

**FARM NO. 823, STANFORD, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF
DOORENGONE TRUST**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate five (5) additional dwelling units for tourist accommodation on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **19 April 2024** quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mr P Roux** 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.

**PLAAS NR. 823, STANFORD, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS
DOORENGONE TRUST**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, om vyf (5) addisionele wooneenhede vir toeriste akkommodasie op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **19 April 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr P Roux** 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.

**FAMA INOMBOLO 823, STANFORD, ICANDELO LASECALEDON, UMMANDLA WOMASIPALA WASE-
OVERSTRAND: ISICELO SOKUSETYENZISWA IMVUME: MESSRS WRAP PROJECT OFFICE
EMAGENI LIKA DOORENGONE TRUST**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand ngo. UCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), ukuba isicelo sifunyenwe imvume yokusetyenziswa ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela iindawo zokuhlala ezintlanu (5) ezongezelelweyo ukulungiselela iindawo yabakhenkethi kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, 16 Paterson Street, Hermanus nakwiThala leencwadi laseStanford, kwiSitalato iQueen Victoria, eStanford. Naziphina izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 lalo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye phambi kuka-**19 UTshazimpunzi 2024** ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngomnxeba ingenziwa ku**Mnu. P Roux** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

1. Locality Plan Farm 823, Caledon



Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



718

716

913

938

823

Scale 1 : 30 000



721

720

722

691

718

716

640

662

De Kelders

Scale 1 : 100 000



MOTIVATION

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

Consultant	WRAP Project Office
Farm Property	Farm 823, Caledon
Extent	145,0392 Ha
Zoning	Agricultural Zone 1: Agriculture

3. BACKGROUND AND INTENT

The Farm 823, Caledon, referred to as the subject property, is located next to the R43 between Gansbaai and Stanford, as depicted in Plan 1 - Locality. The property has been in the possession of the Doorengone Trust since 1991, and they have tasked the WRAP Project Office with preparing this land use application on their behalf, as outlined in **Annexure A – Power of Attorney and Resolution**.

The owners of the subject property have a vision to provide additional accommodation options in the area, specifically for tourist accommodation. The expansion of accommodation options on the property would bring numerous economic benefits to the area. This increase in tourist accommodation will not only attract more tourists but also create employment opportunities and provide revenue streams for small businesses in the surrounding area. With more visitors to the area, local restaurants, shops, and other tourism-related establishments would thrive, boosting the local economy and creating more job opportunities in the surrounding area.

The proposal for the subject property has the potential to deliver various economic and social benefits to the area. By expanding tourist accommodation options, the property owners aim to promote growth and prosperity in the region.

To ensure compliance with the OMLUS, approval of the following applications for consent uses are required:

- Additional dwelling units; and
- Tourist accommodation.





4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

4.1 Consent Use for additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.2 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 are 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 number of additional dwelling units shall not exceed 1 unit per 10.0 ha, up to a maximum of 5 additional dwelling units per land unit. The proposal is to have 5 additional dwelling units on the property, as the property has an extent of 145,0392 Ha. One of the dwelling units are existing and has an extent of 185m², while the proposed four additional dwelling units will only have an extent of 75m².

These dwelling units are proposed to be used for transient guests who would visit the subject property to experience the rural nature while still being easily accessible to Gansbaai and/or Stanford. Additional accommodation for tourists on a farm is positive for several reasons. Firstly, it provides a unique and authentic experience for visitors, allowing them to experience the natural fynbos firsthand. This can be a refreshing break from city life, offering a chance to unwind and reconnect with nature.

These units can also offer an opportunity for visitors to learn about the natural fynbos and the importance of environmentally responsible behaviour, as these additional dwelling units will be powered by solar energy. Another advantage of the additional dwelling units' accommodations is that they often provide a more personalized and intimate experience compared to larger, more commercialized hotels.

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.

Furthermore, the property owners aim to generate income from the farm, which may lead to additional efforts on their part to ensure the area remains free of invasive flora, that incurs considerable expenses.





MOTIVATION

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2 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.

6. LAND USE ENVIRONMENT

The subject property is situated between Gansbaai and Stanford, 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**. 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 destination, visitors can learn about the environment while also being exposed to the local culture, which can enhance their overall experience.

7. TITLE DEED

Title deed T29339/1991 (refer **Annexure B – Title Deed**) was perused and there are no restrictive conditions that prohibit the proposed development of the property.

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:



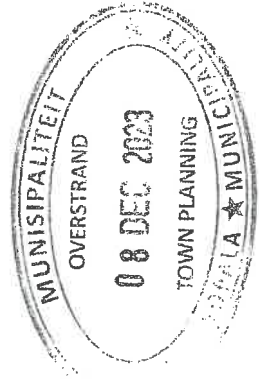


08 DEC 2023



MOTIVATION

Building Lines	The street and common boundary building lines are determined in accordance with the area of the land unit as specified in the table below. Greater than 10 ha: Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m	All building lines are being adhered to.	Comply
Height	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.	No structures are higher than the allowable 8,0m	Comply
Parking	Parking and access shall be provided on the land unit in accordance with Chapter 17.1. <ul style="list-style-type: none">• Additional dwelling units = two bays	<ul style="list-style-type: none">• Existing dwelling requires 2 parking bays;• Five additional dwelling units requires 5 parking bays; There are 7 parking bays required, and 7 parking bays are provided.	Comply





MOTIVATION

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 is equipped with solar power and is completely self-sustaining.

Water is obtained using a borehole an application for the approval thereof is currently being considered by the Breede-Olifants Catchment Management Agency (BOCMA) which is the lead agent for water resources management within the Breede-Gouritz Water Management Area (BGWMA).

Each unit will have a closed conservancy tank that will be located in the road to reduce any disturbance of the flora in the area. The sewage pipes will run along the boardwalks as proposed on the plans. The tanks will be serviced by private contractors and the cost of which will be for the owners' account.

Solid waste will be collected and kept on-site and taken to the waste transfer station in the Stanford industrial area.

Access and Egress

Access and egress to the subject property is gained from the R43, no changes are being proposed to be made.

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 proposed development on the subject property is expected to have a significant socio-economic impact on the local community. By expanding the accommodation options for tourists, the proposal can increase tourism activity, which can have a positive impact on the local economy. Increasing tourism activity can create new job opportunities, stimulate local businesses, and provide revenue streams for small businesses.</p> <p>Furthermore, by showcasing the natural beauty of the surrounding area, the proposal can help preserve the local environment and promote a more sustainable future for the community. This can have a positive impact on the community's well-being and future prospects, both economically and socially.</p>
-----------------------	---





MOTIVATION

Compatibility with surrounding uses	<p>The proposed development on the subject property is compatible with the surrounding area as it aligns with the area's existing land uses and promotes sustainable development. The surrounding properties are used for agricultural and tourism-related uses, and the proposed development is consistent with this. By developing the subject property as a tourist facility in an agricultural area, it can help promote the area's existing land uses and heritage.</p> <p>Additionally, the proposal aims to showcase the natural beauty of the surrounding area. This is compatible with the area's land uses and can help preserve the local environment. Moreover, the proposal aims to promote socio-economic growth in the area, which can have a positive impact on the local community's well-being and future prospects.</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 surrounding 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 area where the proposed developments are planned have a history of being disturbed, and there are several non-native species present in the area.
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 proposed additional dwelling units on the subject property, are all situated in a unique location. Based on current assessments, it is not expected that the proposed development will cause any negatively impact neighbouring property owners. However, it is important to ensure that the development is designed and constructed in a way that





MOTIVATION

minimizes any potential negative impacts on the environment and neighbouring properties.

To achieve this, the development plans should consider factors such as the placement, size, and design of the proposed structures to minimize any negative effects on the surrounding landscape and to ensure that neighbouring properties are not negatively impacted. 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 additional accommodation options, 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.

Environmental impact

The subject property is part of the 'Fairhill Nature Reserve', and the property is proposed to be improved with 4 new additional dwelling units which can only accommodate 2 people. Meaning it is proposed to only increase the capacity of the people being accommodated on the farm by 8.

Secondly, the property owners are aware of the sensitivity of the area and therefore the additional dwelling units will only be 75m² in size, on a floor, raised from the ground, not disturbing the flora below the surface. In addition to this, the walkways to the units are also proposed to be raised above the ground allowing the natural flora to utilise the space below.

The proposal is to build 4 additional dwelling units (75m² each). All the dwelling units No. 1 – 4 (refer to **plan 4.3**) will be raised above the ground on stilts. This eliminates the requirement to clear the area and replaces the requirement for a conventional foundation through extensive excavation.

The dwelling units (No. 1 – 4) will rest on the proposed cylindrical concrete foundations with a diameter of 500mm and 500mm deep. To calculate the total area (**A**) of clearance of indigenous vegetation caused by the placement of the foundations in the ground, the following formula was used:

$$A = \pi r^2$$

$$A = \pi (0,5m^2)$$

$$A = 0,1963m^2 \text{ per foundation}$$

The area of disturbance will therefore be 0,1963 m² x 48 foundations = 9,4224m².



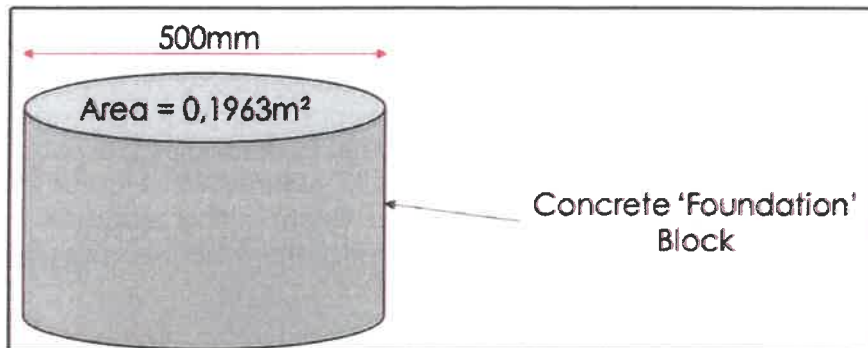


Figure 1: Concrete foundation area

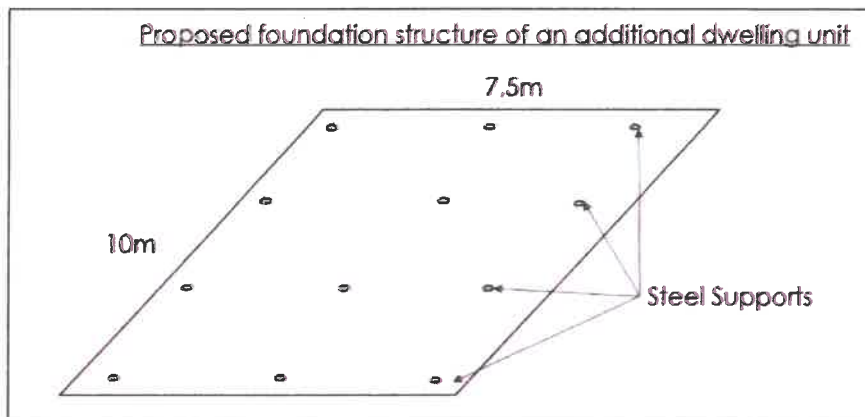


Figure 2: Proposed floor area of the additional dwelling unit

As mentioned above the property owners also wishes to create a walkway to each unit by making use of a boardwalk. The walkway, will however be raised above the ground similarly to the units themselves. The walkway will be placed on 140mm treated poles and as a 'foundation' the poles will be placed into the ground. No additional disturbance is being proposed.

A total length of 117m boardwalk is being proposed from the four boardwalks leading to the additional dwelling units. The common space between posts that are required to be inserted into ground is 2m. This means that 118 posts (one each side of the boardwalk every 2m) are required to be placed in the ground.

$$A = \pi r^2$$

$$A = \pi (0,070^2)$$

$$A = 0,01539\text{m}^2 \text{ per poles}$$

The area of disturbance will therefore be $0,01539 \text{ m}^2 \times 118 \text{ posts} = 1,816\text{m}^2$.

The foundations and posts of the boardwalk will have a combined area of $11,238\text{m}^2$ which means that the area will be greatly protected with only minimal proposed disturbance.





11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located in the "Protected Area Buffer EMOZ" and the purpose is to protect the integrity of National, Provincial and Municipal Nature Reserves from negative external pressures/impacts while reducing pressure on core areas and to assist in preserving their value to the eco-cultural tourism economy of the Overstrand through alignment of appropriate land use and regulation.

The subject property is also located in the "Coastal Protection Zone EMOZ" and the purpose is to manage the integrity of coastal ecosystems, ecosystem services, coastal dynamic processes and biodiversity within Coastal Reserves.

These new additional structures are not proposed to affect the EMOZ as the scale of the proposed development is not predicted to have an effect.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**Scenic Route**

The subject property is located adjacent the R43 which is identified as a 'Route of Regional Scenic Significance'. The property owners acknowledge the significance of the route and would not want to impact on the scenic nature thereof.

To ensure compliance, the HPOZ has guidelines in place to ensure new developments do not impact the scenic route as indicated in Section 8.2.6:

Protection of scenic corridors	Compliance
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.	This is noted and all future plans submitted to the OM will consider this.
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.	The Overstrand and the public will be afforded the opportunity to comment on the application during the public- and authority commenting period.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted.
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.	This is noted.





MOTIVATION

8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	This is noted.
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.	This is noted.
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 landform. Mitigation measures must be identified to limit visual impacts.	This is noted.
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.	This is noted.
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.	This is noted.
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.	This is noted and all access roads will be constructed to engineering standards and will meet the requirements of the OM.

The subject property is located in the Heritage Protection Overlay Zone as a 'Significant landscape' and it is predicted that the proposal will not have an impact on the HPOZ.

To ensure the application may be considered, and it complies with the HPOZ, it is of importance that certain aspects need to be provided and addressed in terms of Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

Section 20 – 22 states the following -

"20

The Overstrand Municipality By-Law on Municipal Planning, 2020, will apply in respect of all applications, processes and decisions contemplated in these regulations.

21

In considering an application for written consent in order to undertake an activity in terms of the Heritage Protection Overlay Zone, the Municipality may require from an applicant





MOTIVATION

whatever information it deems necessary in order for an informed decision to be made regarding the application.

22 This could include, inter alia:

- 22.1 statements of significance;
- 22.2 heritage research;
- 22.3 photographs, including contextual photographs;
- 22.4 results of public consultation;
- 22.5 impact assessments; and
- 22.6 comment from affected and interested bodies."

Statements of Significance

The heritage significance of the subject property is not large. The reason for inclusion is as a result of the scenic route running along the property.

Heritage Research

Due to the small-scale nature of the application, no specific heritage research was done.

Photographs, Including Contextual Photograph

Aerial maps were included in the application, refer to **Plan 3 – Aerial Plan**.

Results of Public Consultation

An extensive public participation process will be held for this application. If any comments are received with regard to the heritage aspect it will be addressed accordingly.

Impact Assessments

No assessments were conducted.

Comment From Affected and Interested Bodies

The application will be circulated to interested and affected parties and bodies for comment.



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

As previously mentioned, the number of additional dwelling units proposed are in line with the guidelines set out in Section 4.5 of the policy. The policy also provides the importance of non-agricultural land uses and state the economic viability thereof. These land uses include tourist accommodation and facilities and additional dwelling units both of which are included in the application. The policy cites that rural tourism and recreational facilities and activities should not compromise farm production which is not the case in this situation.

The policy document is considered a guideline document, and the proposed additional dwelling unit are aligned with several of the aspects contained within the document. The policy document continues to indicate that a clustered approach needs to be followed, the proposal follows this approach as all the structures will be located within a 250m radius from each other. With the property's large extent, the small radius only encompasses a small area of the property, the remainder of the property will remain untouched and undeveloped.

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 that 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





MOTIVATION

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 use 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.





MOTIVATION

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 on 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.





RECOMMENDATION

13. EVALUATION

The proposed expansion of the subject property's development rights would add significant value to the property. 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 follow 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** for 5 additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 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.



3. Aerial Plan
Farm 823, Caledon

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

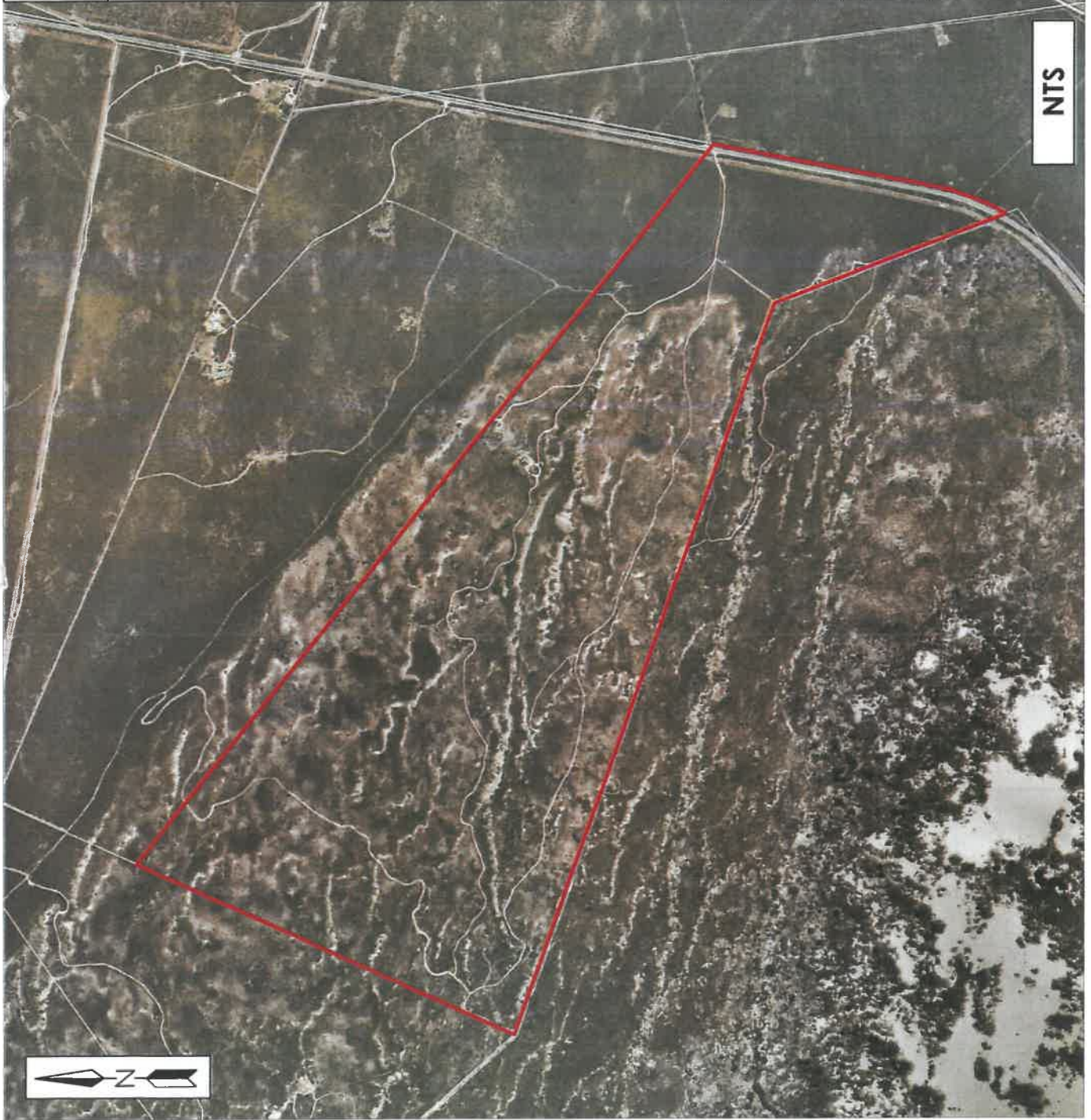
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



NTS

2. Zoning Plan
Farm 823, Caledon



Agricultural Zone 1 : Agriculture



Special Zone

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

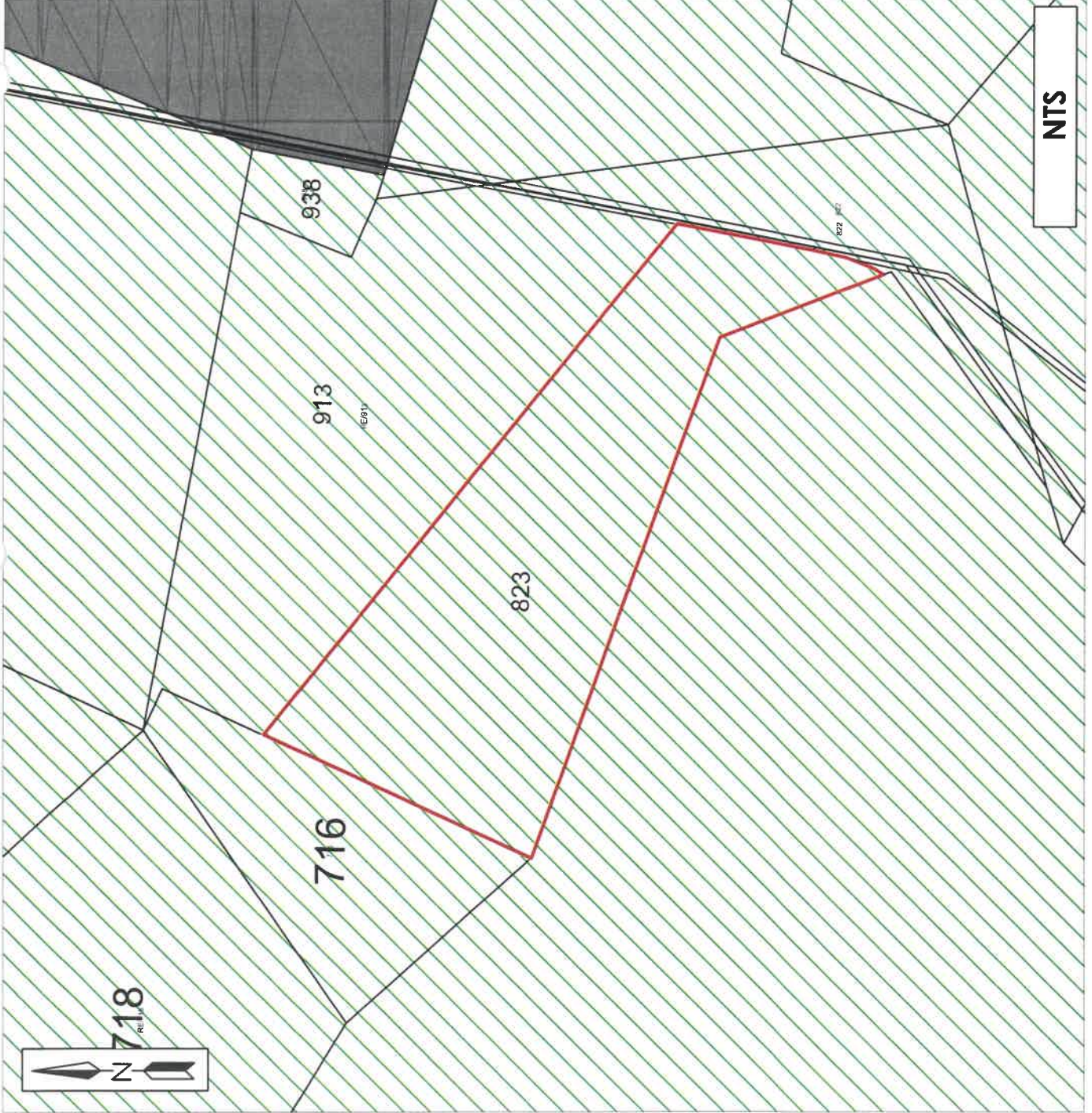
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



4.1 Proposed
Site Development Plan
Farm 823, Caledon

4 x Proposed Additional Dwelling Units
(Proposed extent - 75m²)



Existing Structures

Main Dwelling - 480m²
Existing Additional Dwelling - 185m²



30m Building Line



Plan prepared by: Thian Jansen on 2023/04/17

Plan Number - 23/141 (001) - 4.1

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 Dikie Oys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

938

913

716

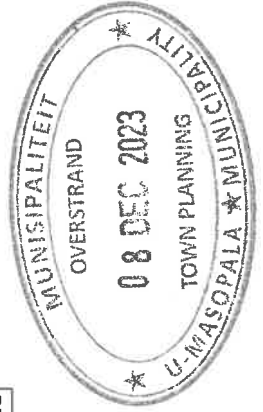
Main Dwelling

Existing Additional Dwelling Unit

250m radius

Proposed Additional Dwelling Units

822 822



SCALE 1 : 10 000