

AMENDED APPLICATION

FARM 905, RESTLESS RIVER, HEMEL EN AARDE VALLEY, A DIVISION OF CALEDON: APPLICATION FOR DEPARTURE, CONSENT USE, AMENDMENT OF CONDITIONS IN RESPECT OF EXISTING APPROVAL, AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF HERMANUS ABERDEEN 44 PTY LTD

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 the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the northern lateral building line from 30m to 23,9m to accommodate the staff room **and bathroom**; to relax the eastern lateral building line from 30m to 0,8m; 1,6m and 10,4m respectively to accommodate a storage area, an extension to the existing storage room and a proposed pool house; **and to relax the western lateral building line from 30m to 16,5m to accommodate the staff room and bathroom.**
- **Consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate an additional dwelling unit, tourist accommodation to convert the existing main dwelling into a guesthouse, and to allow a tourist facility to operate a restaurant / wine tasting facility.
- **Amendment of conditions in respect of existing approval** in terms of Section 16(2)(h) of the By-Law, to accommodate the expansion of the existing agricultural industry from 391m² to 910m² and the existing tourist facility from 33m² to 660m².
- **Amendment of the existing approved site development plan** in terms of Section 16(2)(l) of the By-Law to accommodate proposed new structures as well as the expansion of existing structures on the property.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law for the unauthorised construction of the staff room.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **8 December 2023**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to the Town Planner, Mr. H Olivier at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

GEWYSIGDE AANSOEK

PLAAS 905, RESTLESS RIVER, HEMEL EN AARDE VALLEI, 'N AFDELING VAN CALEDON: AANSOEK OM AFWYKING, VERGUNNINGSGEBRUIK, WYSIGING VAN VOORWAARDES TEN OPSIGTE VAN BESTAANDE GOEDKEURING, WYSIGING VAN GOEDGEKEURDE TERREINONTWIKKELINGSPLAN EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: WRAP PROJECT OFFICE NAMENS HERMANUS ABERDEEN 44 PTY LTD

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

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die noordelike syboullyn vanaf 30m na 23,9m te verslap om die personeelkamer **en badkamer** te akkommodeer; om die oostelike syboullyn vanaf 30m na onderskeidelik 0,8m, 1,6m en 10,4m te verslap om 'n stoorarea, 'n uitbreiding van die bestaande stoorkamer en 'n voorgestelde swembadhuus te akkommodeer; **en om die westelike syboullyn vanaf 30m na 16,5m te verslap om die personeelkamer en badkamer te akkommodeer.**
- **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, om 'n addisionele wooneenheid te akkommodeer, toeriste-akkommodasie om die bestaande hoofwoning in 'n gastehuis te omskep, en om 'n toeristefasiliteit toe te laat om 'n restaurant / wynproelokaal te bedryf.
- **Wysiging van voorwaardes ten opsigte van bestaande goedkeuring** ingevolge Artikel 16(2)(h) van die Verordening, om die uitbreiding van die bestaande landboubedryf vanaf 391m² na 910m² en die bestaande toeristefasiliteit vanaf 33m² na 660m² te akkommodeer.
- **Wysiging van die bestaande goedgekeurde terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening om voorgestelde nuwe strukture sowel as die uitbreiding van bestaande strukture op die eiendom te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening vir die ongemagtigde konstruksie van die personeelkamer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees ingevolge Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **8 Desember 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. H Olivier by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISICELO ESILUNGISIWEYO

IFARM 905, RESTLESS RIVER, IHEMEL EN AARDE VALLEY, ICANDELO LE-CALEDON: ISICELO UKUTENXA, UKUSETYENZISWA KWEMVUME, UKULUNGISWA KWEMIQATHANGO NGOKUBHEKISELELE NOVUMELELO OLUKHOMOY, ULUNGISO LWESICWANGCISO SOPHUHLISO KUNYE LWESIZA UKUMISELWA KWESOHLWAYO SOLAWULO: WRAP PROJECT OFFICE EGAMENI LIKA HERMANUS ABERDEEN 44 PTY LTD

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

- **Ukutenxa** ngokwemigaqo yeCandelo 16(2)(b) loMthetho kaMasipala ukuze kucuthwe umda wesakhiwo osecaleni ongasentla ukusuka kwi-30m ukuya kwi-23,9m ukuze kuhlaliswe igumbi labasebenzi **kunye negumbi lokuhlambela**; nokucuthwa komda wesakhiwo osecaleni ongasempuma ukusuka kwi-30m ukuya kwi-0,8m; 1-1,6m kunye ne-10,4m ngokulandelelanayo ukulungiselela indawo yokugcina, ulwandiso lwegumbi logcino esele likhona kunye indlu ecetywayo ye-pool **kunye nokucuthwa komda wesakhiwo osecaleni osentshona ukusuka kwi-30m ukuya kwi-16,5m ukulungiselela igumbi labasebenzi kunye negumbi lokuhlambela.**
- **Imvume yokusetyenziswa** ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela indawo yokuhlala eyongezelelweyo, indawo yokuhlala yabakhenkethi ukuguqula indawo yokuhlala ephambili ekhoyo ibe yindlu yeendwendwe, kunye nokuvumela indawo yabakhenkethi ukuba iqhube indawo yokutela/ indawo yokungcama iwayini.
- **Ukulungiswa kwemiqathango ngokubhekiselele novumelelo olukhoyo** ngokwecandelo le-16(2)(h) lomthetho kamasipala, ukulungiselela ukwandiswa koshishino lwezolimo olukhoyo ukusuka kuma-391m² ukuya kuma-910m² kunye nendawo yokhenketho ekhoyo ukusuka kwi-33m² ukuya kuma-660m².
- **Ukwenziwa kwezilungiso kwiplani yophuhliso lwesiza esele ikho** ngokwemigaqo yeCandelo 16(2)(l) loMthetho kaMasipala ukuze kulungiselelwe izakhiwo ezitsha ezicetywayo kunye nokwandiswa kwezakhiwo esele zikhona kwipropati.
- **Ukumiselwa kwesohlwayo solawulo** ngokweCandelo le-16(2)(q) loMthetho kaMasipala ngolwakhiwo olungagunyaziswanga lwendlu yabasebenzi.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlowe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangciso ngeDolophu, ePaterson Street, eHermanus. Naziphi na izimvo mazibhalwe phantsi ngokungqinelana namalungiselelo eCandelo lama-51 kunye nelama-52 oMthetho kaMasipala ukuze zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye phambi kwama-8 uDisemba 2023, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umda kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuMwangcisi weDolophu, uMnu. H Olivier kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limcedise ukuze abhale ngokusesikweni izimvo zakhe.



FARM 905, CALEDON

APPLICATION FOR DEPARTURE, CONSENT USE,
AMENDMENT OF CONDITIONS IN RESPECT OF AN EXISTING
APPROVAL AND AN APPROVED SITE DEVELOPMENT PLAN
& DETERMINATION OF AN ADMINISTRATIVE PENALTY

Application prepared for:

HERMANUS ABERDEEN 44 CC

Application prepared by:

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Submitted

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Amended

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1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Farm Description	Farm 905, Caledon
Extent	17,5896 Ha
Zoning	Agricultural Zone 1: Agriculture

3. BACKGROUND AND INTENT

The subject property, known as Farm 905, Caledon, is situated in the Hemel en Aarde Valley, as depicted in **Plan 1 - Locality**. Since 2005, Hermanus Aberdeen 44 CC has been the owner of the property, and they have commissioned WRAP Project Office to prepare the land use application on their behalf, as specified in **Annexure A – Power of Attorney and Resolution**.

The subject property primarily operates as a wine farm, focusing on grape cultivation and wine production, a venture that the owners have developed over the past two decades. In response to growing market demand, the property owners are actively exploring opportunities to broaden the farm's uses. Over the years, the owners have successfully obtained approvals for several departures while also allowing the farm to function as a wine farm, encompassing a winery, wine tasting facilities, and wine sales. **Annexure C – Historic Approval**.

Building from this foundation, the property owners envision further expansion by establishing a restaurant and relocating their tasting facility to the new proposed structure. Additionally, they intend to repurpose the existing main dwelling as a guest house, while proposing an additional dwelling unit on the farm that can serve as tourist accommodation. Although the primary use of the farm will continue to be agriculture and the cultivation grapes, the proposal is to increase the uses allowed. Furthermore, approval of certain applications is necessary, which includes an application for the determination of an administrative penalty to ensure compliance with the OMLUS.

Application is made for the following:

- Consent Use for an Additional Dwelling Unit;
- Consent Use for Tourist Accommodation;
- Consent Use for a Tourist Facility (Restaurant);
- Consent Use for a Guest House;
- Departure from the 30m building lines;
- Amendment of conditions in respect of an existing approval;
- Amendment of an Approved Site Development Plan; and



- Determination of an administrative penalty.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

- 4.1 Consent Use** to allow an additional dwelling unit in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 4.2 Consent Use** to allow a guest house in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 4.3 Consent Use** for tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Additional dwelling units is defined by the OMLUS as the following:

“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 additional dwelling unit aims to cater for transient guests seeking an immersive rural experience amidst the captivating vineyards cultivated on the farm. Introducing additional accommodation options for tourists on the property offers several advantages. Firstly, it provides visitors with a unique and authentic opportunity to embrace rural life and firsthand farming practices. This respite from the fast-paced urban environment allows guests to unwind and reconnect with nature.

Furthermore, the proposed conversion of the main dwelling into a guest house enhances the range of accommodation choices available on the subject property. The proposed accommodations are designed to offer a diverse array of outdoor activities and experiences, such as hiking, horseback riding, and mountain biking, which are not commonly found in urban areas. This promises an unforgettable and thrilling vacation for tourists.

In addition, the presence of the additional unit and guest house creates an opportunity to educate visitors about sustainable farming practices and the significance of environmentally responsible behaviour. Notably, the additional dwelling will be partially powered by solar energy in the future, aligning with the interests of eco-tourists who strive to minimize their ecological footprint while traveling.

Another advantage of the supplementary accommodations, encompassing the guest house and additional dwelling unit, is the potential for a more personalized and intimate experience compared to larger, more commercialised hotels. Guests can engage with the farm owners and staff, gain insights into local culture and traditions, and receive tailored recommendations for nearby attractions and activities.

Overall, additional accommodation for tourists on a farm can provide a unique and authentic vacation experience, offering a chance to reconnect with nature, learn about sustainable farming practices, and enjoy personalized, intimate hospitality. (Refer to **Plan 4.1** and **4.2 – SDP**).



MOTIVATION

The main house is proposed to have 4 four bedrooms that will be used as guest rooms. Refer to **Annexure C – Architectural Drawings of the Main Dwelling and garage structures.**

It is important to note, the property owners are utilising an unutilised space in front of the existing vineyards to establish the additional dwelling unit. The proposal is to have as little impact as possible on the existing vineyards as it affects the production of the farm winery if vineyards are affected.

4.4 Consent Use to allow a tourist facility (Restaurant) in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property owners also have the vision to relocate their approved tasting facility to a new proposed building, as illustrated on the SDP (Plan 4). The new structure will be utilised as a restaurant as well as the tasting facility for the wine farm.

Combining the restaurant and tasting facility enhances the overall customer experience. Visitors to the wine farm can enjoy a seamless and comprehensive experience by indulging in a delectable dining experience while also having the opportunity to sample and appreciate the farm's wines. This integrated approach ensures customer satisfaction and provides a holistic and immersive experience for wine enthusiasts and food connoisseurs.

The restaurant as a tasting facility showcases the synergy between the wine farm and the culinary offerings. Guests can savour exquisite dishes that complement the wines produced on the farm, creating a harmonious pairing that highlights the farm's distinct flavours and enhances the overall enjoyment of the wine.

From a business perspective, the establishment of a restaurant adds an additional revenue stream to the wine farm. In addition to wine sales, the restaurant can generate income through food sales, attracting a broader customer base. This diversification of revenue helps to strengthen the financial stability of the wine farm and mitigates potential risks associated with relying solely on wine sales.

Furthermore, a restaurant operating as a tasting facility attracts a wider range of customers beyond wine enthusiasts. Food lovers, tourists, and those seeking a unique dining experience can be enticed to visit the property. This broader market reach, opens up opportunities for increased brand exposure and customer acquisition, ultimately driving growth for the wine farm.

The restaurant and tasting facility also act as powerful marketing tools for the wine farm. Each customer who dines at the restaurant has the opportunity to taste and appreciate the wines, potentially leading to direct wine sales and cultivating long-term customer relationships. Additionally, the restaurant serves as a platform for promoting the farm's brand, values, and story, further establishing its reputation in the industry.

In summary, the proposed restaurant will combine dining and wine tasting, creating a synergy between the culinary and viticultural aspects of the wine farm. This approach will improve the overall customer experience, generate multiple revenue streams, increase market penetration, and reinforce the brand's presence. As a result, the venture appears to be a compelling and lucrative opportunity for the property owners to pursue.



MOTIVATION

It is important to note, the property owners are utilising an unutilised space within the existing vineyards to establish the tourist facility. The proposal is to have as little impact as possible on the existing vineyards as it affects the production of the farm winery if vineyards are affected.

4.5 Permanent Departure from the 30m building lines in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposed development of the farm necessitates the following departures:

4.5.1 Permanent Departure from the eastern lateral building line from 30m to 0,8m to allow the proposed lean-to storage area in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.5.2 Permanent Departure from the eastern lateral building line from 30m to 0,8 & 1,6m to allow the proposed storage extension in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property owners are envisaging increasing the operation of the winery that was historically approved. This includes additions to the winery as well as additional storage that will be used for both the winery as well as equipment that is regular used in the winery.

By adding extra storage facilities, the winery will be able to accommodate a larger volume of wine production and effectively manage its inventory. This increased storage capacity is crucial for the winery's growth as it ensures the availability of sufficient space to store and age the wine during the production and maturation process.

Furthermore, the expanded storage capacity will contribute to the overall feasibility and efficiency of the winery's operation. With more storage space available, the winery can optimize its production schedule and meet the demands of a growing customer base. This improved operational efficiency not only enhances the winery's productivity but also allows for better quality control and consistency in the wines produced.

Additionally, the expansion of the winery to a larger scale offers several significant advantages in terms of its functionality and utilization. Firstly, a larger winery provides increased production capacity, allowing for the processing of higher volumes of grapes and wine production. This expanded capacity is crucial in meeting the growing demand for the winery's products and catering to a wider customer base. By accommodating larger batches of grapes, the winery can streamline its operations, optimize workflow, and enhance overall efficiency.

Furthermore, a larger winery allows for improved storage capabilities. It provides ample space to properly store and age wines, ensuring optimal conditions for maturation. With dedicated areas for different wine varieties and enhanced temperature and humidity controls, the winery can maintain the quality and consistency of its wines over extended periods. This expanded storage capacity also enables the winery to hold back wines for longer aging, resulting in more complex flavours and enhanced overall wine quality.



MOTIVATION

In addition to increased production and storage capabilities, a larger winery fosters a spirit of innovation and experimentation. With more space available, winemakers have the freedom to explore new grape varieties, fermentation techniques, and aging methods. This facilitates creativity and allows for the production of a broader range of wines, catering to diverse consumer preferences and expanding the winery's portfolio.

A larger winery also benefits the visitor experience and hospitality aspect. With more space, the winery can accommodate larger groups of visitors. This creates opportunities for hosting guided tours, educational programs, and special events, enhancing the overall visitor experience and promoting brand awareness. The increased capacity for hospitality activities also contributes to additional revenue streams for the winery.

Refer Plan 4.2 – SDP Inset illustrating the proposed departures.



Figure 1: Proposed permanent departures to the storage extension and equipment storage.

4.5.3 Permanent Departure from the northern building line from 30m to 23.3m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.5.4 Permanent Departure from the western building line from 30m to 16.5m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property owners have undertaken improvements on the farm by constructing a small staff room that encroaches upon the northern and western building line. This staff room serves as a way to enhance the comfort and amenities available to the staff, the proposal is to approve the existing staff room as it was built over the 30m building line, the location was selected as to not impact the existing vineyards. No additions are being planned and only the current footprint and structure is proposed to be approved by the municipality. In addition to the staff room a row of trees was planted as to limit the visual impact of the structure while additional measures were taken to clad the structure materials that are more suited to the environment.

Importantly, it should be noted that no sleeping facilities are being proposed in the staff room, as its purpose is solely for daily use. The focus is on improving the working environment and providing a comfortable space where staff members can relax, have meals, and store their personal belongings while carrying out their duties on the farm.



MOTIVATION

The staff room is a commitment from the property owners to the well-being and satisfaction of their employees. The space which is used by the staff contributes to a positive work environment and employee morale. **Refer Plan 4.3 – SDP Inset** illustrating the proposed departures.

We received a comment suggesting that the staff room could potentially affect the safety of neighbouring properties. However, since no evidence has been provided, and there have been no reported incidents that property owners are aware of, the possibility that the staff room could compromise the safety of any surrounding properties is merely a statement.

The essential point to remember is that there are fences separating the properties, and the responsibility for personal security still rests squarely on each individual property owner. It cannot be reasonably expected that individuals not liable for private property should be obligated to address security concerns on behalf of others.

It is crucial to emphasize that there are existing fences in place demarcating the boundaries between these neighbouring properties. Furthermore, it is essential to acknowledge that the onus for ensuring personal security lies with each respective property owner. It is unreasonable to demand that those who bear no liability for private property take on the responsibility of addressing security issues on behalf of others. In a shared community, it is incumbent upon each property owner to actively uphold their personal security measures and obligations.

4.5.5 Permanent Departure from the eastern building line from 30m to 10,4m to allow a proposed pool house in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The pool house is considered an outbuilding linked to the main dwelling, of which the definition is:

*“means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on a land unit and includes a building designed to be used for the garaging of motor vehicles, for storage purposes and any normal activities in so far as these are usually and reasonably required in the connection with the main dwelling as well as the accommodation of recreational activities such as a **pool room**, braai room, lapa and gazebo and the practising of hobbies (which may not cause a nuisance and/or disturbance and/or noise and/or damage to a neighbouring property or properties or premises), outbuildings are primary uses under each zoning except in open space zones where the Municipality may permit outbuildings should it be deemed necessary;”*

- **Functional Integration:** The position of the pool house was selected as a way that optimizes its functional integration with the main dwelling and the overall layout of the property. This allows for a more cohesive and convenient arrangement, ensuring easy access and connectivity between the pool house and the main living areas.
- **Enhanced Aesthetics:** Departing from the side building line can contribute to the visual appeal and architectural harmony of the property. It provides an opportunity to position the pool house in a manner that complements the design and style of the main dwelling, creating a visually pleasing and cohesive aesthetic. This attention to

aesthetics can enhance the overall attractiveness of the property and its surrounding environment.

- **Privacy and Enjoyment:** Departing from the side building line can help create a more private and secluded setting for the pool house. By strategically positioning it, the pool house can offer a peaceful and tranquil space for recreational activities, such as poolside gatherings, barbecues, or relaxation. This ensures a comfortable and enjoyable environment for residents and guests.
- **Flexibility in Design:** Departing from the side building line offers flexibility in the design and layout of the pool house. It allows for creative solutions in optimizing the available space, accommodating desired features, and ensuring functionality. This flexibility can lead to a pool house design that meets the specific needs and preferences of the property owners while adhering to relevant regulations and guidelines.

4.6 Amendment of conditions in respect of an existing approval in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

As mentioned, the property owners have obtained an approval to allow them to utilise the farm for a winery, wine tasting facilities, and wine sales, subject to the following condition of approval:

“6(a) that this approval for consent uses are restricted to an agricultural industry (winery) 391m² and tourism facility (tasting facility) of 33m².”

4.6.1 This application is proposing to expand on both the agricultural industry and the tourism facility. The proposal is for the following:

Use	Approved Extent	Proposed Extent
Agricultural Industry (winery)	391m ²	910m ² (including storage)



Figure 2: Proposed agricultural industry (including storage).

4.6.2 The proposal is also to combine the proposed tourist facility (restaurant) and operate both tourist facilities together (tasting facility/ wine sale and restaurant).



MOTIVATION

Use	Approved Extent	Proposed Extent
Tourist Facility (Tasting facility and Restaurant)	33m ² (Tasting)	660m ² (Tasting Facility & Restaurant)

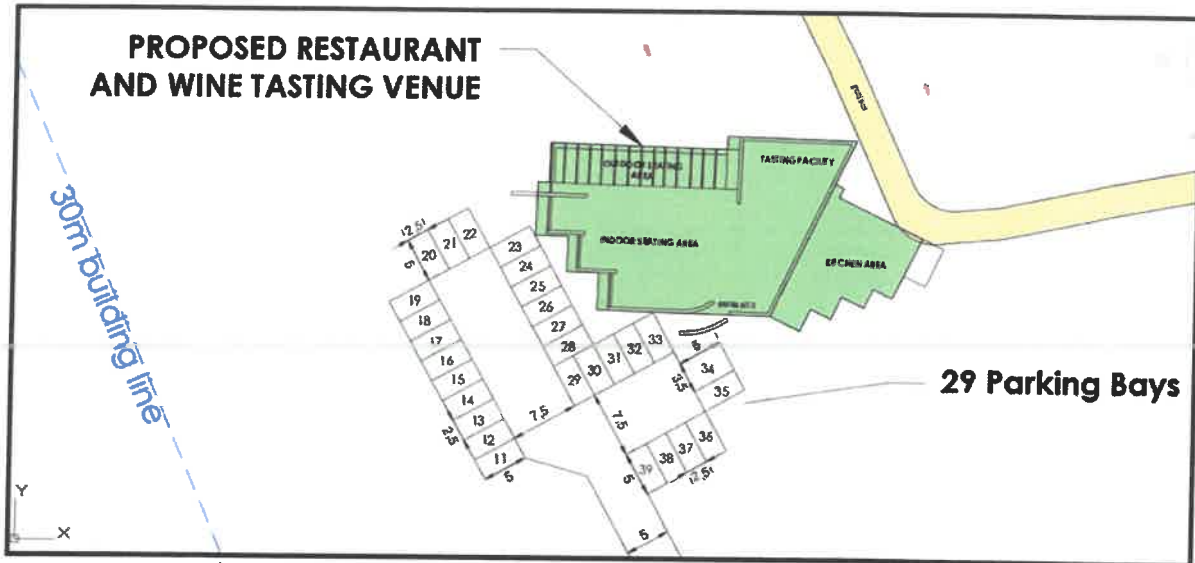


Figure 3: Proposed tourist facility (Tasting facility and Restaurant).

4.7 Amendment of Site Development Plan (SDP) in terms of Section 16(2)(L) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The current SDP was approved in 2021 (Plan Number – farm905.drw (06/2020)), which SDP is attached together with the historical approval as Annexure C. With the proposal to add several new structures and expand on existing structures the SDP requires amendment. Refer Plan 4.1, 4.2, 4.3 & 4.4 which is proposed to replace the existing approved site development.

4.8 Determination of an administrative penalty in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The construction of the staff room has already occurred. To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 it is of importance to include the determination of an administrative penalty in this application.

We however would like to request that the administrative penalty is waived as this application serves as method to rectify the contraventions that occurred. The property owners were unaware that they were required to submit this land use application beforehand and would not have constructed the structure before approval was not received.

Section 90(3) of the By-law requires the following information:

The nature, duration, gravity and extent of the contravention

The existing staff room has an extent of ±30m². The structure does not have a negative impact on the surrounding area and is not predicted to affect any other property owners.



MOTIVATION

This application serves as evidence that the property owners are taking corrective action to address the By-law violation, and therefore, it is requested that no administrative penalty be imposed since no complaints have been received against its position.

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

The intention was never to knowingly contravene the provisions of the OMLUS. The property owners added the structure to the property, but there was never any malintent.

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

Due to the small-scale nature of the encroachment no quantity surveyor was involved.

Whether the unlawful conduct was stopped

The structures have already been built.

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

To the knowledge of this office, the property owners have not previously contravened the By-Law.

5. APPLICATION

Considering the above, application is made for the following:

- 5.1 **Consent Use** to allow an additional dwelling unit in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 **Consent Use** to allow a guest house in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.3 **Consent Use** for tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.4 **Consent Use** to allow a tourist facility (Restaurant) in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.5 **Permanent Departure** from the 30m building lines in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:
 - 5.5.1 **Permanent Departure** from the eastern lateral building line from 30m to 0,8m to allow the proposed lean-to storage area in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
 - 5.5.2 **Permanent Departure** from the eastern lateral building line from 30m to 0,8 & 1,6m to allow the storage extension in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
 - 5.5.3 **Permanent Departure** from the northern building line from 30m to 23,3m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the



MOTIVATION

Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.5.4 Permanent Departure from the western building line from 30m to 16,5m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.5.5 Permanent Departure from the eastern building line from 30m to 10,4m to allow a proposed pool house in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.6 Amendment of conditions in respect of an existing approval in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.7 Amendment of Site Development Plan (SDP) in terms of Section 16(2)(L) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.8 Determination of an administrative penalty in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The subject property is situated in the Hemel en Aarde Valley, in an agricultural area where neighboring properties are used for agricultural and tourism-related purposes. This makes the proposed development on the subject property well-aligned with the existing land uses in the area.

The surrounding properties have different land uses, and their zonings are depicted in **Plan 2**, which illustrates the zoning in the area. Furthermore, the subject property's location within the agricultural zone presents an opportunity to showcase the natural beauty of the area and promote agricultural tourism. By developing the property as a tourist facility, visitors can learn about the agricultural practices in the area and experience the local culture, which can enhance their overall experience.

7. TITLE DEED

Title deed T634/2005 (refer **Annexure B – Title Deed**) was perused and there are no restrictive conditions that prohibit the proposed development of the property. Take note due to certain conditions within the title deed does the application need to be circulated to the Department of Transport of Public Works.

8. ZONING

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



MOTIVATION

AGRICULTURE ZONE 1: AGRICULTURE (AGRI)																									
Land Use Restrictions																									
Parameters	Proposal																								
<p>Primary use</p> <p>Consent uses that may be applied for</p>	<p>Agriculture, Dwelling House</p> <p>Approved:</p> <ul style="list-style-type: none"> • Agricultural Industry; and • Tourist Facilities (Tasting). <p>Proposed:</p> <ul style="list-style-type: none"> • Additional Dwelling Unit; • Tourist Accommodation; • Guest House; and • Tourist Facilities (Restaurant). 																								
<p>Floor Space</p> <p>The total floor space of all buildings on the land unit may not exceed 5000m², 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.</p>	<table border="1"> <thead> <tr> <th colspan="2"><u>Existing Structures</u></th> </tr> </thead> <tbody> <tr> <td>Manor House</td> <td>439m²</td> </tr> <tr> <td>Garage</td> <td>113m²</td> </tr> <tr> <td>Winery</td> <td>444m²</td> </tr> <tr> <td>Workshop</td> <td>208m²</td> </tr> <tr> <td>Total</td> <td>1204m²</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2"><u>Proposed Structures & Additions</u></th> </tr> </thead> <tbody> <tr> <td>Proposed Dry goods store</td> <td>240m²</td> </tr> <tr> <td>Proposed Staff Dayroom</td> <td>30m²</td> </tr> <tr> <td>Proposed Tractor Store</td> <td>200m²</td> </tr> <tr> <td>Additional Dwelling</td> <td>250m²</td> </tr> <tr> <td>Winery Addition</td> <td>320m²</td> </tr> </tbody> </table>	<u>Existing Structures</u>		Manor House	439m ²	Garage	113m ²	Winery	444m ²	Workshop	208m ²	Total	1204m ²	<u>Proposed Structures & Additions</u>		Proposed Dry goods store	240m ²	Proposed Staff Dayroom	30m ²	Proposed Tractor Store	200m ²	Additional Dwelling	250m ²	Winery Addition	320m ²
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Winery Addition	320m ²																								
	<p>Comply</p> <p>Comply</p> <p>Comply</p>																								



MOTIVATION

		<table border="1"> <tr> <td>Proposed Restaurant and Tasting Venue</td> <td>660m²</td> </tr> <tr> <td>Pool House</td> <td>120m²</td> </tr> <tr> <td>Lean-to Equipment Storage</td> <td>90m²</td> </tr> <tr> <td>Storage Addition</td> <td>56m²</td> </tr> <tr> <td>Total</td> <td>1977m²</td> </tr> <tr> <td>Total Floor Space</td> <td>3170m²</td> </tr> </table>	Proposed Restaurant and Tasting Venue	660m ²	Pool House	120m ²	Lean-to Equipment Storage	90m ²	Storage Addition	56m ²	Total	1977m ²	Total Floor Space	3170m ²	
Proposed Restaurant and Tasting Venue	660m ²														
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Storage Addition	56m ²														
Total	1977m ²														
Total Floor Space	3170m ²														
<p>Building Lines</p>	<p>The street and common boundary building lines are determined in accordance with the area of the land unit as specified in the table below.</p> <p>Greater than 10 ha: Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m</p>	<p>Existing and approved departures</p> <ul style="list-style-type: none"> • Manor House from - 30m to 23m. • Garage from - 30m to 20m. • Winery from - 30m to 8m & 14m. <p>Proposed Departures</p> <ul style="list-style-type: none"> • Proposed Pool House from - 30m to 10,4m. • Proposed Equipment from - 30m to 0,8m. • Proposed Storage Addition from 30m to 0,8m & 1,6m. • Existing Staff Room from 30m to 23,3m & 16,5. <p>No structures are higher than the allowable 8,0m</p>	<p>Applied for and motivated.</p>												
<p>Height</p>	<p>The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m, provided that agricultural buildings other than dwelling units shall not exceed a height of 12,0 m, measured from the base level to the top of the structure, and where the Municipality is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height.</p>		<p>Comply</p>												
<p>Parking</p>	<p>Parking and access shall be provided on the land unit in accordance with Chapter 17.1.</p>	<ul style="list-style-type: none"> • Additional Dwelling Unit – 2 Parking Bay provided; 	<p>Comply</p>												



MOTIVATION

<ul style="list-style-type: none">• Additional dwelling units = One bay• Guest House = One bay per guest room• Restaurant = One bay per 100m² GLA		<ul style="list-style-type: none">• Guest House – 4 Bedrooms = 8 Parking Bays provided;• Restaurant and Tasting Facility = 660m² GLA 660 / 100 x 4 = 26,4 Parking Bays 29 Parking Bay provided; <p>There are 36 parking bays required, with 39 being provided.</p>	
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9. SERVICES

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

Electricity, Water, Sewage and Solid Waste

The subject property has been equipped with solar power as well as linked to Eskom for back up if it is ever required.

Water is obtained from a borehole and surface runoff water that is collected in the earth dam. The water is filtered and fit for human consumption.

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

Access and Egress

The existing access and egress are obtained from the R320, at marker 10.25km. The proposal is to add an additional access from the western boundary to access the new restaurant across right of way servitude K320/2021.

10. NEED AND DESIRABILITY

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

Need and desirability

Socio-economic impact	<p>The proposals outlined above have the potential to generate several positive socio-economic impacts in the surrounding area.</p> <p>Firstly, the establishment of additional accommodation options, such as the guest house and the proposed dwelling unit for transient guests, can contribute to the local economy. By attracting tourists and visitors to the farm, these accommodations create opportunities for increased spending on local goods and services. Visitors may dine at local restaurants, shop at nearby stores, and engage in various activities and attractions in the area. This influx of tourism can stimulate economic growth, generate employment opportunities, and support local businesses.</p> <p>Moreover, the addition of a restaurant within the winery premises can have significant socio-economic benefits. It can act as a catalyst for culinary tourism, attracting food enthusiasts and wine lovers to the region. This can result in increased patronage for the winery, leading to higher sales of their products. Additionally, the restaurant itself may require staff, suppliers, and other support services, thereby creating job opportunities and fostering economic activity.</p>
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MOTIVATION

	<p>Furthermore, the proposed expansion of the winery operation, including the increased storage capacity and production capabilities, can have a positive socio-economic impact. It can lead to higher production volumes, allowing the winery to meet growing market demands, both locally and potentially internationally. This increased production can create a ripple effect, benefiting suppliers of grapes, equipment, packaging materials, and transportation services. It can also support the local agricultural sector by creating a steady market for grape growers in the area.</p> <p>The introduction of outdoor activities and experiences, such as hiking, horseback riding, and mountain biking, can attract outdoor enthusiasts and adventure seekers to the region. This not only diversifies the farm's offerings but also promotes healthy lifestyles and eco-tourism. It encourages visitors to explore the natural beauty of the area, potentially leading to the development of supporting businesses, such as outdoor equipment rentals, guided tours, and local guides.</p> <p>Overall, the proposed developments have the potential to enhance the socio-economic landscape of the area. They can stimulate tourism, generate employment opportunities, support local businesses, and contribute to the overall economic growth and vitality of the community. Additionally, these developments can foster a sense of pride in the local region, showcasing its unique agricultural heritage, culinary delights, and natural attractions to visitors from far and wide.</p>
Compatibility with surrounding uses	<p>The proposed developments are designed to be compatible with the surrounding area, taking into consideration the existing landscape, architectural style, and environmental context.</p> <p>Firstly, the establishment of a larger winery and additional accommodation options aligns with the agricultural character of the region. The area is known for its vineyards and wine production, and the expansion of the winery operations maintains and enhances this agricultural identity. The proposed developments are designed to complement the natural beauty of the surrounding landscape, ensuring minimal visual impact and preserving the scenic qualities of the area.</p> <p>Additionally, the architectural design of the proposed structures can be carefully integrated into the existing built environment. Attention will be given to materials, colours, and design elements that harmonize with the local</p>



MOTIVATION

	<p>architectural style and aesthetic. This ensures that the new buildings blend seamlessly with the surrounding structures, creating a cohesive and visually pleasing environment.</p> <p>Furthermore, the proposed outdoor activities and experiences, such as hiking, horseback riding, and mountain biking, will be planned in a manner that respects and protects the natural surroundings. Trails will be designed to minimize ecological impact, avoiding sensitive habitats or protected areas. Proper signage and education initiatives can be implemented to promote responsible behaviour and environmental stewardship among visitors.</p>
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the community, such as increasing the number of tourists that visits the area.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	Based on the information available, it is not expected that the proposed development will have any adverse effects on the biophysical environment. This is because the areas where the proposed developments are planned have a history of being disturbed.
Traffic impacts, parking, access and other transport related considerations	Refer to Section 9.

The property owners have tasked WRAP Project Office with submitting this application to ensure the proposed development aligns with policies, legislation, and title deed conditions, in pursuit of their vision.

Impact on views, sunlight and character of the area

The additions currently being proposed on the subject property is not predicted to impact any other property owners negatively. Firstly, the establishment of a larger winery and additional accommodation options aligns with the agricultural character of the region. The area is known for its vineyards and wine production, and the expansion of the winery operations maintains and enhances this agricultural identity. The proposed developments are designed to complement the natural beauty of the surrounding landscape, ensuring minimal visual impact and preserving the scenic qualities of the area.

Additionally, the architectural design of the proposed structures can be carefully integrated into the existing built environment. Attention will be given to materials, colours, and design elements that harmonize with the local architectural style and aesthetic. This



MOTIVATION

ensures that the new buildings blend seamlessly with the surrounding structures, creating a cohesive and visually pleasing environment.

Overall, if the development is carefully planned and constructed with consideration for the surrounding environment and neighbouring properties, it has the potential to positively contribute to the local tourism industry while preserving the natural beauty of the area.

Economic impact

The proposed development has the potential to generate a positive economic impact for the local community. The additions proposed could increase tourism activity in the area, providing more opportunities for visitors to stay in the region and contribute to the local economy. This could lead to an increase in demand for local goods and services, such as restaurants, shops, and activities.

Overall, the proposed development has the potential to generate a positive economic impact for the local community by increasing tourism activity, creating job opportunities, and providing revenue streams for small businesses.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is located adjacent the R320 which is considered as a scenic route. The proposed development will add to the appeal of the route by providing tourist with more to see and do along the route.

11.3 Spatial Planning Policies

WCLUPGRA

Policy preface

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

Broad policy objectives

The objectives of the policy include the promotion of sustainable development in rural locations while safeguarding the ecological infrastructure. The policy also highlights that rural communities should have greater economic and social opportunities which enable successful job creation and contribute towards an inclusive rural economy.



MOTIVATION

The compliance of this proposal with the policy proposals in the WCLUPGRA which are pertinent to this proposal are recorded below:

The policy also provides the importance of non-agricultural land uses and state the economic viability thereof. The policy cites that rural tourism and recreational facilities and activities should not compromise farm production which is not the case in this situation.

PSDF

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

Consistency with the PSDF

Throughout the PSDF, economic development is a widespread term used and focussed on economic development is an aspect that is important to ensure the Provincial economy contributes to the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in lower spheres of the government. This application to add additional economic activities into an area where there are not many options available, will have a positive impact on the Overstrand Municipality as more employment options are created.

The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The SDF's purpose is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

Consistency with the MSDF

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan, the MSDF was synthesised through the influence of these policies and frameworks.

Ensuring economic development take place in the OM, would ensure sustainable growth of the municipal area. As previously mentioned, the subject property is in an area where economic activity is low to not existing. The property owners are proposing utilising the subject property's unique location to develop another source of income that in turn allows them to ensure employment opportunities are available on the farm.

These uses, although a small economic link in the Overstrand Municipality, still has a role to play, which allows the proposed uses to stay aligned with the MSDF.



12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to add additional uses to the subject property is not considered to have a negative impact on past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owners to stay on top of the requirements and movements of the demand.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The Overstrand Municipality has demonstrated a solid history of effectively incorporating public participation into its administrative processes. Public participation is a crucial aspect of the land use planning process.

This process allows individuals who may be impacted by the proposal to provide feedback and raise any concerns or make suggestions that may lead to a more favourable outcome for all parties involved. All comments received will be carefully reviewed and taken into consideration before being addressed appropriately.



13. EVALUATION

The proposed expansion of the subject property's land use rights would add significant value to the property by providing additional opportunities for tourists on the farm. The property's existing potential for tourism-related activities would also be enhanced by the proposed developments.

Furthermore, the proposals are consistent with the surrounding area and are not expected to create nuisance land uses that could negatively impact neighbouring properties. In fact, the proposals are in harmony with all relevant spatial planning policies, indicating that the property owners have considered the necessary considerations and regulations required for such developments.

The proposed structures are not arbitrary and have been designed with due consideration for relevant spatial planning policies to ensure that they are in compliance with zoning regulations and environmental guidelines. As such, the proposals are expected to complement and enhance the existing character of the area while providing additional economic benefits to the local community.

14. RECOMMENDATION

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

- 14.1 **Consent Use** to allow an additional dwelling unit in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 **Consent Use** to allow a guest house in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.3 **Consent Use** for tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.4 **Consent Use** to allow a tourist facility (Restaurant) in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5 **Permanent Departure** from the 30m building lines in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:
 - 14.5.1 **Permanent Departure** from the eastern lateral building line from 30m to 0,8m to allow the proposed lean-to storage area in terms of Section 16(2)(b) of the



RECOMMENDATION

Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

- 14.5.2 Permanent Departure** from the eastern lateral building line from 30m to 0,8 & 1,6m to allow the storage extension in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5.3 Permanent Departure** from the northern building line from 30m to 23,3m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5.4 Permanent Departure** from the western building line from 30m to 16,5m to allow the existing staff room and bathrooms in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5.5 Permanent Departure** from the eastern building line from 30m to 10,4m to allow a proposed pool house in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.6 Amendment of conditions in respect of an existing approval** in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.7 Amendment of Site Development Plan (SDP)** in terms of Section 16(2)(L) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.8 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



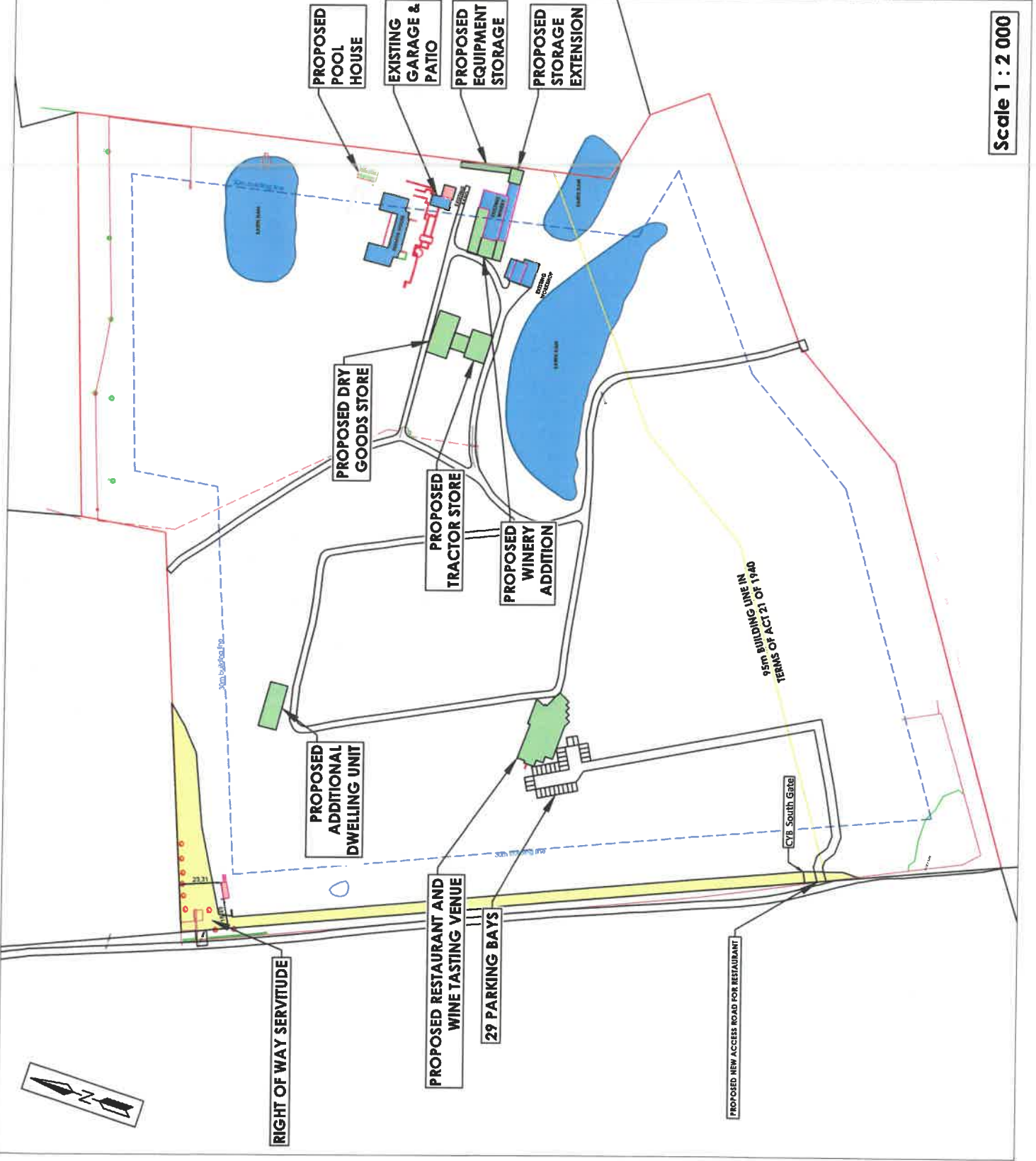
PLAN 4: SITE DEVELOPMENT PLAN

4.1 Proposed Site Development Plan

Farm 905, Caledon

Existing Structures	
Manor House	489m ²
Garage	113m ²
Winery	444m ²
Workshop	208m ²
Total	1204m ²
Proposed Structures & Additions	
Proposed Dry goods store	240m ²
Proposed Staff Dayroom	30m ²
Proposed Tractor Store	200m ²
Additional Dwelling	250m ²
Winery Addition	320m ²
Proposed Restaurant and Tasting Venue	660m ²
Pool House	120m ²
Lean-to Equipment Storage	90m ²
Storage Addition	56m ²
Total	1966m ²
Total Floor Space	3170m ²

Plan number: 23/41/003/4.1
 Date - 06/10/2023
 Plan prepared by: Thian Jansen
 Based on plans provided by Douglas Carr
 All distances are approximate and subject to a survey
 Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Unit B, Standard House,
 Corner of Royal and Dikke Uys
 Street Hermanus, 7200



Scale 1 : 2 000



4.2 INSET of Proposed Site Development Plan

Farm 905, Caledon

Existing Departures

- Manor House from - 30m to 23m
- Garage from - 30m to 20m
- Winery from - 30m to 8m & 14m

Proposed Departures

- Proposed Pool House from - 30m to 10,4m
- Proposed Equipment from - 30m to 0,8m
- Proposed Storage Addition from 30m to 0,8m & 1,6m

Plan number: 23/41/003/4.2
Date - 09/10/2023

Plan prepared by: Thian Jansen
Based on plans provided by Douglas Carr

All distances are approximate and subject to a survey

Tel: 028 313 1411

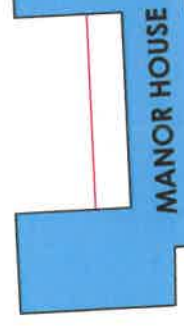
Email: admin@wrapgroup.co.za
Unit 8, Standard House,
Corner of Royal and Dikle Oys
Street, Hermanus, 7200



PROPOSED POOL HOUSE

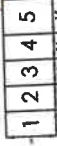


23m
Approved Departure



MANOR HOUSE

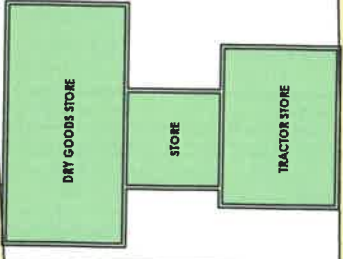
PROPOSED DRY GOODS STORE



EXISTING GARAGE

EXISTING CARPORT

PROPOSED WINERY ADDITION



EXISTING WINERY

30m Building Line


PROPOSED EQUIPMENT STORAGE (LEAN-TO)

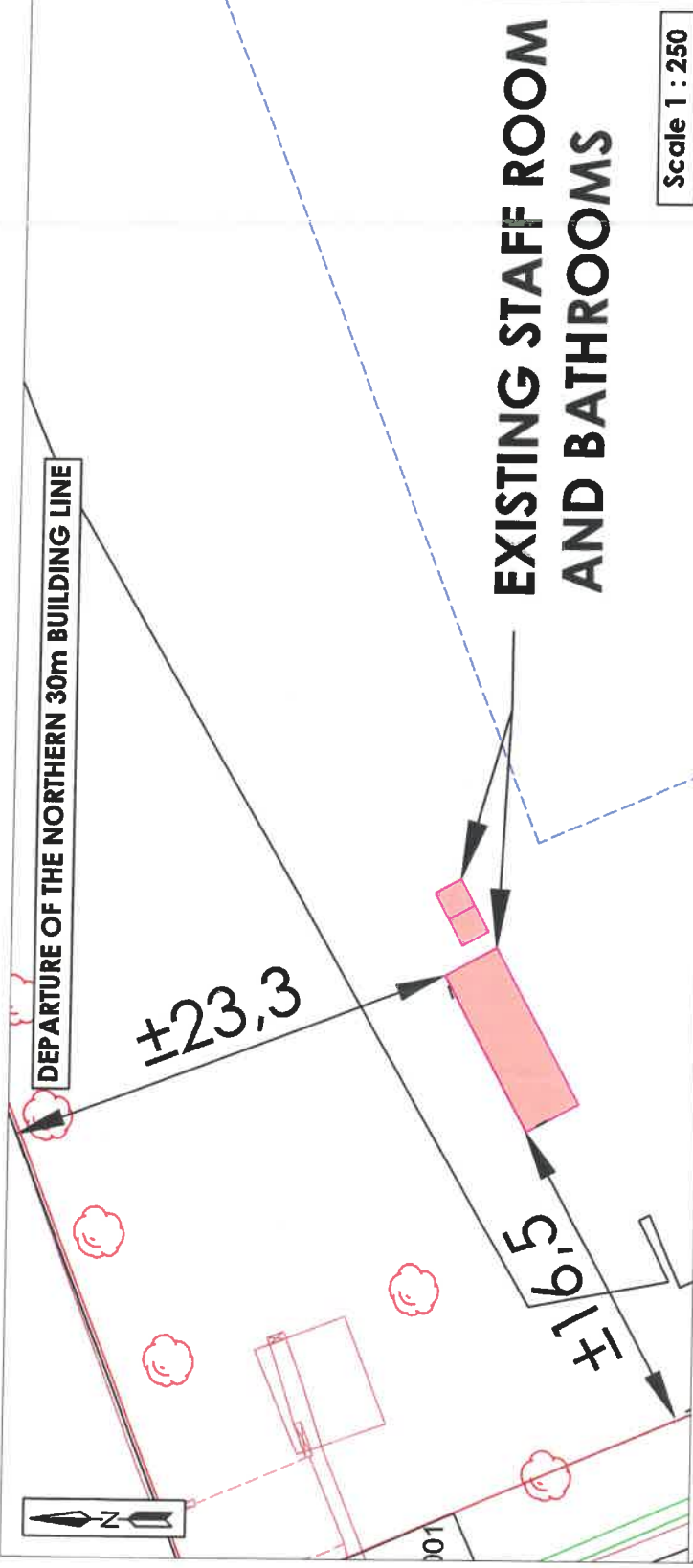


PROPOSED STORAGE EXTENSION



Scale 1 : 500

<p>4.3 INSET of Proposed Site Development Plan</p> <p>Farm 905, Caledon</p>	<p>Proposed Departures</p> <ul style="list-style-type: none"> Existing Staff Room from 30m to 23,3m Existing Staff Room from 30m to 16,5m 	<p>Plan number: 23/41/003/4.3 Date - 09/10/2023</p> <p>Plan prepared by: Thian Jansen Based on plans provided by Douglas Carr</p> <p>All distances are approximate and subject to a survey</p> <p>Tel: 028 313 1411 Email: admin@wrapgroup.co.za Unit B, Standard House, Corner of Royal and Dikke Uys Street, Hermanus, 7200</p>	 <p>Project Office Town Planning & Project Management</p>
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**4.4 INSET of
Proposed
Site Development Plan**

Farm 905, Caledon

TAKE NOTE THESE PLANS ARE CONCEPTUAL AND SUBJECT TO FINAL SUBMISSION TO THE OVERSTRAND MUNICIPALITY'S BUILDING CONTROL DEPARTMENT

Plan number: 23/41/003/4.4

Date - 09/10/2023

Plan prepared by: Thian Jansen

Based on plans provided by Douglas Cair

All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,

Corner of Royal and Dikkle Uys

Street Hermanus, 7200

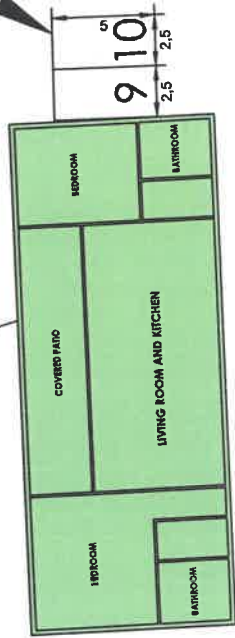


Project Office
Town Planning & Project Management



PROPOSED ADDITIONAL DWELLING UNIT

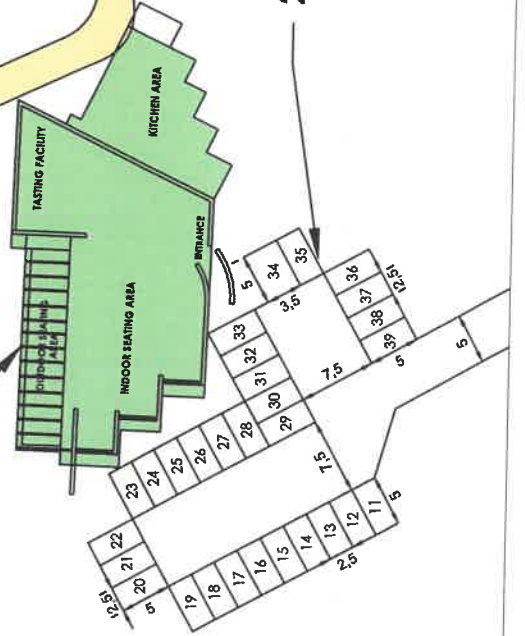
2 PARKING BAYS



Scale 1 : 250

**PROPOSED RESTAURANT
AND WINE TASTING VENUE**

30m building line



29 Parking Bays

Scale 1 : 500

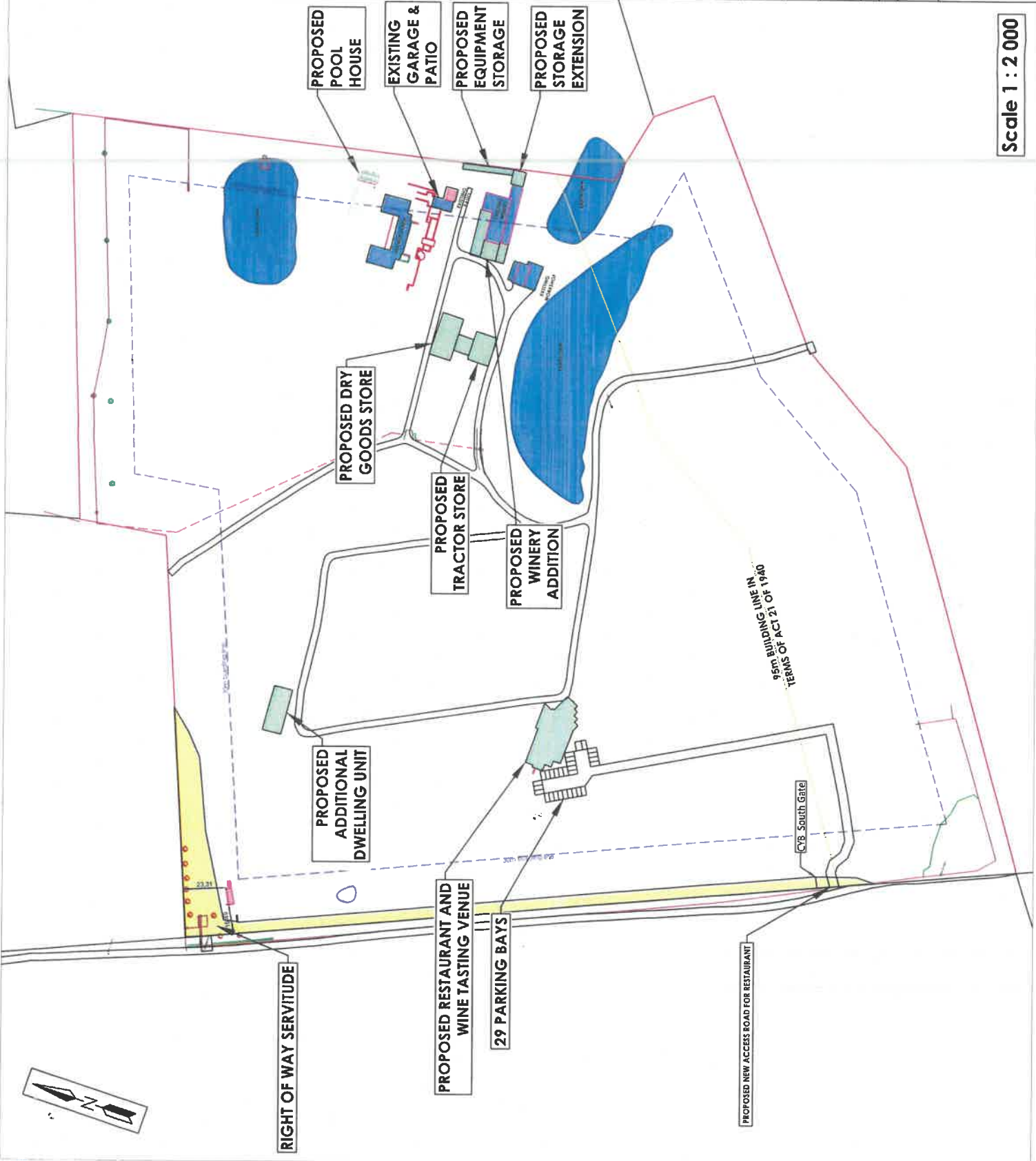
4.1 Proposed Site Development Plan

Farm 905, Caledon

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Proposed Tractor Store	200m ²
Additional Dwelling	250m ²
Winery Addition	320m ²
Proposed Restaurant and Tasting Venue	660m ²
Pool House	120m ²
Lean-to Equipment Storage	90m ²
Storage Addition	56m ²
Total	1966m ²
Total Floor Space	3170m ²

09 OCT 2023

Plan number: 23/41/003/4.1
Date - 06/10/2023
Plan prepared by: Thian Jansen
Based on plans provided by Douglas Carr
All distances are approximate and subject to a survey
Tel: 028 313 1411
Email: adm@wrapgroup.co.za
Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200
Project Office Town Planning & Project Management



Scale 1 : 2 000

4.2 INSET of Proposed Site Development Plan

Farm 905, Caledon

Existing Departures

- Manor House from - 30m to 23m
- Garage from - 30m to 20m
- Winery from - 30m to 8m & 14m

Proposed Departures

- Proposed Pool House from - 30m to 10,4m
- Proposed Equipment from - 30m to 0,8m
- Proposed Storage Addition from 30m to 0,8m & 1,6m

09 OCT 2023

Plan number: 23/41/003/4.2

Date - 09/10/2023

Plan prepared by: Thian Jansen
Based on plans provided by Douglas Carr

All distances are approximate and subject to a survey

Tel: 028 313 1411

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Unit B, Standard House,
Corner of Royal and Dicks Uys
Sireel Hermanus, 7200

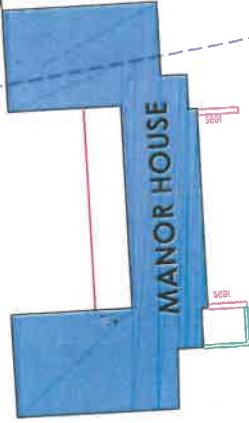


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PROPOSED POOL HOUSE



Approved Departure



MANOR HOUSE

PROPOSED DRY GOODS STORE



EXISTING GARAGE

EXISTING CARPORT

PROPOSED EQUIPMENT STORAGE (LEAN-TO)



PROPOSED WINERY ADDITION

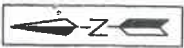


EXISTING WINERY

PROPOSED STORAGE EXTENSION



Scale 1 : 500



**4.3 INSET of
Proposed
Site Development Plan**

Farm 905, Caledon

Proposed Departures

- Existing Staff Room from 30m to 23,3m
- Existing Staff Room from 30m to 16,5m

09 OCT 2023

Plan number: 23/41/003/4.3

Date - 09/10/2023

Plan prepared by: Thion Jansen
Based on plans provided by Douglas Carr

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,
Corner of Royal and Dikke Uys
Street Hermanus, 7200



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DEPARTURE OF THE NORTHERN 30m BUILDING LINE

+23,3

**EXISTING STAFF ROOM
AND BATHROOMS**

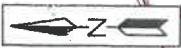
Scale 1 : 250

NEW ACCESS PROPOSAL

**PROPOSED NEW
ACCESS ROAD FOR
RESTAURANT
(95m from R320)**

+16,5

Scale 1 : 1000

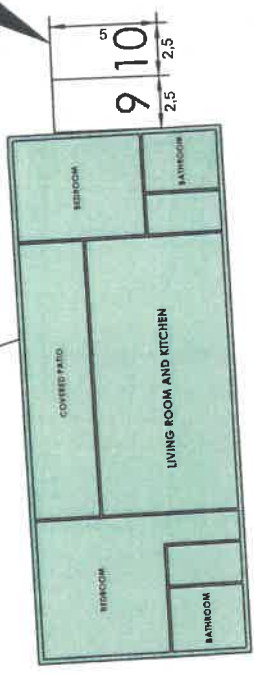


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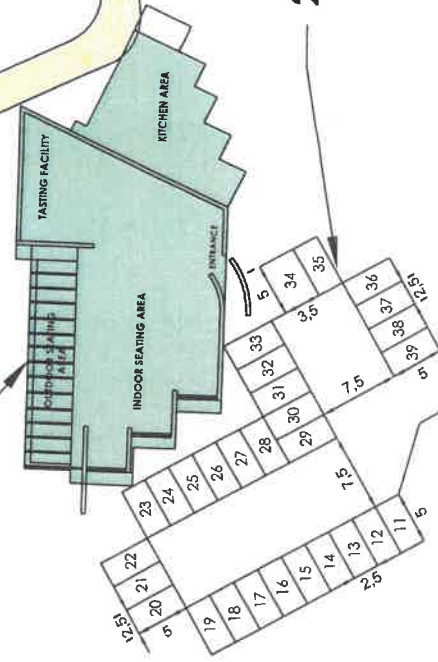
PROPOSED ADDITIONAL DWELLING UNIT

2 PARKING BAYS



Scale 1 : 250

PROPOSED RESTAURANT AND WINE TASTING VENUE



29 Parking Bays

Scale 1 : 500

4.4 INSET of Proposed Site Development Plan

Farm 905, Caledon

09 OCT 2023

TAKE NOTE THESE PLANS ARE CONCEPTUAL AND SUBJECT TO FINAL SUBMISSION TO THE OVERSTRAND MUNICIPALITY'S BUILDING CONTROL DEPARTMENT

Plan number: 23/41/003/4.4
Date - 09/10/2023

Plan prepared by: Thian Jansen
Based on plans provided by Douglas Carr

All distances are approximate and subject to a survey

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