred to maintenance of the gardens, parking spaces, outdoor facilities, outdoor play equipment, etc. Maintenance of a development such as starters is extensive and a proper Storage Facility is therefore required to ensure that maintenance can be undertaken effectively. The Storage Facility will also serve as storage space for the storage of implements and vehicles used in the maintenance of the site;
 - The Storage facility will encompass an area of 15Mx 6M and may be extended in future if required;

- **Parking:**
 - Designated parking areas will be as follows:
 - Area 1 will be between the designated campsite and the recreational area close to the ablution block. The designated area for the parking will be an area of 10Mx 40M and will allow for:
 - 12 standard sized parking's of 2.5M x 5M
 - 2 paraplegic parking's of 3M x 5M
 - Area 2 be between the ducks enclosure and the pond close to the entrance. The designated area for the parking will be an area of 10Mx 20M and will allow for:
 - 8 standard sized parking's of 2.5M x 5M

Application of Departure in terms of Section 16(2)© of the By-Law – departure is not permanent and can only be granted once:

We also propose to use a designated area away from visitors and out of sight from the main road to lay a Cement block of 30Mx40M where we can manufacture small cobbles, pavers, garden blocks and cement decorations:

- There will not be any heavy machinery or noise created
- Molds will be used, and the castings will be laid on the cement block to dry for 2/3 days
- None of the farms natural materials will be used in this process (only crusher dust bought at Burmar & cement at local stores)
- The only machinery is a cement mixer that will be used on-site
- Proper care will be taken to ensure no chemicals or other harmful materials are spilled onto the ground by using Skips/bins for all waste disposal

Materials & methods to be used for the fabrication of above-mentioned items:



- **Materials required:**
 - Water
 - Cement
 - Crusher dust
- Hand concrete mixer to mix the base of crusher dust & cement mixture to consistency
- A manual shaker to make sure the material has no bubbles
- A Manual press will also be used to compress the material to improve durability
- Wet casting is done by pouring the concrete into the molds, then vibrating it to release air bubbles. The concrete sits in the mold until it is cured (hardened) 46-72 hours, then the mold is removed, and the cement product is finished and ready for use
- Cobble/Vlagstone sizes: 100x200, 200x200, 200x400, 150x300, 300x300, 300x450, 300x600, 400x400
- Pavers 200mmx100mmx50mm
- Production will not exceed 250 bricks per month
- Space set aside for this venture is 30Mx40M and will allow for stock to be cured without being disturbed



Other Motivational information;

- We confirm that the financial benefit of our planned application/site plan development will not just be for the personal gain of the owner of Erf 1890, but will also in time be beneficial for the Local Municipality and the community, by attracting tourists and new young families into Gansbaai, new job opportunities will be created for our community
- The financial benefit to the owner of Erf 1890 will be, a sustainable income for the owner and future income to accommodate the complete rehabilitation of the farm for indigenous fynbos as far as possible and to completely eradicate the invasive species
- The Social benefit will be that more young families with children will want to move to our community which will bring in more demand for suppliers and businesses in the area as well as more tourists with young families willing to spend money in our community, if the



restrictions on our property are lifted to allow our application to proceed it will add great value to our community

- The removal of any restrictions if any will not negatively impact the beneficiary/owner of Erf 1890 or it's neighbors or the Local Municipality, if anything it will add to property values in the area

1.2 Character of the environment;

ERF1890 is situated at the foot of the Hillside of Eilandzicht Farm 725, Franskraalstrand on the side of the R43 towards Pearly Beach. It is part of the Heritage/Whale Route. After the severe fire in the area around 2019/2020 where some houses in Franskraal was also damaged and burned down, almost all the indigenous vegetation on ERF1890 was destroyed and Alien vegetation took over and has destroyed the ecosystem on the farm. The Alien vegetation mostly consist of Port Jacksons, Rooikransies, Bloekom and Pine trees They have overgrown the ERF completely since then.

Erf 1890 is an Agricultural Zone 1 Small Holding (14,5Ha) and situated two stands away from Panorama Wedding Venue and Groene Weide. They also have accommodation and tourist attractions and are also located on the R43 Whale Route / Heritage Route. There is currently no active farming around Erf 1890 and have not been for some time. The neighbors won't be disturbed by any noise the animals and/or tourists make as they are more than 1km away from Erf 1890

At the foot of the hill, there are still a few remaining indigenous fynbos that we plan to rehabilitate so that the farm can be a thriving fynbos eco-system. Since we cleared the first 1,5Ha of the alien vegetation, we have noted that the indigenous wildlife has returned to the area: Nightjars, Humming birds, Bee eaters to name a few.

There is a right of way servitude and a water pipeline servitude registered over Erf 1890. The servitudes and its positions are evident from the Diagram/Site Plan attached hereto. A draft in development plan depicting the development proposal was drafted and attached. The site development plan shows not only the position and concept layout of the future structures but also all access roads, parking spaces, walkways, proposed landscaped spaces, etc. The various land uses proposed will be housed in various buildings on the property. Six structures and ten outdoor spaces are represented each with its own individual character and appearance. The different outdoor spaces will switch together functionally and meaningfully to give the development an exceptional tourism orientated development character. The development will therefore flow meaningfully from one building through the outdoor spaces to other buildings to create an exceptional experience for the tourist/visitor.

Vested rights of adjoining property owners;

- We confirm that our application will in no way incur any losses to the vested rights of adjoining properties to ERF 1890 but will in fact elevate the property values of the owners of the adjoining properties;
- There is a registered Servitude as shown on the Site plan indicated as P;N which allows for sufficient entry into ERF 1890 as well as the adjoining property from the main road that will not impede or affect their property value in a negative way;



- This servitude shall not be obstructed in any way that could encroach on adjoining properties vested rights.

Aesthetic impact on scenic route and environment;

The focus of the development will however still be to play its part in the conservation of the biodiversity of the area. According to the Cape Action Plan for People and the Environment (C.A.P.E.), one of the overarching themes is to promote sustainable eco-tourism. This will be the guideline for the proposed development on the farm and the aim will be to avoid any negative impact on biodiversity and ecological aspects of the receiving environment.

Working with Cape Nature and other role players will be central in the detailing of this development. This will involve the clearing of alien species as well as fire management

1.3 Desirability of the proposed utilization;

- There is an intense desire in our community in Gansbaai for areas/restaurants and shops that have entertainment for the children/young adults. There are very few, to none, local places that offer entertainment to our children and young adults. Our application aims to fill the void in our community with the latest influx of new residents with children to offer beneficial and safe entertainment. We will offer the following to the community and the children;
- In addition, our community members, vacationers also frequently ask for more entertainment for their young children and young adults on Facebook and on community platforms. We want to use this opportunity in our tourist section to entertain, educate and host members and visitors to Gansbaai on Kamba (Erf 1890). In addition to this, we will also rehabilitate the fynbos and educate visitors why rehabilitation of our fynbos is essential to a healthy eco system. Our proposal will lure new families to move to Gansbaai as well as tourists to stay longer and thus generate more income into our community;
- The concept of "desirability" in the context of land use planning can be defined as the degree of acceptability of the land use(s) on the land unit concerned:

According to the municipal application form for a land use change, the desirability of the proposed land use change must be discussed according to the following aspects:

➤ **Physical properties of the property;**

Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D

➤ **Desirability of the proposed zoning and land uses;**

Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D

➤ **Compatibility of proposal with existing planning documentation, structure plans, legislation and policies;**

Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D



- **Compatibility of suggestion with the character of the environment within which it is located;**
Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D
- **Access and accessibility;**
Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D
- **Parking;**
Complied to and within parameters given in Chapter 17.1 of the Overstrand Municipality Land Use Planning Amendment By-Law, 2020
- **Availability of services**
Complied to and within parameters given by the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 as well as HPOZ Scenic Drive Overlay Zone & EMOZ Urban Conservation Zone, category D

According to the Overstrand Municipality Land Use Planning Amendment By-Law, 2020

It will be shown in the following paragraphs that the proposal is indeed considered desirable as required in terms of the Overstrand Municipality Land Use Planning Amendment By-Law, 2020 for Use of the property, Agricultural Zone 1. The following use restrictions apply to property in this zone:

- Primary uses are: agriculture, crèche, dwelling house, guest rooms and home occupation
- Consent uses are: agricultural industry, animal care centre, aquaculture, conservation use, day care centre, farm shop/stall, intensive animal farming, intensive horticulture, place of assembly, place of entertainment, place of instruction, plant nursery, recreational facilities, riding stables, second dwelling unit, tourist accommodation, tourist facilities, transmission apparatus and utility services
- Development parameters
The following parameters apply:
 - a) Floor space: The total floor space of all buildings on the land unit may not exceed 2 000 m², provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.
 - b) Coverage: The maximum coverage for all buildings on the land unit is 25%.
 - c) Building lines:
 - (i) The building lines shall be 10,0 m;
 - (ii) Where the configuration of the land unit is of such a nature that alternative building lines need to be considered, the Municipality may approve such alternative building lines to permit the use of the property as defined in this zone, provided that where Rural Zone 1 abuts an urban area, the building lines of the adjacent property shall apply along the shared boundary; and
 - (iii) The general building line exemptions in 16.1 shall apply.
 - d) Height
 - (i) The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m;



(ii) Agricultural buildings other than dwelling units shall not exceed a height of 10,0 m, measured from the base level to the top of the structure, provided that where the Municipality is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height.

e) Parking: Parking and access shall be provided on the land unit in accordance with Chapter 17.1:

CHAPTER 17.1 PARKING REQUIREMENTS

1. Off-street parking requirements

The following off-street parking requirements apply, unless otherwise stated in this land use scheme:

In cases where parking requirements are not stipulated for a particular use, or in terms of a specific condition imposed by the Municipality; parking shall be provided at a minimum ratio in accordance with the table titled "Minimum off-street parking requirements" (see below).

2. The Municipality shall determine off-street parking requirements for land uses not stipulated in the table "Minimum off-street parking requirements".

3. Off-street parking shall be provided:

- (i) on the property for which the parking is required.
- (ii) subject to the Municipality's approval, in public parking facilities available in the vicinity; or
- (iii) in accordance with 17.1.2. and applicable policies.

4. Alternative parking provision – N/A

5. Combined parking requirements

Where two or more land uses share a common parking area, the Municipality may reduce the amount of parking required for the independent uses, provided that:

- a) the Municipality is satisfied that the utilisation of the same parking area by different activities is not concurrent; and
- b) bays intended for combined use may not subsequently be reallocated to selected uses without the approval of the Municipality;

6. MINIMUM OFF-STREET PARKING REQUIREMENTS

Land use Standard areas:

- Dwelling house Two on-site parking bays per dwelling unit, provided that on erven less than 400 m², only 1 on-site parking bay needs to be provided
- Second dwelling One bay, Group dwelling/town housing One bay per dwelling unit plus 1 bay per dwelling for visitors
- Flats – N/A
- Guest house – N/A
- Hotel – N/A
- Crèche, day care centre – N/A
- Residential building – N/A
- One bay per four seats Recreation / sport. One bay per four seats or persons
- Hospital/clinic – N/A
- Medical consulting rooms – N/A
- Conference centre – N/A
- Place of worship – N/A
- Supermarket/shopping centre – N/A
- General business – N/A



- Shops/restaurants Local business – N/A
- General business Four – N/A
- Offices Local business – N/A
- General business – N/A

*GLA means gross leasable area

7. MINIMUM OFF-STREET PARKING REQUIREMENTS (CONT.)

Land use Standard areas;

- Motor showroom – N/A
- Motor repair garage/service station/service centre – N/A
- Motor fitment centre – N/A
- Car wash – N/A
- Industry – N/A
- Warehouse/storage Two bays per 100 m² GLA up to 500 m², thereafter one per 100 m² GLA
- Self-storage units – N/A

*GLA means gross leasable area

The following minimum requirements shall apply to parking bays:

To the requirements of the Parking Policy, as amended, and the requirements of the Engineering Department:

- a) a parking bay shall measure a minimum of 2,5 m in width and a minimum of 5,0 m in length for perpendicular or angled parking and 6,0 m x 2,5 m for parallel parking;
- b) covered parking areas shall have minimum headroom of 2,3 m;
- c) on-site parking shall remain accessible for customers during business hours

Parking for the disabled:

- Other than in the single residential zones, parking that is capable of being used by physically disabled persons must be provided on any land unit to ensure easy and convenient access for physically disabled persons to services and facilities generally open and accessible to the public and to residential uses.
- In any parking facility serving the public, parking for physically disabled persons shall be provided in accordance with the following table:

PHYSICALLY DISABLED ACCESSIBLE PARKING (AS PER PART OF SANS 10400-S)

Total number of parking bays Required number of bays accessible to the physically disabled.

General requirement:

- At least one parking bay per 25 parking bays, or part thereof At rehabilitation and medical facilities 20% of the parking bays shall be provided for the parking of vehicles used by persons with disabilities

Parking for the physically disabled shall comply with the following requirements:

- a) Parking bays shall be in accordance with SANS 10400-S, as amended.
- b) Parking and access aisles shall be level.
- c) Parking bays shall be located as near as possible to accessible buildings or site entrances and shall be located to provide convenient access to curb ramps.
- d) Each parking bay reserved for physically disabled persons shall be marked on the parking surface with the International Symbol of Accessibility.
- e) Additional signage indicating the parking bay as reserved for the exclusive use by physically disabled persons may be required by the Municipality.
- f) Where five or less parking bays are provided, at least one bay shall be 3,5 m



wide and marked to provide a parking bay of 2,5 m with an access aisle of 1,0 m but the bay does not need to be reserved exclusively for physically disabled persons

Physically disabled accessible parking provided in terms of this section shall count towards fulfilling off-street parking requirements.

Motorcycle and bicycle spaces

The Municipality may require that parking is provided for motorcycles and bicycles. For every four motorcycle and six bicycle parking spaces provided, a credit of one parking bay may be given towards the parking requirements, provided that:

- a) the total credit shall not exceed 2.5% of the parking bays required;
- b) the minimum dimension for a motorcycle space shall be 2,2 m in length and 1,0m in width; and
- c) the minimum dimension for a bicycle space shall be 2,0 m in length and 0,6 m in width.
- d) Signage, bollards and racks or other devices for storing bicycles and motorcycles shall be installed to the satisfaction of the Municipality.

Parking layout plan

- The Municipality may require the submission of a parking layout plan indicating the intended way in which motor vehicles shall park, the means of entrance and exit, and landscaping proposals.
 - The Municipality may approve or disapprove the parking layout plan and impose conditions of approval.
- ❖ Minimum subdivision size - The provisions of Chapter 16.10 apply
 - ❖ Second dwelling unit - The provisions of Chapter 16.10 apply
 - ❖ Farm shop/stall - The provisions of Chapter 16.10 apply
 - ❖ Agricultural industry - The provisions of Chapter 16.10 apply
 - ❖ Guest rooms - The provisions of Chapter 16.10 apply
 - ❖ Day care centre - The provisions of Chapter 16.10 apply
 - ❖ Home occupation - The provisions of Chapter 16.10 apply
 - ❖ Transmission apparatus - The provisions of Chapter 16.10 apply

CHAPTER 16.10 GENERAL DEVELOPMENT PARAMETERS

o Additional dwelling units

The Municipality may approve additional dwelling units in Agricultural Zone I, provided that:

- a) the additional dwelling units shall remain on the same cadastral boundary as the primary dwelling unit;
- b) the number of additional dwelling units shall not exceed the 1 unit per 10,0 ha, up to a maximum of 5 additional dwelling units per land unit;
- c) One additional dwelling unit will also be considered for land units less than 10,0 ha;
- d) no additional dwelling units may be erected within 100 m of the high water mark on the coast, other than where additional dwelling units are provided as an integral part of an existing farmstead with special consent of the Municipality;
- e) the total floor area of the dwelling is limited to 250 m²; and
- f) no sectional title or alienation of units.

o Agricultural industry – N/A



o **Caretaker's accommodation**

The following provisions shall apply where a portion of an industrial or business structure is used for the purposes of housing a caretaker:

- a) A caretaker's accommodation may not exceed 80 m², and
- b) A caretaker's accommodation may only be utilised in connection with the industrial or business property.

o **Crèche - N/A**

o **Day care centre - N/A**

o **Factory shop - N/A**

o **Farm shop/stall**

The Municipality may approve a farm shop, provided that:

- a) the maximum floor area of the farm shop/stall shall not exceed 300 m²;
- b) the maximum height does not exceed a single storey, measured from the base level to the top of the structure;
- c) sufficient parking is provided to the satisfaction of the Municipality; and
- d) the access requirements of the relevant road authority must be complied with.

o **Guest house (only applicable in Residential Zone 1) - N/A**

o **Guest rooms - N/A**

o **Home occupation - N/A**

o **House shop – N/A**

o **Industrial café - N/A**

o **Minimum subdivision size - N/A**

o **Office space**

The following provisions shall apply where a portion of an industrial structure is used for the purposes of an office by the occupant(s) of a property:

- a) The total floor area of the office space shall not exceed 25% of the floor area of the structures on the site, and
- b) An office may only be utilised in connection with the use of the industrial property.

o **Scrapyard and recycling - N/A**

o **Self-catering accommodation (Camping / Glamping / Caravan stands)**

The following provisions shall apply where a portion of the property is used for the purposes of self-catering accommodation:

- a) It shall be utilised for single family occupation;
- b) Self-catering shall be restricted to either the main dwelling or the second dwelling unit, if a second dwelling unit exists on the property (but not both);
- c) Self-catering will not be permitted if there is a home occupation or guest rooms;
- d) No activities constituting a source of nuisance shall be carried out, and
- e) The Municipality may impose additional conditions in order to minimise any potential public nuisance.

o **Subdivision and density standards**

16.10.22 The following subdivision and density provisions apply:

- (a) Minimum subdivision area; Council may specify the minimum size of a subdivisional area in terms of an overlay zone and/or policy and may prescribe the minimum size of subdivided portions to be achieved in such zone.
- (b) Maximum density; Council may specify a maximum density for a land unit in terms of an overlay zone Transmission Apparatus. Applications for the installation of Transmission Apparatus (TA) shall, to the satisfaction of the Municipality, incorporate the following:



- i. Site Development Plan which clearly illustrates the proposal in the context of the existing landscape and receiving environment, with reference to application guidelines as may be incorporated in the application form;
 - ii. Transmission Apparatus Infrastructure Plan (indicating but not limited to the following, namely dimensioned plans showing detail of TA, graphic illustration of the proposed facility, elevation details, proposed materials and colours, screening or fencing);
 - iii. Site Development Plan and Transmission Apparatus Infrastructure Plan to be accompanied by a report detailing the motivation for the selected site, how the siting and design of the facility responds to the SDP;
 - iv. Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand & technical requirements);
 - v. Application to satisfactorily demonstrate to the AO / MPT that all alternatives to the site itself have been explored within a 1km radius of the subject property;
 - vi. Minimum of two alternative sites and design options to be considered;
 - vii. Zoning and land use map to accompany application, that shall also indicate all areas of heritage or environmental significance, if applicable;
 - viii. Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;
 - Landscaping plan to accompany application, if required by the municipality, and
 - Statement demonstrating that the installation complies with the applicable health and safety standards.
- ❖ Site development plan - The Municipality may require that a site development plan be submitted for approval in accordance with Chapter 16.3

CHAPTER 16.3 SITE DEVELOPMENT PLANS

The Municipality may require a site development plan to be submitted to its satisfaction for any land unit, provided that:

- a) the site development plan shall not be unreasonably refused if it is consistent with the development parameters approved in terms of a base zone, overlay zone or rezoning approval; but
- b) the Municipality may require amendments of detail to the site development plan to address reasonable concerns relating to access, parking, architectural form, urban design, landscaping, environmental management, engineering services or similar concerns; and
- c) the Municipality may cause the site development plan to be advertised where it is of the opinion that advertisement of the proposed development is in the public interest.

The following provisions shall apply with regard to site development plans:

- a) A site development plan shall show the details referred to in the definition of "site development plan" unless the Municipality agrees to waive certain requirements.
- b) If the Municipality considers it necessary, a transport impact assessment may be required in conjunction with a site development plan, the extent of which shall be determined by the Municipality, depending on the magnitude of the development.
- c) If the Municipality considers it necessary, a stormwater management assessment and management plan may be required in conjunction with a site development plan, the extent of which shall be determined by the Municipality, depending on the magnitude of the development.
- d) The Municipality may approve a site development plan which is submitted for its approval, or may require amendments before it is approved, or may refuse it.



e) In circumstances where a site development plan is required in terms of this land use scheme, no application for building plan approval in terms of the National Building Act shall be granted by the Municipality unless a site development plan has first been approved.

f) The property shall be developed generally in accordance with the site development plan as approved by the Municipality and to the satisfaction of the Municipality.

g) Application may be submitted to the Municipality for amendment of an approved site development plan.

h) The Municipality shall process an application to approve or amend a site development plan in accordance with its policy for transparency, public consultation and administration of such applications.

i) When approving a site development plan or amendment to a site development plan, the Municipality may impose conditions of approval.

- Topography: ERF 1890 has an even downward slope from the north in a southward direction and from the south in a northward direction with the right bottom side of the property forming the low point. The low point is located along the southern boundary of the property. This is the area that will also be used for the Petting Zoo while the structures are to be developed on the flatter northern and southern part of the property. The topography is of such a nature that the development can be accommodated on the property without large groundworks. The topography therefore places no limit to the development;
- Due to the high clay content of the soil, precautions should be taken with the erection of any structures. The aspect will be thoroughly considered when the construction phase will commence. No problems are currently being experienced with the construction of other structures in the area and there is therefore no reason to suspect that problems will be experienced in this case. No fillings and or excavations are found on the property and the soil conditions are therefore still in its natural state. Bottom conditioning therefore plays no role in determining the desirability of the application;
- As evidenced by the photos below, the property is mainly overgrown with invasive species. Alien trees is located on 85% of the property while indigenous fauna only occur in 15% of the top half of the property. It intends the Company to remove the alien trees with time, as capital income allows. The property will be landed properly eventually with the emphasis on indigenous vegetation. Vegetation therefore plays no part in this application;
- In terms of Scheme Regulations promulgated in terms of the Overstrand Municipality Land Use Planning Amendment By-Law, 2020, Agricultural One I zoned. All the proposed land uses are customs that may be allowed on the property with the consent of the Overstrand Municipality. No rezoning of the property will therefore take place. The uses therefore resort to the provisions of Section 5.2 RURAL ZONE 1: AGRICULTURAL SMALL HOLDINGS (R1).

1.4 Investigation carried out in terms of other laws which are relevant to the consideration of the Application;

In preparation for this application, special consideration was given to the Municipal By-laws of Gansbaai/Overstrand as well as to the Provincial Government of Western Cape Rural Development Guidelines of 2019 for small holdings. The site plan will use as little as possible square footage to minimize any footprint made on the natural fauna and flora in our area. Keeping in mind the special conditions as lifted out by the Environmental and Biological



development department, all efforts to eradicate the invasive species will be made and in time to promote the growth of fynbos in its place.

The invasive species not only poses a threat to our natural biological eco system it is also a severe veldfire concern as it is a highly combustible type of brush/trees as can be seen from the severe fire going through Gansbaai/Franskraal during 2018/2019 and more recently from 28 January 2024 – 4 February 2024. Our application will promote the use of land while promoting the reservation of the natural surrounding beauty and wildlife. We will strive to adhere to the requests of the Heritage Route panel and make sure that everything we do will be esthetically pleasing and bring value to the R43 route.

Our proposal will also be beneficial to our Community's Social and Economical Development by adding to the financial stability and welfare of our community by creating new job opportunities and a chance to learn about our wildlife and other domestic animals while keeping our youth young and active with the other available activities.

No sensitive biophysical elements are present where the activities will take place and no critically endangered vegetation or trees will need to be removed to allow for the proposed development. The physical characteristics of ERF 1890 No sensitive biophysical elements are present where the activities will take place and no critically endangered vegetation or trees will need to be removed to allow for the proposed development. The physical characteristics of ERF 1890 have thus been taken into account in the determination of the position of the various structures to be erected on the property.

1.5 The impact of the proposed land development on municipal engineering services;

There should not be a severe effect on the Municipal Services with the approval of this application. One communal ablution block will be made readily available to tourists/visitors/employees in a central area that can be easily reached by the Municipal workers to empty the sewerage on a regular basis as per Municipal requirements.

Service provision i.e Sewage disposal, solid waste disposal, electricity:

1. Sewage disposal;
 - a. A **7000lt Septic Tank** will be installed at the communal ablution and arrangements with the Municipality will be made for the removal of waste once a month or as required;
 - b. A municipal water system is found in the area and the development has joined the water system. Water saving measures will be installed in the construction of the facilities and furthermore rainwater storage tanks will be installed at strategic points.
 - c. As evidenced by the content of the above-mentioned paragraphs, the provision of services creates no problems and from the point of view there is no reason why the applications cannot be approved.



2. Solid waste disposal;
 - a. A skip and waste bins will be placed for tourists/workers/visitors etc. to use and dispose of any solid waste and/or food waste, it will be taken to the Gansbaai Waste Disposal Centre by Kamba once a week or as regularly as required to keep the environment safe for our animals and visitors;
3. Electricity;
 - a. An electricity network serves the area, and the nets will be joined in future. Until then Solar Panel or Gas systems will be implemented.
 - b. An engineering firm will be appointed by the farm to design and plan the internal services in conjunction with the services departments of the Overstrand municipality. The engineering firm will also oversee the installation of the services.
 - c. As evidenced by the content of the above-mentioned paragraphs, the provision of services creates no problems and from the point of view there is no reason why the applications cannot be approved.

We shall adhere to all required Municipal building regulations and ensure that proper infrastructure is put in place and maintained. Upon approval of this application we aim to have everything on the Site Plan built and implemented within a 24-month period, alternatively as fast as possible while adhering to all expectations of the local Municipality.

Municipal water has already been supplied to the farm and will be managed by our irrigation system to ensure all required areas have enough water or access to clean water. There will be no need for further strain on Municipal services to provide further water infrastructure on the proposed Site Plan.

1.6 Consideration of forward planning and land use documents;

Erf 1890 is currently registered as Agricultural Zone 1 (farmland) – Small Holding (14,5Ha) This application is to apply for the use of Erf 1890 as a Tourist Facility & Tourist accommodation in terms of Section 16(2)(o) of the By-Law and a Departure from the Municipal By-laws in terms of Section (16)(2)(c) by applying to have a 30Mx40M cement block made where we can do: small scale manufacturing of cement cobbles/blocks/bricks/cement pots etc. made from molds. There will be no heavy machinery, excessive noise of industrial activity and no materials found on Erf 1890 will be used in the manufacturing thereof. Crusher dust & required cement to be bought locally. Special care will be taken to ensure there is always a waste bin or skip for any wasted materials to ensure no chemicals or cement is spilled or leaked into the earth.

The Western Cape Provincial Spatial Development Framework is one of the most important planning guidelines in the province. The framework not only makes provision for a new spatial development pattern for the Province, but also clearly points out where development may take place and where it may not take place. The goal is to create a more effective urban environment and conserve the resources of the province for posterity. In paragraph 4.3.7 of the Western Cape Provincial Spatial Development Framework the following statement is made:



- “By the year 2010 the Western Cape will be recognized as a premier international destination for commerce and tourism based upon achievement of excellence in nature conservation and utilization, preservation of heritage, technological advancement, development of contemporary culture and strength of civic pride.”
- It is further pointed out that the tourism industry in the Western Cape, despite a globally wide decline in tourists, has continued to grow over the past number of years and that the success achieved can be attributed to various aspects.
- The document further identifies several "Tourism Development Areas" and Gansbaai/Danger Point is identified as a development area in the document.
- According to the document, the identification of these areas will result in tourism being aimed at the identified areas, thus creating investment and job creation opportunities within the areas.
- Tourism therefore plays an important role in the development of the Province, according to the document.
- As mentioned earlier in the report, the development proposal is aimed at tourism and the development proposal will positively contribute to the expansion and widening of the tourism base in the Western Cape.
- Another very important one overarching guideline laid down is that any development must be self-sufficient. It therefore implies that "the development needs of the present generations should be met with without the ability of future generations to measure their own needs, being compromised."
- The development proposals envisaged with the application should therefore not place a burden on Gansbaai's future residents.
- The development proposed with this application will be self-sufficient and will not place any burden on the future residents of Gansbaai. The proposal actually has no impact on any resident of Gansbaai.
- The only persons influenced by the proposal are the Farm itself. However, the Farm is of the u jutting that the development will indeed be successful and self-sufficient. The development will in fact make a positive contribution to the improvement of the quality of life of certain residents of Gansbaai because it will make an increased contribution to the property taxing structure of the Overstrand Municipality and also create a large number of permanent jobs.
- The proposal therefore falls within the broad context of the Western Cape Provincial R Economic Development Framework.
- In terms of the Development Plan, tourism is identified as the sector with the biggest growth and development potential in the Overstrand District area.
- The Development Plan enables the area to offer a wide variety of recreational areas on the R43 Whale Coast Route, with a wide spectrum of tourist facilities.
- The following extract from the Development Plan further provides an indication of the important role that tourism plays in the development and growth of the region according to the Development Plan: “Tourism has huge potential to stimulate sustainable growth and development in the Overstrand.



The region has a wealth of unique tourism resources, the primary intrinsic attributes being the exceptional aesthetic quality and uniqueness of its landscapes, a range of natural and cultural resources, a diversity of communities with unique cultures, and unique agricultural enterprises and land use forms.

Other primary intrinsic attributes of the planning area include the scenic quality and uniqueness and variety of its landscapes, a range of natural and cultural resources, a diversity of communities with unique cultures, and unique land-use forms.

Tourism is a cost-effective provider of employment, with strong linkages to the local economy, and it represents a substantial multiplier effect. Ecotourism, in particular, can provide economic justification for the conservation of areas that may otherwise not receive protection, and generate revenue for the management of these areas, and the upliftment of local communities.

- However, tourism also has the potential for having a huge impact on the environment. Being one of the least regulated industries, tourism has the potential to induce devastating environmental and cultural changes.
- It is therefore important to develop tourism in a sustainable manner. To ensure sustainable growth and profitability in the tourism industry, the following challenges need to be faced:
 - a) A substantial portion of the tourism benefits must find its way into the local communities.
 - b) 'Practice what we preach' in tourism developments and operations (e.g. ensure that all new developments in the natural environment qualify as 'unobtrusive' and 'environment-friendly').
 - c) Integrate the cultural and natural heritage when putting together tourism packages.
 - d) Re-invest a substantial portion of tourism profits in the maintenance of the cultural and natural resources.
 - e) Create a strong element of ecological and cultural awareness with tourists in order to ensure sustainability. "
- According to the Development Plan, the key to self-sustaining tourist facilities is included in the following:
 - a) "Provision of high-quality and authentic tourism 'products'.
 - b) Effective educational programmes that promote an understanding of the tourism products with both the tourists and the local communities.
 - c) Effective marketing of the tourism products with the purpose of attracting specific types of tourists.
 - d) Appropriate management of the tourism resources in order to ensure their sustainability. "
- The development proposal fully complies with the key requirements highlighted above and therefore meets the objectives and vision contained in the Integrated Development Plan for the Overstrand District Municipality. The proposal can therefore be regarded as compatible with the development plan.



Compliance with the Western Cape Rural Development Guidelines of 2019 has been taken into consideration with this application:

- A total of 8-10 campsites will be made available to tourists for either tent camping or with a small caravan;
- Visitors per campsite may not exceed 4 per site in the event that a visitor requires more space, they will have to book two sites to adhere to our maximum persons per site allowed;
- Proper ablution will be made available to the campers as per Site Plan attached herewith;
- All sites will be able to use Solar power for necessities or ask for access to solar power until Municipal electricity is available;
- In total the area designated for the tourist facilities do not exceed 2Ha of the total size of Erf 1890's 14,5Ha boundaries.

1.7 Planning principles;

- Spatial justice;
To our knowledge there are no land claims by any one person or any persons on Erf 1890; The proposed development will have no impact on the fiscal, institutional and administrative capabilities of the Overstrand Municipality. The Overstrand Municipality's income base will in fact be broadened through this development proposal
- Sustainability;
I confirm that our application will promote the rehabilitation of the land and its local/indigenous fauna and flora and leave as small a possible human footprint on the area. This intended tourist facility has a long-term possibility of success and positive outcome for our community.
- Efficiency;
Erf 1890's proposed tourist facility will not hamper any future layout or town planning scenarios in future but will be easily integrated into a residential setting if required or easily be dismantled if required in future development.
The clearance of alien vegetation will also be beneficial by eliminating veldfire threats in future that may endanger the residential area of Franskraal and Gansbaai.
- Resilience;
Our application/proposal will create much needed job opportunities in our community as well as promote future investments into the community by new families and tourists.
- Good administration;
We confirm that we are open to any suggestions to make the integration and implementation of our application as seamless as possible. We also confirm that we shall adhere to all Municipal laws and regulations as required. We value your comments and input to make this proposal as mutual beneficial as possible.



1.8 Complying with the HPOZ SCENIC DRIVE OVERLAY ZONE:

CHAPTER 3: SPECIFIC HERITAGE PROTECTION OVERLAY ZONE REGULATIONS

8. SCENIC CORRIDOR HERITAGE PROTECTION OVERLAY ZONE ("Scenic Corridor HPOZ")

8.1 Spatial delineation: Refer to Plans A, B & C.

8.2 Purpose: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

8.2.1 The first purpose is to maintain and enhance the scenic drive network in the Overstrand, which is a heritage resource of considerable environmental, historic and aesthetic significance and which contributes substantially to the economic base of the region.

8.2.2 The second purpose is to promote the tourism, environmental and amenity potential of the Overstrand scenic route network by enhancing the user's experience and understanding.

8.2.3 The third purpose is to ensure that the actual route is embedded within the landscape rather than imposed upon it.

8.2.4 The regulations refer only to scenic corridors which fall outside demarcated urban areas unless otherwise demarcated on the relevant plans for the scenic corridors HPOZs.

8.2.5 Maps A, B and C also identify regional and local routes of scenic significance. These routes are identified as they play an important linkage role in the overall scenic route network. Only the regulations relating to edge treatments below and the strict adherence to the Municipality's signage bye-law apply.

8.2.6 Protection of scenic corridors

8.2.6.1 New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible. – **Application adheres to the specifications**

8.2.6.2 Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ. – **Application adheres to the specifications**

8.2.6.3 Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone. – **Application adheres to the specifications**

8.2.6.4 New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape. – **Application adheres to the specifications**

8.2.6.5 New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land. – **Application adheres to the specifications**

8.2.6.6 Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape. – **Application adheres to the specifications**

8.2.6.7 Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding land form. Mitigation measures must be identified to limit visual impacts. – **Application adheres to the specifications**

8.2.6.8 Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged. – **Application adheres to the specifications**



- 8.2.6.9 The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites. – **Application adheres to the specifications**
- 8.2.6.10 Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography. – **Application adheres to the specifications**
- 8.2.7 Setback lines in wilderness, rural and agricultural contexts
- 8.2.7.1 No departure from the 30 m building line applicable to Agricultural Zones will be considered without comment from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body. Mitigation measures must be identified for any departure from this provision. – **Application adheres to the specifications**
- 8.2.8 The control of edge treatments along scenic routes – **Application adheres to the specifications**
- 8.2.8.1 Visually intrusive structures such as billboards are prohibited adjacent to scenic routes.
- 8.2.8.2 Precast concrete, “vibracrete” walls, unpainted cement block walls And razor wire treatment are prohibited along scenic routes.
- 8.2.8.3 Appropriate road edge and storm water channel treatments must be designed to fit in with the rural context.
- 8.2.8.4 Gateways must be recessive in character and limited in scale.
- 8.2.8.5 Entrance gateways must step back from the boundary line and must Not exceed 10 m in width.
- 8.2.8.6 Visually impermeable walls or fencing, substations, electrical infrastructure, kiosks, trees and hedges which block significant mountain and coastal views and sites of heritage significance will not be permitted.
- 8.2.9 The control of signage along scenic routes – **Application adheres to the specifications**
- 8.2.9.1 Signage must be in accordance with the Overstrand Signage By-Law.
- 8.2.9.2 Signage should be located against a backdrop to avoid silhouette Effects on the skyline. Low signs are less visually obtrusive. Signs should be Fixed to buildings where possible to avoid the proliferation of poles.
- 8.2.10 The control of invasive vegetation adjacent to scenic routes – **Application adheres to the specifications**
- 8.2.10.1 Exotic trees may be permitted only if they contribute to place character. No alien invasive vegetation will be permitted.

9 COASTAL STRIP HERITAGE PROTECTION OVERLAY ZONE ("COASTAL STRIP HPOZ")

- 9.1 Spatial delineation: Refer to Plans A, B & C.
- 9.2 Purpose: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:
- 9.2.1 To protect and enhance the nature of the transition zone between the built fabric along the coastal strip, including the first line of erven facing the coast, the coastal walkway and the coastline; – **Application adheres to the specifications**
- 9.2.2 To protect the natural, environmental and scenic qualities along the coastal strip; – **Application adheres to the specifications**
- 9.2.3 To protect lateral views between the mountain and coastline by ensuring the continuation of existing view lines and by controlling the massing and form of buildings adjacent to the coastal strip; – **Application adheres to the specifications**
- 9.2.4 To ensure the retention of the relatively fine-grain form of development



characteristic of the Overstrand holiday home vernacular evident along the coastal strip; and – **Application adheres to the specifications**

9.2.5 To ensure the retention of the existing structures identified as having Intrinsic and contextual significance. – **Application adheres to the specifications**

9.2.6 Land use and building plan applications – **Application adheres to the specifications**

9.2.6.1 Land use or building plan applications, if applicable, should be Submitted to the Overstrand Heritage and Aesthetics Committee and Stanford Heritage Committee or a registered conservation body for comment.

9.2.7 Grain and texture – **Application adheres to the specifications**

9.2.7.1 The grain and texture of the existing built form, characterised by Relatively low building-to-plot ratios; limited building footprints; the predominance of single-storey structures; and fragmented rather than monolithic building forms must be adhered to.

9.2.8 Additions – **Application adheres to the specifications**

9.2.8.1 Where new additions are to be built onto structures identified as Being conservation worthy, such additions must occur behind the front façade of the main dwelling and must not in any way overwhelm the original structure in terms of massing and height.

9.2.8.2 Such additions must be sensitive and appropriate to the context.

9.2.9 Building heights – **Application adheres to the specifications**

9.2.9.1 Building heights are restricted to 8,0m, as measured from base level To the top of the structure.

9.2.10 Interface between public and private realms – **Application adheres to the specifications**

9.2.10.1 A positive interface between the private site and public realm must Be established.

9.2.10.2 Visually impermeable boundary walls higher than the permitted 2,1m will not be allowed.

9.2.10.3 No prefabricated materials, including vibracrete walls and false Stone walls, will be permitted to face onto the coastline in this zone.

9.2.11 Roof treatment – **Application adheres to the specifications**

9.2.11.1 Dormers must not constitute more than one-third of the roof space Facing onto the coastline in the new and infill developments.

9.2.12 Building massing and solid to void relationship – **Application adheres to the specifications**

9.2.12.1 Large monolithic structures with a horizontal emphasis should be discouraged.

9.2.12.2 Buildings should be fragmented and disaggregated in form, and Apertures must have a vertical emphasis.

9.2.12.3 Large glazed surfaces must be located at least 0,5 m behind the Front façade of the building.

9.2.13 Architectural styles – **Application adheres to the specifications**

9.2.13.1 Architectural styles at variance with the local indigenous Overstrand vernacular will not be permitted.

9.2.13.2 Buildings must be predominantly orthogonal in form and placed parallel to the street edge.

9.2.14 Vegetation – **Application adheres to the specifications**

9.2.14.1 The felling of mature trees which contribute to area character



(the Norfolk pines and flowering gums (*Corymbia ficifolia*) in Northcliff and Eastcliff will not be permitted without the written consent of the Municipality.

9.2.14.2 Local indigenous plant material must be used along the interface Between private dwellings and the public realm.

9.2.15 Road edge treatment – **Application adheres to the specifications**

9.2.15.1 Alternatives to conventional channel treatment must be used, such As grass swales to bind the roadway into the adjacent landscape.

9.2.16 Building massing and solid to void relationship – **Application adheres to the specifications**

9.2.16.1 Large monolithic structures with a horizontal emphasis will not be Permitted

13 GANSBAAI HERITAGE CORE HERITAGE PROTECTION ZONE ("GANSBAAI CORE HPOZ")

13.1 Spatial delineation: Refer to Plan 5.

13.2 Purpose: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

13.2.1 To protect and enhance the relationship between the historical core area and the harbour.

13.2.2 To protect the number of graded heritage sites and significant streetscapes in the area.

13.2.3 To promote a positive public space environment and the retention of Views towards the harbour and across the town.

13.3 Land use and building plan applications

13.3.1 Land use and building plan applications, if applicable, should be submitted to the Overstrand Heritage and Aesthetics Committee or a registered conservation body for comment.

13.4 Additions

13.4.1 Where new additions are to be built onto structures identified as Being conservation worthy, such additions must occur behind the front façade of the main building and must not in any way overwhelm the original structure in terms of massing and height.

13.5 Interface between public and private realms

13.5.1 A positive interface between the private erf and public realm must be Established in the residential areas.

13.5.2 No prefabricated materials, including vibracrete walls and false stone walls, will be permitted in this zone.

13.6 Building massing and solid to void relationship

13.6.1 Large monolithic structures with a horizontal emphasis should be Discouraged in the residential zones. Within business and general residential zones, any development above the third floor must be set back at least 1,5 m from the front façade of the building and roofs must have a 45 degree roof pitch.

13.6.2 Buildings should be fragmented in form, and apertures must have a Vertical emphasis.

13.6.2.1 A wall-dominated recessive architectural treatment must be adopted. Any continuous glazed surface larger than 25% of the façades facing onto the public zone must be recessed at least 0,5 m from the façade of the building.

13.7 Architectural styles

13.7.1 Architectural styles at variance with the local indigenous Overstrand Vernacular will not be permitted and contemporary interpretations will be



encouraged.

13.7.2 Buildings must be predominantly orthogonal in form and placed parallel to the street edge.

13.8 Vegetation

Local indigenous plant material must be used along the interface between The private dwelling and the public realm.

13.9 Road edge treatment

13.9.1 Alternatives to conventional kerb and channel treatment must be used to minimise severance impact and to bind the roadway into the adjacent landscape

– Application adheres to the specifications as above

and EMOZ URBAN CONSERVATION ZONE, CATEGORY D regulations in terms of the Land Use

Scheme:

8. URBAN CONSERVATION ENVIRONMENTAL MANAGEMENT OVERLAY ZONE

("URBAN CONSERVATION EMOZ"):

8.1. Spatial delineation: Refer to Plan 5 and Plans 5.1 – 5.16.

8.2. Activities that are prohibited within the urban Conservation EMOZ are listed in Schedule "A" to these Regulations.

8.3. Activities that may be permitted only with Council's written consent within the Urban Conservation EMOZ are listed in Schedule "B" to these Regulations.

8.4. General regulations applicable to the Environmental Management Overlay Zones (EMOZs) of the Overstrand Municipality are listed in Schedule "C" to these regulations.

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

8.5.1. Designation of categories for undeveloped conservation worthy land and adjacent buffer areas:

8.5.1.1. Overstrand Municipality may develop an operational management plan for priority Urban Conservation EMOZ properties per residential area, according to the following categories:

8.5.1.1.1. Category A: Pristine Ecosystems- N/A

8.5.1.1.2. Category B: Semi-Modified Ecosystems- N/A

8.5.1.1.3. Category C: Modified Ecosystems - N/A

8.5.1.1.4. Category D: Private Property

➤ Private property within priority conservation-worthy ecological corridors from mountain to coast and/or across priority conservation-worthy areas identified in accordance with the Overstrand Environmental Management Framework.

➤ In the face of development pressure, the Municipality may, if it deems it necessary, upon receipt of a development proposal or application that does not involve any activities identified under the NEMA listing notices, require that specialist biodiversity and/or other relevant studies be undertaken by the developer/owner in order to inform development planning and retain priority ecological corridors and habitats.

8.5.2. Management of undeveloped conservation worthy land and adjacent buffer areas:

8.5.2.1. Vegetation Management:



8.5.2.1.1. In the light of the serious threat that Invasive Alien Species presents to the environment and the risks it poses to the municipality, its ratepayers and to present and future generations, the municipality will promulgate overarching Regulations in this regard for the entire Overstrand area.

8.5.2.1.2. The municipality may prioritise and facilitate areas within Urban Conservation EMOZ for focussed, priority Invasive Alien vegetation control programmes where necessary.

8.5.2.1.3. The municipality may inspect properties adjacent to the Urban Conservation EMOZ in cases where alien invasive vegetation (or, once promulgated, locally problematic alien invasive species and emerging weeds which pose a risk to the municipality) are visibly spreading into the Urban Conservation EMOZ from adjacent properties and may direct the owner of such properties to take appropriate action, alternatively the municipality may take the necessary action and recover the costs of doing so from the owner.

8.5.2.1.4. Management of Indigenous Vegetation

- The Municipality may trim indigenous vegetation which overhangs the boundaries of residential properties or order the trimming of vegetation that encroaches on the Urban Conservation EMOZ from adjacent properties. The Municipality may implement measures to reduce the amount of vegetation by thinning, pruning, brush-cutting, chipping and removing material where appropriate, according to the management plan for each urban area.

8.5.2.2. Fire Management within Urban edge:

8.5.2.2.1. The municipality may prioritise and facilitate areas for proactive and/or urgent Fire Control Management in collaboration with the landowners - where the fire risk to the natural environment as well as life and property are attaining extreme levels.

8.5.2.2.2. The municipality may develop an Ecological Fire Management Plan in coordination with the Fire and Rescue department of the Municipality for the ecological management of undeveloped conservation worthy land within the urban edge. Properties subject to the fire management plan shall be exempt from the general Overstrand Fire Management Policy and will be burned according to correct fire management cycles.

8.5.2.2.3. The municipality may prepare fuel breaks and fire breaks on and along the boundaries of residential properties to provide access for fire-fighting teams and to reduce the risk of the spread of fires across boundaries.

8.5.2.2.4. The municipality may restrict the placement of high fire risk structures and buildings within building lines on the boundary of the Urban Conservation EMOZ and order the removal of structures where such structures constitute a fire hazard and/or threaten life / other property.

8.5.2.2.5. The municipality may order the installation of sprinkler systems / fire protection systems on buildings with thatched roofs, which are located adjacent to UC EMOZ properties.

8.5.2.3. Access:

8.5.2.3.1. Right of access: Undeveloped conservation worthy land shall be regarded as a Public Place whereby the right of access for the general public is guaranteed, unless such access will result in pollution or environmental degradation or where such access will constitute a public nuisance.

8.5.2.3.2. No access: (entrances, pathways, structures) will be allowed from private properties to open spaces without the necessary written consent of the Municipality

8.5.2.4. Activities/Uses:

8.5.2.4.1.1. The following primary uses will be permitted within the Urban Conservation EMOZ:

- Recreation;
- Ecosystem management; and
- Heritage conservation.

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



- Environmental Facilities;
- Catering Enterprises.

8.5.2.5. Infrastructure:

8.5.2.5.1. The design and development of new buildings, infrastructure and utility services within the Urban Conservation EMOZ must complement the natural character and sense of place of the ecological corridor and existing development in such areas.

8.5.2.5.2. The erection of religious symbols, memorabilia and the defacement of municipal infrastructure or natural features will be prohibited and managed by means of removal / repair / rehabilitation measures.

8.5.2.6. Encroachment:

8.5.2.6.1. Prohibition, limitation and restoration / rehabilitation of encroachment from residential properties, gardens and infrastructure in the Urban conservation EMOZ will be enforced by means of removal and repair notices and may include rehabilitation measures at cost of the transgressor.

8.5.2.7. Management Agreements - N/A

– Application adheres to the specifications as above

- We confirm that the application falls within the abovementioned confines and frames and will in no way demean or degrade any of the Heritage Overlay Zones. Our planned venture will in fact be aesthetically pleasing to the eye and increase neighbouring property values. No obscenely large structures will be built or raised, and all enclosures of the animals will be designed and executed to keep in mind that everything flows into one purpose that the experience for visitors and passersby will leave a genuine feeling of wellbeing and happiness. By ensuring that all buildings are of a high standard and pleasing to look at, more visitors will use the Whale Route to view the Farm and thus generate much needed revenue for our community and town.
- A large network of important wetlands and river corridors, many of which have been identified by the South African National Biodiversity Institute (SANBI) as Freshwater Ecosystem Priority Areas, as illustrated on Plan 3.
- Several large and productive estuaries, which are of key importance in terms of ecological economic functions such as sustaining commercial marine fisheries, aquaculture and tourism. It furthermore functions as natural habitats for especially water birds. The Klein River and Kleinmond Estuaries have been rated within the top ten most important temperate estuaries along the South African Coastline. – We have after starting the rehabilitation process found Nightjars nesting on ERF 1890 and we are promoting their protected breeding areas with no human interference
- A diverse natural vegetative cover, exceeding 65% of the total Overstrand land surface area. It comprises of eighteen vegetation types of which six are classified as critically endangered, three as endangered, and two as vulnerable to extinction. The remaining extents of the above are illustrated in Plan 4. The Overstrand Critical Biodiversity and Ecological Support Areas as determined by the South African National Biodiversity Institute (SANBI), is indicated on Plan 5. The areas were identified to, amongst other, facilitate the functioning of ecological processes that are required to ensure that biodiversity features persist in the long term. The most important geographic areas for protected area expansion as set out by the National



Protected Areas Expansion Strategy (NPAES), is indicated on Plan 6 – Kamba (ERF 1890) seeks to improve and facilitate the rehabilitation of our natural flora and wild life by rehabilitating the area where the invasive species has taken hold

OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK May 2020;

1. **A Liveable Overstrand**
Encouraging tourists to visit Gansbaai and to bring much needed relief to the unemployed sector by creating Job opportunities, this will lead to an over-all wellbeing of our community;
2. **An Environmentally Sustainable and Resilient Overstrand**
Creating new job opportunities and investing in the tourist section for a sustainable income will lead to a more resilient Overstrand community;
3. **A Memorable and Distinctive Overstrand**
Having memorable and enjoyable tourist attractions in our community will lead to more visitors and a greater overall rise in income for our community;
4. **Vibrant and Exciting Urban Areas**
Being able to enrich, encourage and teach visitors how to maintain and value our biodiversity will make Fransrkaal an exciting urban area to visit;
5. **An Accessible and Connected Overstrand**
Having these type of tourist attractions close to the residential and urban areas where young families come for vacation and enjoy themselves will lead to more opportunities and a better life for all in the Overstrand area. Being close and easily accessible to families with young children will help us learn tourists for the importance of sustainable living and being sensitive to biodiversity of heritage and protected areas;
6. **An Overstrand that enables a Prosperous and Diverse Economy;**
An attraction for young and old will be made that will encourage Social economical growth in our community by using the following activities - Paintball / Nerf Guns / Put-Put / Go-carts / Petting Farm / Kiosk / Hiking trails – to create job opportunities and to encourage tourists to visit other available facilities on the Birkenhead area
7. **The draft structure plan and makes proposals around the land uses that can be considered in each "precinct."**
 - o The following uses for properties located in this area are:
 - "Small scale rural holiday accommodation (e.g. farm stay, B & B, guesthouse, boutique hotel, Clamping (camping))
 - Tourist facilities
 - Rural lifestyle retail
 - Function venue facility
 - Conference facilities
 - Farm store and farm stall
 - Farmers market
 - Local product processing (e.g. winery, dairy and olive pressing)
 - Rural recreational facilities (e.g. riding school)
 - Nursery
 - Strict control over signage and advertising signs
 - Views of mountains and rural landscape from the R43 national road may not be compromised



> Visual impact of buildings and development along the R43 national road must be reduced through the use of visual buffers and innovative design

The uses envisaged with this application are uses that can be accommodated within the above list. The proposal is therefore in accordance with the land uses proposed in terms of the provisions of the draft structure plan for the property.

8. Although the title deed of a property is not a planning document, it sometimes contains conditions that have a significant impact on the development potential of a property. The title deeds of Erf 1890 were studied and contained no conditions that prevent the development of the land uses as proposed. No problem is therefore foreseen in this regard.
 9. As evidenced by the above, the application can be regarded as desirable in terms of existing planning documentation.
 10. The development proposal does not activate any listed activity in terms of regulations made in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). The legislation therefore does not apply to this application.
 11. No subdivision or rezoning of the property takes place. Act 70 of 1970 therefore does not apply to this application.
 12. As the development was gained access from the R43 national road via the R43 Franskraal road, SANRAL is therefore an interest group in this application. The application was referred to SANRAL for their comment during Building Plan Applications which were approved on 3 August 2023 (Building plans has been approved in terms of the National Building Regulation and Building Standard Act 103 of 1977, the applicable Town planning regulations, the National Environmental Act 107 of 1998 and any other applicable legislation). The "access point" means an officially signposted terminal point whereby a member of the public enters or exits an EMOZ, by means of a vehicle, conveyance or on foot;
 - As indicated in the Title Deed for ERF 1890 access is granted directly from the R43 into the Municipal Servitude (water line servitude) and will be used for access to Erf 1890;
 - There are no restrictions or to the entry way and is well maintained by the Overstrand Municipality;
 - There are no restrictions to visibility to the entrance or ERF 1890 that could hinder or cause an accident;
 - The access point is deemed safe for use as per SA laws.
- – Application adheres to the specifications as above

1.9 Compliance of application with the forward planning and policy documents (Spatial Development Framework and Birkenhead Precinct Plan) of Overstrand Municipality:

DANGER POINT PRECINCT DEVELOPMENT PLAN FINAL PRECINCT PLAN REPORT;

1. The R43:
 - The R43 is the main transport arterial leading to Franskraal Strand and Pearly Beach to the east and includes a rural road section abutted by smallholdings.
 - It links Gansbaai and Franskraal and economic activity in this vicinity is limited to some agricultural activity on a few smallholdings with some offering guest accommodation.



- If there was continuous ribbon development along this section, similar to that shown in Figure 2.2h. It would have the potential to cut off the peninsula from Mount Dyer
 - The intersections along this route could have potential for limited farm stalls and farm stay accommodation with safely designed access and parking.
 - To the south of the R43 is municipal owned open space. The eastern part of which comprises Melkhoutbos Nature Reserve, which conserves remnants of a Milkwood forest. It forms an important lowland green lung between the mountain and the peninsula, see Figure 2.2g.
 - Access through this reserve is facilitated by numerous firebelts and local residents from all communities appear to use it for both recreational and pedestrian commuting purposes;
2. We confirm that our application will have no negative impact on the Birkenhead Planning as set out by the Overstrand Municipality as ERF 1890 does not fall under the Birkenhead planned area but falls under Franskraalstrand;

None of our planned activities in our application will cause any harm to the natural biodiversity or natural state of the land as surveyed in the above-mentioned regulations.

1.10 Photos;





2. Amendment, Suspension or Removal of Restrictive conditions

We ask that deviation on the Municipal By-laws be granted to us for the following:

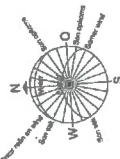
In terms of Section 4 of SPLUMA, No 16 of 2013;

N/A

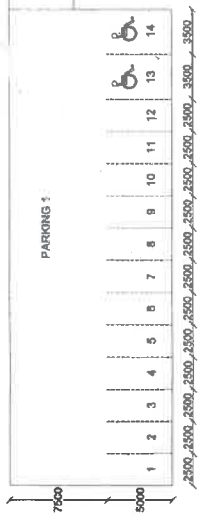


VOORSTELLING VAN 'SETTING PARK' VIR
 M.L. JACOBS
 OF BEF NO 1990 (GEBREK VAN EEF NIEUWELIKE TE FRANSKRAALSTRAND)

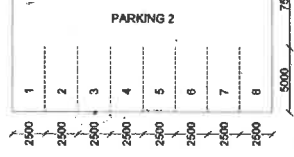
PLACE	SIZE IN m	SQUARE METER
3 x Stalls	3m x 6m	18m ² x 3 = 54 m ²
Go Cart Track	30m x 40m	1200 m ²
Paint Ball Area	20m x 20m	400 m ²
Kids Nerf Gun Area	15m x 15m	225 m ²
Put-Put Track	30m x 10m	300 m ²
Pick Nick Area	30m x 15m	450 m ²
Play Area	3m x 6m	18 m ²
Kiosk	3m x 3m	9 m ²
Ablution Block	3m x 6m	18 m ²
Camp Stand	40m x 30m	1200 m ²
Farm Storage	15m x 6m	90 m ²
Parking 1	37m x 12.5m	463 m ²
Parking 2	20m x 12.5m	250 m ²
Fabrication Area	30m x 40m	1200 m ²
Horse Enclosure	37m x 54m	1998 m ²
Horse Enclosure	60m x 17m	1200 m ²
Chicken Enclosure	70m x 30m	2100 m ²
Duck Enclosure	30m x 20m	600 m ²
Ostrich Enclosure	54m x 50m	2700 m ²
Natural Pond	24m x 20m	480 m ²
TOTAL m²:	=	14, 955 m²



TOTAL OF 20 PARKINGS
 AND 2 DISABLED
 PARKINGS



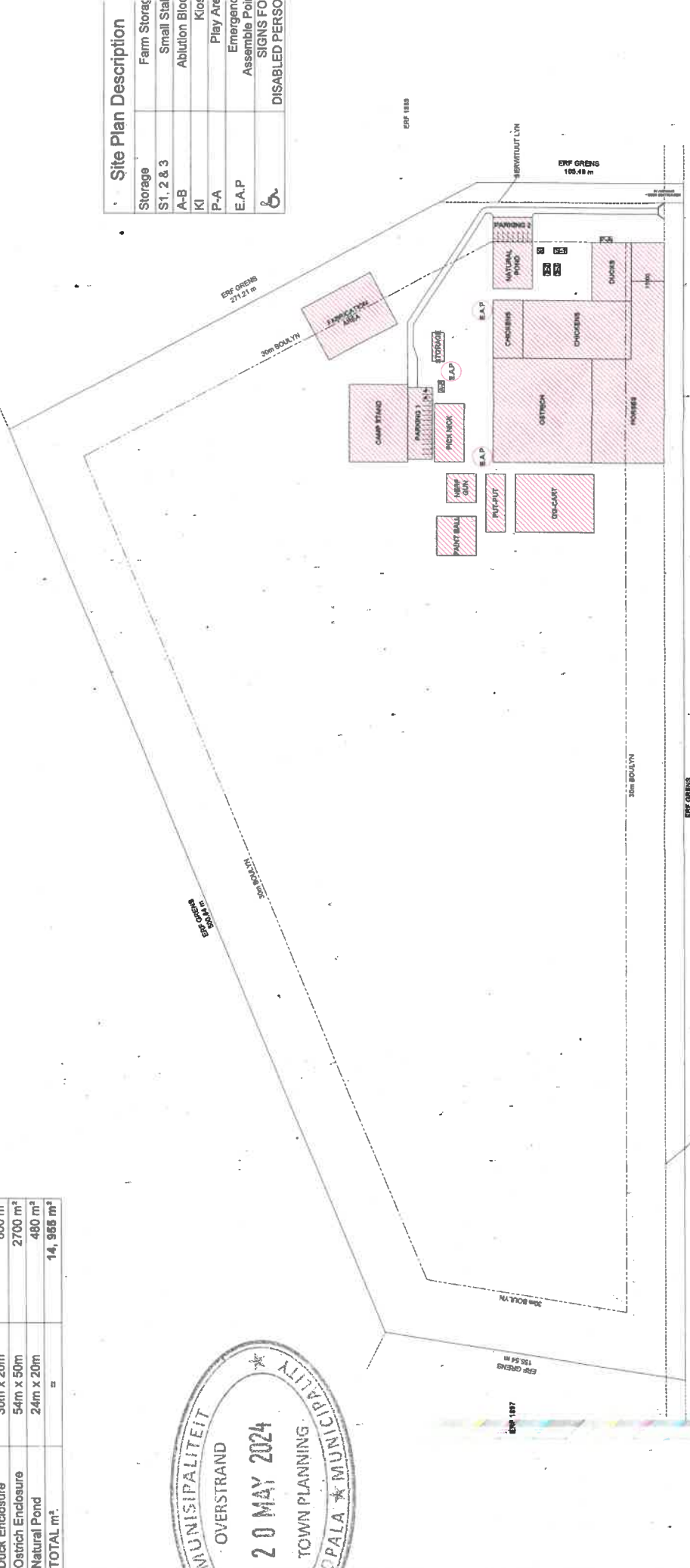
PARKING 1 DETAIL
 SCAAL 1:200



PARKING 2 DETAIL
 SCAAL 1:200

Site Plan Description

Storage	Farm Storage
S1, 2 & 3	Small Stal
A-B	Ablution Bloc
KI	Kios
P-A	Play Are
E.A.P	Emergent
	Assemble Poli
	SIGNS FO
	DISABLED PERSO

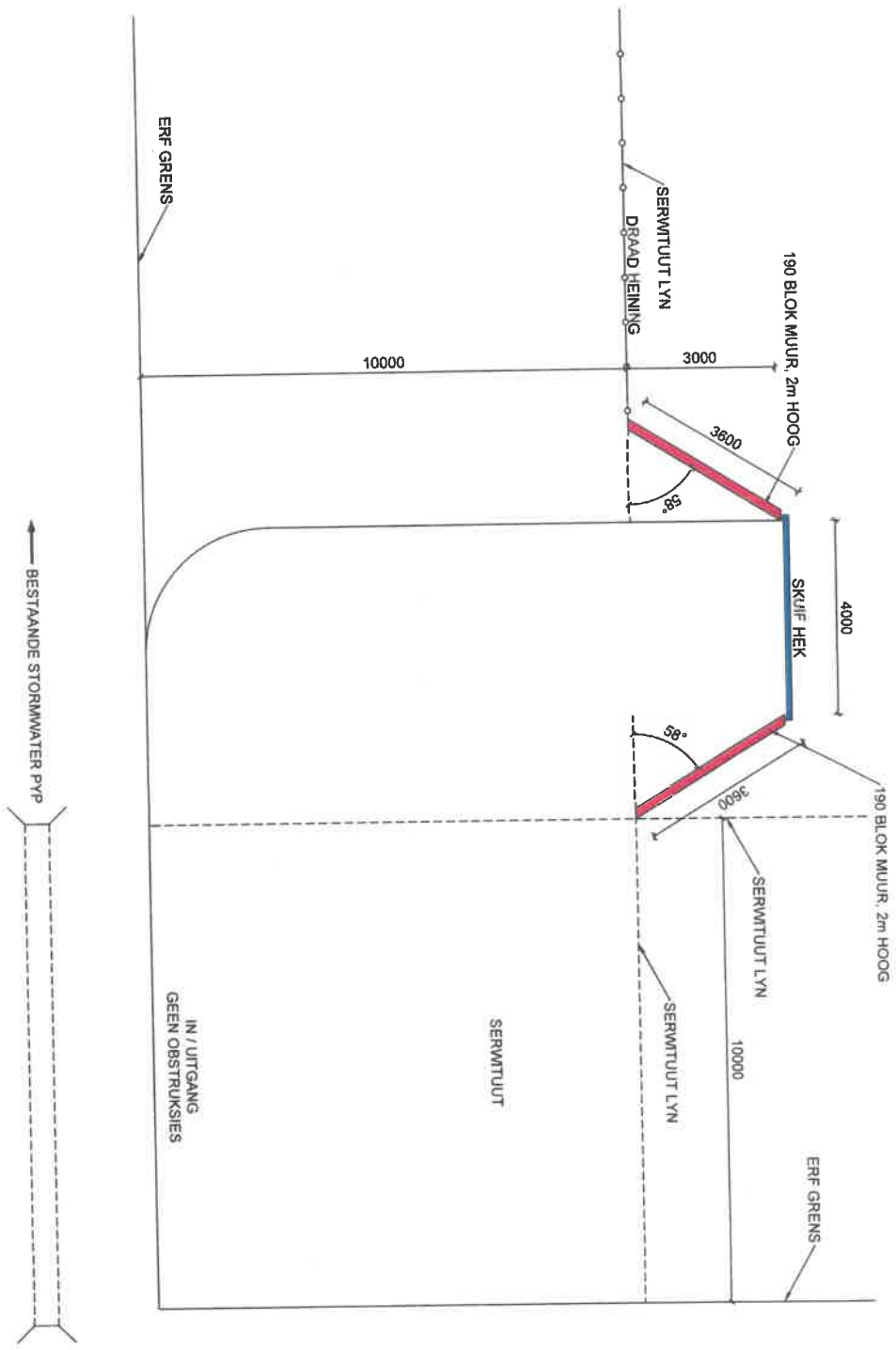


TERREIN PLAN
 SCAAL 1:1000

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VOORGESTELDE NUWE OPSIGTER WONING VIR
 M.L. JACOBS
 OP ERF NO 1890 (GEDeelTE VAN ERF 1887) ELEER TE FRANSKRAALSTRAND

PAGE 08 OF 09
 EIGENAAR: M.L. JACOBS
 I.J. van der Nest
 ARGITEKTONIESE
 DIENSTE
 SACAP REG: (PAD 2730)
 GETEKEN:
 I.J. van der Nest
 Bloebokstraat 3
 Kleibbaai, 7220
 Sel: 082 466 8580
 DATUM:
 TEK NO: JJ 04/23



GEPROKLAAMEERDE PAD
 (R 43)

HEK DETAIL
 SKAAL 1:100

STAMPS