



**PORTION 10 (A PORTION OF PORTION 9) OF THE FARM SPRINGFONTEIN NO. 641, CALEDON DIVISION: APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: WRAP PROJECT OFFICE ON BEHALF OF SPRINGFONTEIN WINE ESTATE PROPRIETARY LIMITED**

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:

- **Amendment of conditions in respect of an existing approval** in terms of Section 16(2)(h) of the By-Law for the amendment of condition 1.b in approval letter dated 18 July 2018, to extend the agricultural industry to allow for the extension of the restaurant ( $\pm 888\text{m}^2$ ) and a new distillery and brewery ( $\pm 567\text{m}^2$ ).
- **Amendment of the existing approved site development plan** in terms of Section 16(2)(l) of the By-Law to accommodate the larger agricultural industry footprint as mentioned above.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **11 July 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

**GEDEELTE 10 ('N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS SPRINGFONTEIN NR. 641, AFDELING VAN CALEDON: AANSOEK OM WYSIGING TEN OPSIGTE VAN BESTAANDE GOEDKEURINGSVOORWAARDES EN WYSIGING VAN BESTAANDE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: WRAP PROJEKANTOOR NAMENS SPRINGFONTEIN WINE ESTATE PROPRIETARY LIMITED**

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:

- **Wysiging ten opsigte van bestaande goedkeuringsvoorwaardes** ingevolge Artikel 16(2)(h) van die Verordening vir die wysiging van voorwaarde 1.b in goedkeuringsbrief gedateer 18 Julie 2018 om die landboubedryf uit te brei om voorsiening te maak vir die uitbreiding van die restaurant ( $\pm 888\text{m}^2$ ) en 'n nuwe distilleerderij en brouery ( $\pm 567\text{m}^2$ ).
- **Wysiging van die bestaande goedgekeurde terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening om die groter landboubedryf-vloeroppervlak soos hierbo genoem, te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus en by die Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **11 Julie 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. P Roux** at 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 Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ICANDELO 10 (ICANDELO LENXALENYE 9) LOMFAMA I-SPRINGFONTEIN INOMBOLO 641, KWIYUNITHI YASE-CALEDON: ISICELO SOKULUNGISWA KWEEMKO ZOKUVUNYWA KUNYE NOKULUNGISWA KWESICWANGCISO SOPHULISO LWESIZA: WRAP PROJECT OFFICE EGAMENI LIKA-SPRINGFONTEIN WINE ESTATE PROPRIETARY LIMITED**

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe koku kulandelayo:

- **Ukulungiswa kweemeko ngokubhekiselele** kwimvume ekhoyo ngokweCandelo le-16 (2)(h) loMthetho kaMasipala wokulungiswa komqathango 1.b kwileta yokuvunywa yomhla we-18 kweyeKhala yowama-2018, ukwandisa ishishini lezolimo ukuvumela ukwandiswa kwendawo yokutyela ( $\pm 888\text{m}^2$ ) kunye nokwandiswa kwe-distillery entsha kunye ne-brewery ( $\pm 567\text{m}^2$ ).
- **Ukulungiswa kwesicwangciso esikhoyo esivunyiweyo sophuhliso lwesiza** ngokweCandelo le-16(2)(l) loMthetho kaMasipala ukuze ukuze kuhlalise umkhondo omkhulu weshishini lezolimo kukhankanyiwe ngasentla.

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus nakwiThala leeNcwadi laseStanford, eQueen Victoria Street, eStanford. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-11 kuJulayi 2025**, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ye-Telephonic inokwenziwa **kuMnu P Roux** kwi-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala unokundwendwela iSebe leDolophu noCwangciso lweMihlaba apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.





# **PORTION 10 OF FARM SPRINGFONTEIN 641, CALEDON**

APPLICATION FOR AMENDMENT OF CONDITIONS OF  
APPROVAL & AMENDMENT OF THE SITE DEVELOPMENT  
PLAN

**Application prepared for:**

Springfontein Wine Estate Pty (Ltd)

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**Submitted**

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**TABLE OF CONTENTS**

OVERSTRAND MUNICIPALITY APPLICATION FORM

1. ABBREVIATIONS .....	1
2. PROPERTY DETAILS.....	1
3. BACKGROUND AND INTENT .....	1
4. PROCEDURE TO ACHIEVE THE OWNERS' INTENT .....	2
5. LAND USE ENVIRONMENT .....	6
6. TITLE DEED .....	6
7. ZONING.....	6
8. SERVICES.....	9
9. NEED AND DESIRABILITY .....	9
10. POLICIES AND REGULATIONS .....	11
11. PLANNING PRINCIPLES.....	15
12. EVALUATION.....	17
13. RECOMMENDATION .....	17

**LIST OF PLANS**

**PLAN 1:** LOCALITY PLAN

**PLAN 2:** AERIAL PLAN

**PLAN 3:** ZONING PLAN

**PLAN 4:** SITE DEVELOPMENT PLAN

**PLAN 5:** SURVEYOR GENERAL DIAGRAM

**LIST OF ANNEXURES**

**ANNEXURE A:** POWER OF ATTORNEY

**ANNEXURE B:** COPY OF THE TITLE DEED

**ANNEXURE C:** HISTORIC LAND USE APPROVALS

**ANNEXURE D:** APPROVED BUILDING PLANS



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### 1. ABBREVIATIONS

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<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020

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### 2. PROPERTY DETAILS

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<b>Property Description</b>	Portion 10 of Farm Springfontein No. 641 in the Overstrand Municipality, Division Caledon, Western Cape Province
<b>Extent</b>	1 68,7006 ha
<b>Zoning</b>	Agricultural Zone 1: Agriculture

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### 3. BACKGROUND AND INTENT

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The subject property, Portion 10 of Farm Springfontein No. 641, Caledon, is situated along the Wortelgat Road and is developed as a prominent tourist destination and wine farm named Springfontein Wine Estate. **Refer to Plan 1 - Locality Plan** for its precise location. WRAP Project Office was appointed to submit a land use application on the owners' behalf, as detailed in **Annexure A - Power of Attorney**.

Below is a timeline of the historic approvals of importance for this application.

- On **22 July 2006** the Executive Mayor of the Overstrand Municipality resolved that an application for the development of a **winery** on the (then) Portion 1 and 2 of the Farm Springfontein No. 461, be approved. The application to rezone the properties to Agriculture Zone II was not supported.
- On **11 December 2013**, the Overstrand Municipality approved an application for a consent use for a **tourist facility** to conduct a **restaurant** from the subject property (then known as Portion 1 of the Farm Springfontein No. 641).
- On **11 August 2015**, the Overstrand Municipality approved an application for the consolidation and **subdivision of Portions 1 and 2 of the Farm Springfontein No. 641** into two portions, namely Portion A (±167,8838 ha) and Portion B (±167,2353 ha) in extent and included the departure from the 30m building line on Portion A with 15m.
  - ❖ **Note:** Portion A is now known as Portion 10 of the Farm Springfontein No. 641, also the subject property of this application.
- On **18 July 2018**, the Overstrand Municipality also approved an application on the subject property for consent use for an **agricultural industry, tourist facility, place of entertainment, venue** and **additional dwelling units** which included the following:



- 
- Wine cellar (649m<sup>2</sup>)
  - Olive processing facility (81m<sup>2</sup>)
  - Place of entertainment from the existing restaurant (297m<sup>2</sup>)
  - Farm store (100m<sup>2</sup>)
  - Wine tasting from the existing tasting facility and the proposed farm store
  - Function venue in an existing labourer's cottage (26m<sup>2</sup>)
  - Three (3) additional dwelling units measuring 250m<sup>2</sup> each

OM requests that an approved building plan relating to the structures relevant to this application, be used as the Site Development Plan and therefore, amendment of a Site Development Plan application is also required for the extension of the restaurant and agricultural industry, refer to the approved building plans attached as **Annexure D**.

The farm has been operating successfully as a tourist destination and the owners want to further improve the farm. The owners expressed their need to now extend the restaurants outside area, extend the indoor area of the restaurant to a small area inside the existing farm store and also include new areas to be used for a distillery and brewery in existing and proposed buildings with a total extent of ±567m<sup>2</sup>.

The subject property is currently developed with vines, residential buildings, a wine cellar, restaurant, bakery, farm store, function venue and tasting facilities.

Considering the above, application is hereby made for the following:

- Amendment of the conditions in respect of an existing approval to extend the agricultural industry to allow the following:
  1. Extension of the restaurant (±888m<sup>2</sup>); and
  2. New Distillery and brewery (±567m<sup>2</sup>).
- Amendment of a Site Development Plan.

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#### **4. PROCEDURE TO ACHIEVE THE OWNERS' INTENT**

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WRAP compiled this report to ensure that the owners' requirements are met.

The following is proposed:

**4.1 Amendment of conditions in respect of an existing approval** to extend the agricultural industry.

**4.2 Amendment of a Site Development Plan.**

The last approval was received in 2018, refer to **Annexure C – Historic Approvals**. The proposal is to add certain areas and structures to the property that will enhance the overall experience by extending the existing restaurant to include an additional ±64m<sup>2</sup> indoor serving area and ±661m<sup>2</sup> outdoor serving area. The restaurant is therefore proposed to have a total area of ±888m<sup>2</sup> which includes the kitchen, bathrooms and the indoor- and outdoor serving areas as indicated in **Figure 1** on the following page as well as the **Plan 4 – Site Development Plan**.

The proposal is also to extend the agricultural industry use by including a new distillery and brewery of an approximate extent of 567m<sup>2</sup> to complement the existing wine making on the farm. The new areas for the distillery and brewery are indicated in yellow in **Figure 1** below.

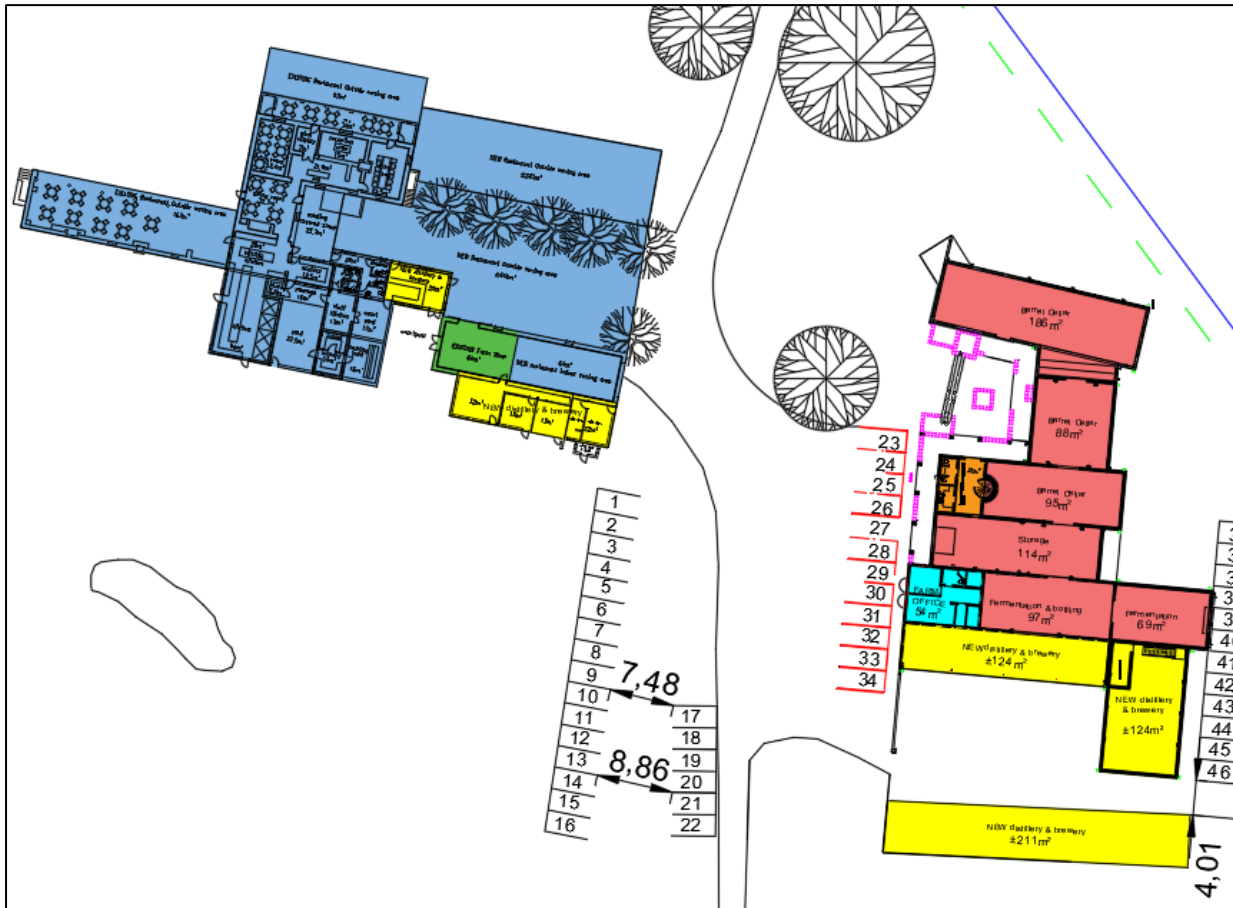


Figure 1: Total restaurant area indicated in blue & total distillery and brewery area indicated in yellow

**Restaurant**

The proposed extension of the restaurant area is motivated by several key factors that align with municipal planning policies, economic development objectives, and tourism growth strategies for the OM. The extension of the restaurant area will not only enhance the functionality and appeal of the farm but also contribute positively to the local economy, job creation, and sustainable rural development.

Springfontein Wine Estate is a well-established and prominent agri-tourism destination in the Overstrand region. The proposed extension will strengthen its ability to attract more visitors, increasing tourism revenue and supporting local businesses. The expansion aligns with the municipality's objectives to promote sustainable tourism and economic growth in the rural economy.



The Overstrand region is known for its thriving wine and agricultural tourism industry. Extending the restaurant's serving area will provide an enhanced dining experience that complements the existing wine-tasting, farm-to-table offerings, and event-hosting activities. This contributes to the broader regional tourism strategy of attracting high-value visitors and increasing the competitiveness of the area as a wine tourism destination.

The restaurant's extended serving area will create direct and indirect employment opportunities in hospitality and agriculture. More staff will be required for food service, management, and maintenance, providing stable job opportunities for local residents. Additionally, increased demand for local produce and wine will benefit nearby farms and suppliers, stimulating further economic growth.

The existing restaurant has experienced an increase in visitor numbers, demonstrating demand for expanded seating capacity. The additional  $\pm 64\text{m}^2$  indoor serving area and  $\pm 661\text{m}^2$  outdoor serving area will allow the restaurant to accommodate more guests, improve customer comfort, and provide a more flexible dining experience, particularly during peak seasons. The outdoor seating area will allow guests to enjoy the scenic surroundings while maintaining a high-quality visitor experience.

The expansion of the restaurant area will take place within an existing developed footprint and will not require additional structures. The proposed area expansion integrates seamlessly with the existing restaurant and farm buildings, minimizing environmental impacts while maximising the use of available space. It also integrates with the existing approvals granted for tourism-related activities on the farm. The additional outdoor seating is designed to blend in with the natural environment, maintaining the farm's character and preserving the visual integrity of the area.

### **Agricultural Industry**

The proposal to establish new areas for a distillery and brewery within existing and proposed buildings at Springfontein Wine Estate is a strategic initiative that aligns with both the owner's vision and the broader economic and tourism development goals of the OM. The inclusion of these facilities will enhance the farm's agri-tourism offerings, create new economic opportunities, and strengthen the region's reputation for high-quality artisanal beverages.

Agricultural industry is defined within the OMLUS as follows:

*"means an enterprise for the processing of agricultural related products on or close to the land unit where these agricultural products, whether land- or marine-based (such as aquaculture), are grown, harvested and raised where processing in such proximity is necessary due to the nature, perishability and fragility of such agricultural products or promotion of tourism related activities, and includes, inter alia, dairies, **wineries**, **distilleries**, olive processing facilities, **breweries** and other facilities required for the processing of agricultural products where produce packed is not produced on the land unit but does not include service trades"*



The olive processing facility will no longer be required and therefore the existing structure where the olive processing facility was operated from, is proposed to be extended and used for the distillery and brewery instead.

The establishment of a distillery and brewery aligns with the principles of agricultural value-adding by expanding beyond wine production to include craft spirits and beer. This initiative supports the sustainability and financial viability of the farm by diversifying its product offerings and maximizing the use of locally sourced ingredients.

The additional facilities will complement the estate's existing vineyard operations by using surplus or by-products from the winemaking process, such as grape skins and other fermentable materials, to create spirits like brandy or grappa. This promotes circular economy practices in agriculture, reducing waste while enhancing productivity.

The Overstrand Municipality has positioned itself as a leading destination for food and wine tourism, with a growing interest in craft beverage experiences. By incorporating a distillery and brewery, Springfontein Wine Estate will attract a broader audience, including visitors interested in artisanal beer and spirits, which have become a major tourism attraction both nationally and internationally. The proposal will create synergies with existing wine tourism, allowing guests to experience a range of handcrafted beverages in one location.

The distillery and brewery will require specialized staff for production, packaging, and sales, as well as additional personnel for hospitality-related services such as tastings, guided tours, and retail operations. Beyond direct employment, the proposed brewery and distillery will stimulate local supply chains, sourcing ingredients, packaging materials, and equipment from regional producers and suppliers. This will further enhance the economic ripple effect in the local community.

The proposed distillery and brewery will be integrated into existing and proposed buildings, on a disturbed footprint, which ensures minimal impact on the surrounding landscape. The estate has been carefully designed to accommodate additional production facilities within its already developed footprint, reducing the need for extensive new construction.

The proposed distillery and brewery will not introduce major environmental concerns, as it will be located within an already developed agricultural setting. The estate has a proven track record of responsible land use and environmental stewardship. Additionally, the facilities will be designed to blend seamlessly with the existing rural landscape, ensuring that the character of the farm and its surroundings remain intact.

With the addition of a distillery and brewery, Springfontein Wine Estate will transition into a multi-experience destination, offering visitors the opportunity to explore wine, craft beer, and spirits within a single visit. The ability to pair estate-produced wines with locally crafted beer and spirits will enhance Springfontein's reputation and market appeal, attracting both domestic and international tourists.

The proposal for a 567m<sup>2</sup> distillery and brewery is a natural progression for Springfontein Wine Estate, enhancing agricultural production, supporting the local economy, and



## MOTIVATION

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enriching the tourism experience. The development is aligned with municipal objectives and will contribute positively to job creation, sustainable land use, and Overstrand's position as a leading food and beverage tourism hub.

These additions to the farm are intended to increase the functionality of the property while ensuring that Springfontein Wine Estate continues to evolve as a tourist attraction. Refer to **Plan 4 – Site Development Plan** which is proposed to replace any previously approved Site plans.

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### 5. LAND USE ENVIRONMENT

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The subject property is located along Wortelgat Road outside Stanford. The surrounding area is predominantly zoned agricultural as illustrated in **Plan 3 - Zoning plan**.

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### 6. TITLE DEED

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Title deed T45480/2020 (refer to **Annexure B**) was perused and there are no restrictive conditions that prohibits the approval of the applications being made.

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### 7. ZONING

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



AGRICULTURE ZONE 1: AGRICULTURE (AGR1)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Dwelling House</li> </ul>	Comply
Consent uses that may be applied for	Additional Dwelling Units, Agricultural Industry, Animal Care Centre, Aquaculture, Day Care Centre, Farm Shop/Stall, Fertiliser Plant, Guest House, Hotel, Institution, Intensive Animal Farming, Intensive Horticulture, Lodge, Mining, Place of Assembly, Place of Entertainment, Place of Instruction, Plant Nursery, Riding Stables, Service Trade, Tourist Accommodation, Tourist Facilities, Transmission Apparatus, Utility Services, Wellness Centre And 4x4 Trail.	<p><u>Approved Consent Uses:</u></p> <ul style="list-style-type: none"> <li>• Additional dwelling units x 3</li> <li>• Agricultural industry (wine cellar)</li> <li>• Farm Shop/Stall</li> <li>• Place of Entertainment</li> <li>• Tourist Facilities (Restaurant)</li> </ul> <p><u>Applied for:</u></p> <ul style="list-style-type: none"> <li>• Agricultural industry (new distillery &amp; brewery)</li> <li>• Tourist facility (Extension of restaurant serving area)</li> </ul>	Applied for and motivated.
Floor Space	The total floor space of all buildings on the land unit may not exceed 5000m <sup>2</sup> , 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.	<ul style="list-style-type: none"> <li>• Main Dwelling House: <b>±46m<sup>2</sup></b></li> <li>• Farm Shop / Stall: <b>±53,31m<sup>2</sup></b></li> <li>• Agricultural Buildings: <b>±961,61m<sup>2</sup></b></li> <li>• Restaurant: <b>±455,88m<sup>2</sup></b></li> <li>• Cellar: <b>±739,73m<sup>2</sup></b></li> <li>• Distillery &amp; Brewery: <b>±609,16m<sup>2</sup></b></li> </ul> <p><b>Total Footprint: ±2 865,69m<sup>2</sup></b></p>	Comply
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.	No new structures are proposed to be situated within the building line.	Comply



**MOTIVATION**

	<p>Greater than 10 ha:          Street boundary building lines = 30,0 m          Common boundary building lines = 30,0 m</p>		
<b>Height</b>	<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>No structures are higher than the allowable 8,0m.</p>	<p>Comply</p>
<b>Parking</b>	<p>Parking and access shall be provided on the land unit in accordance with Chapter 17.1.</p> <ul style="list-style-type: none"> <li>• Main dwelling House = two bays</li> <li>• Farm stall = 4 bays per 100m<sup>2</sup> GLA</li> <li>• Restaurant = 4 bays per 100m<sup>2</sup> GLA</li> <li>• Industry = Two bays per 100m<sup>2</sup> GLA up to 500m<sup>2</sup>, thereafter 1 bay per 100m<sup>2</sup> GLA</li> </ul>	<ul style="list-style-type: none"> <li>• Main Dwelling requires <b>2 parking bays</b>;</li> <li>• Farm stall requires <b>4 parking bays</b>;</li> <li>• Restaurant requires <b>51 parking bays</b>;</li> <li>• Industry requires <b>11 parking bays</b></li> </ul> <p>Total required: <b>68 parking bays</b>            Total provided: <b>68 parking bays</b></p>	<p>Comply</p>



**8. SERVICES**

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

**Electricity, Water, Sewage and Solid Waste**

Services to the property include electricity from ESKOM and water is obtained from two boreholes.

The subject property is connected to closed conservancy tanks that are serviced by the Overstrand Municipality at least once a week.

Solid waste is collected and dumped by the owners at the nearest transfer station.

**Access and Egress**

Access and egress to the property is gained from the Wortelgat Road.

Traffic volumes are not expected to be significantly impacted by the extension of the outside are of the restaurant, nor by the proposed distillery and brewery.

**9. NEED AND DESIRABILITY**

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

**Need and desirability.**

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the owners.

Socio-economic impact	<p>The operation of the restaurant, farm stall and proposed distillery and brewery generates various employment opportunities, including positions in hospitality, retail, and agriculture. This provides stable income for local residents and supports community livelihoods.</p> <p>Springfontein Wine Estate is a unique farm that attracts tourists to the area. This influx of visitors benefits not only Springfontein Wine Estate but also nearby businesses such as hotels, and shops, contributing to the local economy.</p> <p>The farm stall stocks and sell local produce, supporting other small businesses and artisans in the region. This creates a network of local commerce that strengthens the overall economic resilience of the area.</p>
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## MOTIVATION

	The tasting facility and farm stall drive direct sales of wine and related products, increasing revenue for Springfontein Wine Estate and enabling further investment in the business and community.
Compatibility with surrounding uses	The proposal is situated in a tourism-rich area that has garnered numerous accolades, indicating strong support from visitors and the broader community. By expanding upon this foundation, the proposal aims to capitalise on the area's existing appeal and further enhance its offerings.
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	The owners take great care to ensure the proposed uses are in line with the surrounding area and it is also not expected to have a negative impact on the safety, health and wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The owners have taken cognisance of the environmental aspects in the area and have worked with the environment ensuring that it does not have a negative impact on the surrounding environmental area and the proposal is on areas already disturbed.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access. There is sufficient on-site parking to accommodate all the additions proposed.

### **Impact on views, sunlight and character of the area**

The property is located in an agricultural setting where tourism related facilities are also found which aligns with the proposal for the subject property. The proposal is not expected to have a negative effect on views or sunlight of any other property owner as only one extension of a building is proposed, the rest of the proposed uses are within existing structures.

### **Economic impact**

The proposal allows the owners to generate additional income from the operation of these extensions of uses, all of which will create employment opportunities to staff and cleaners etc. that will be earning a living.

### **Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on the surrounding properties.



**10. POLICIES AND REGULATIONS**

**10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The property is located in the following Overlay Zone that will be addressed below:

1. Coastal Protection Overlay Zone EMOZ

The purpose is to manage the integrity of coastal ecosystems, ecosystem services, coastal dynamic processes and biodiversity within Coastal Reserves.

Due to the proposal making use of existing structures and one small extension of an existing building on an already disturbed area, it is not proposed to affect the EMOZ. The scale of the proposed uses is not predicted to have an effect. However, in order to ensure compliance with the guidelines set out in the EMOZ, the application was evaluated in terms of the provisions of Schedule A & B of the Environmental Management Overlay Zone 2020:

<b>SCHEDULE A PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES</b>		
<b>Prohibited Activity</b>	<b>Applicable Environmental Management Overlay Zone (EMOZ)</b>	<b>Applicable to the application or not</b>
	<b>Coastal</b>	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	N/A
Development or agriculture on slopes steeper than 1:4.	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	N/A
No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.	X	N/A
Placement of religious symbols or memorabilia.	X	N/A
Harvesting /collection of kelp / seaweed in municipal designated "no-take" zones.	X	N/A
Harvesting, collection, moving, loading drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.	X	N/A
Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	N/A



## MOTIVATION

Feeding, disturbing / pursuit of fauna.	X	N/A
Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.		N/A
Staying overnight.	X	A Main Dwelling, worker's- & manager's accommodation are situated on the property.
The discharging of domestic effluent / grey water into all natural systems.	X	N/A
Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non- designated zones.	X	N/A

<b>SCHEDULE B ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES</b>		
<b>A) Activities Only Permitted With Council Consent</b>	<b>Applicable Environmental Management Overlay Zone (EMOZ)</b>	<b>Applicable to the application or not</b>
	<b>Coastal</b>	
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.	X	N/A
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	N/A
Dune maintenance on private land as per approved dune maintenance management plans.	X	N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	N/A

File 24/92  
Portion 10 of the Farm Springfontein No. 641, Caledon  
April 2025



## MOTIVATION

<b>B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff</b>	<b>Applicable Environmental Management Overlay Zone (EMOZ)</b>	<b>Applicable to the application or not</b>
	<b>Coastal</b>	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	N/A
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A
Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X	N/A
<b>C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable</b>	<b>Applicable Environmental Management Overlay Zone (EMOZ)</b>	<b>Applicable to the application or not</b>
	<b>Coastal</b>	
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	N/A
Encroachment of private buildings, structures, infrastructure, access routes.	X	The portion of the property where the applicable structures are situated is in this zone, therefore so are the structures.
Commercial Harvesting/collection and removal of any natural resource.	X	N/A
Construction or placement of any permanent object, building, shelter, pathway or structure.	X	The portion of the property where the applicable existing structures are situated is in this

File 24/92  
Portion 10 of the Farm Springfontein No. 641, Caledon  
April 2025



## MOTIVATION

		zone, therefore so are the structures.
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### 2. Urban Conservation EMOZ (Urban Conservation Category D: Private Property)

- Private property within priority conservation-worthy ecological corridors from mountain to coast and/or across priority conservation-worthy areas identified in accordance with the Overstrand Environmental Management Framework.
- In the face of development pressure, the Municipality may, if it deems it necessary, upon receipt of a development proposal or application that does not involve any activities identified under the NEMA listing notices, require that specialist biodiversity and/or other relevant studies be undertaken by the developer/owner in order to inform development planning and retain priority ecological corridors and habitats.

No vegetation is proposed to be removed as the development is proposed to be within existing buildings and on already disturbed areas. It is not predicted that the proposal will have an impact on the conservation-worthy ecological corridors.

### 3. General Risk Zone (Rural Areas) EMOZ

The intention of this zone is to maintain coastal quality and allow exercising of existing rights in respect of single residential dwelling on agricultural land, in terms of the land use scheme. The development is proposed to be within existing buildings and on already disturbed areas and is therefore not predicted to have an impact that refers to this zone.

Taking the above into account, it is motivated that the proposed application is not expected to have an impact on the provisions of the EMOZ.

## 10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

A portion of the property is classified by the "LANDSCAPES HPOZ" of which the purpose is the following:

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

- *To protect and enhance landscapes identified as having high natural, scenic and heritage significance and which contribute to the character and sense of place in the Overstrand and its economic base.*
- *To promote the cultural, tourism, environmental and amenity potential of significant Overstrand landscapes."*

In addition, the property is located adjacent the Wortelgat Road which is classified as a route of regional significance. The proposal will adhere to all relevant regulations



and by-laws. Neither of these are expected to be affected by the proposal as the structures are existing.

### 10.3 Spatial Planning Policies

This proposal aligns seamlessly with the provisions outlined in both the Western Cape Provincial Spatial Development Framework, 2014, and the Overstrand Spatial Development Framework, 2020 (OMSDF). The OMSDF underscores the importance of ensuring accessibility, safety, and attractiveness of key tourism destinations which the owners are striving to become which is only attainable through maintenance and development of new facilities. The owners are fully committed to this vision and aim to facilitate continued development by introducing new facilities that enhance the overall experience for visitors and residents alike.

In summary, this proposal not only aligns with the strategic objectives outlined in the Western Cape Provincial Spatial Development Framework and the Overstrand Spatial Development Framework but also demonstrates a proactive approach to environmental stewardship by safeguarding the sensitivity of the estuary. Through thoughtful planning and adherence to environmental standards, the owners aim to contribute positively to the sustainable development and preservation of the surrounding landscape.

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## 11. PLANNING PRINCIPLES

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Chapter 2 of SPLUMA contains five uncompromisable planning principles by which each development application must be guided by. 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. The proposal is not expected to have an effect on past spatial injustices.

### **Spatial sustainability and efficiency**

Spatial sustainability refers to planning proposals that ensure the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, as well as scenic and cultural landscapes while limiting urban sprawl. This proposal will not have an impact on any of the aspects listed above. The owners will also ensure that the area is maintained while maximising the property's intended use.

### **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 OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.



## MOTIVATION

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The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



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### 12. EVALUATION

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The proposed amendments for the Springfontein Wine Estate align with strategic municipal objectives, economic development policies, and tourism growth priorities for the Overstrand region. The expansion of the restaurant and the establishment of a distillery and brewery will significantly enhance the estate's offerings, contributing to its reputation as a premier agri-tourism destination.

The proposal demonstrates a well-balanced approach to sustainable land use by utilizing existing structures and disturbed footprints, ensuring minimal environmental impact. Furthermore, the initiative will stimulate local economic growth by creating employment opportunities in hospitality, agriculture, and production. It also aligns with key spatial planning frameworks, including the Overstrand Spatial Development Framework, by promoting tourism while maintaining the integrity of agricultural land.

The development enhances the viability of Springfontein Wine Estate by diversifying its product range, integrating circular economy principles, and attracting a broader visitor base. The provision of adequate parking, adherence to zoning requirements, and compliance with planning principles further underscore the project's feasibility and desirability.

In conclusion, this proposal represents a logical and strategic step in the development of Springfontein Wine Estate, reinforcing its contribution to regional tourism, economic sustainability, and responsible land use planning.

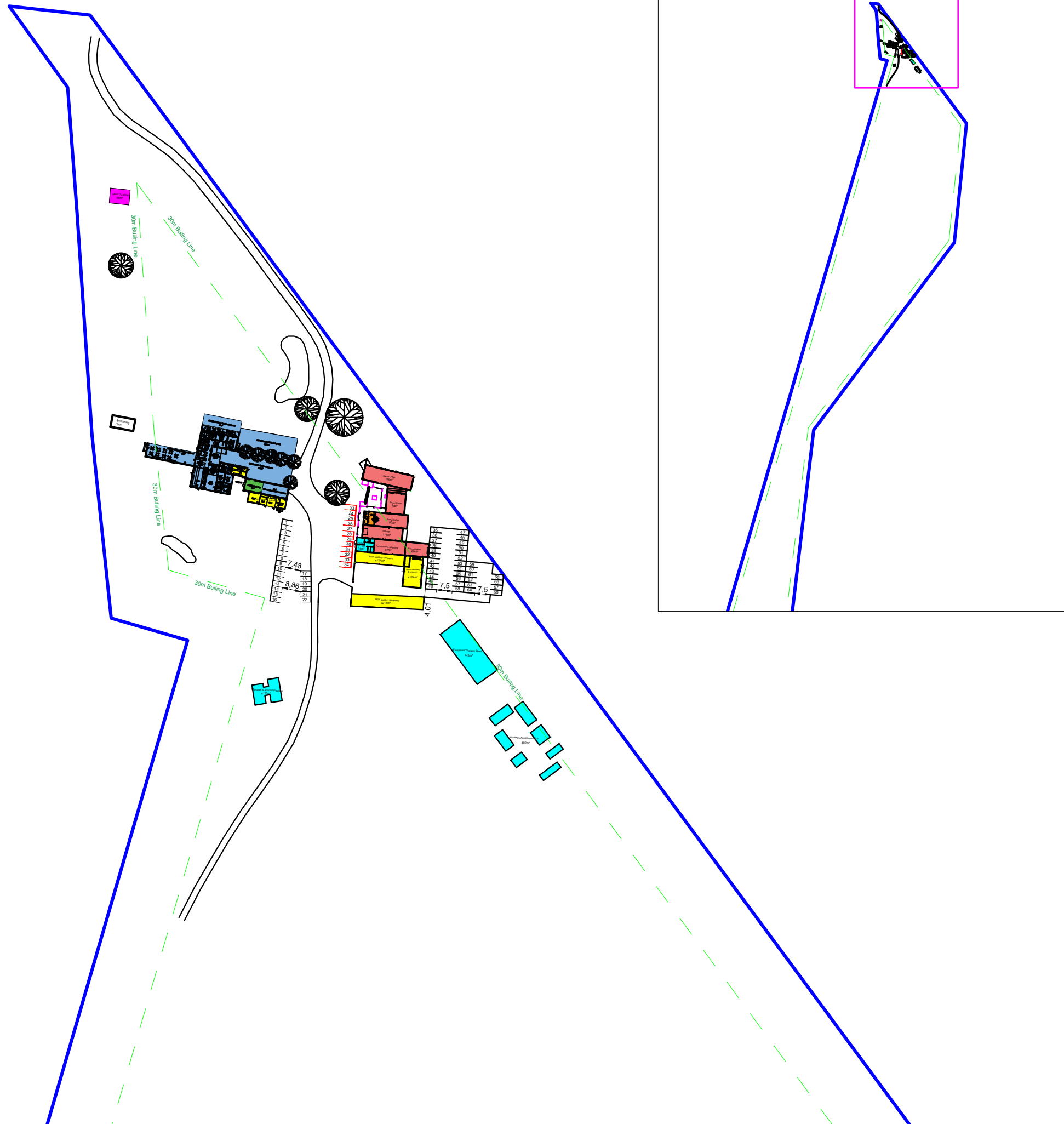
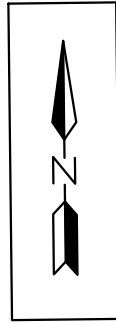
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### 13. RECOMMENDATION

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

- 13.1 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; and
- 13.2 Amendment of a site development plan** in terms of section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



**4. Proposed Site Development Plan**  
 Portion 10 of the Farm  
 Springfontein No. 641, Caledon

Farm Extent:  
**168,7006 Ha**

Total Floor Area:  
**± 2865,69m<sup>2</sup>**

Coverage:  
**0,17%**

**PROPOSED USE AREAS**

Colour	Extent	Label
	± 1424m <sup>2</sup>	Restaurant (place of entertainment)
	± 44m <sup>2</sup>	Farm Shop/Stall
	± 703m <sup>2</sup>	Wine Cellar
	± 31m <sup>2</sup>	Tasting Facility
	± 597m <sup>2</sup>	New Distillery & Brewery
	± 957m <sup>2</sup>	Agricultural
	± 46m <sup>2</sup>	Main Dwelling

Plan Number: 24.92 (003)

Plan prepared by: Veronica Jansen on 20/02/2025

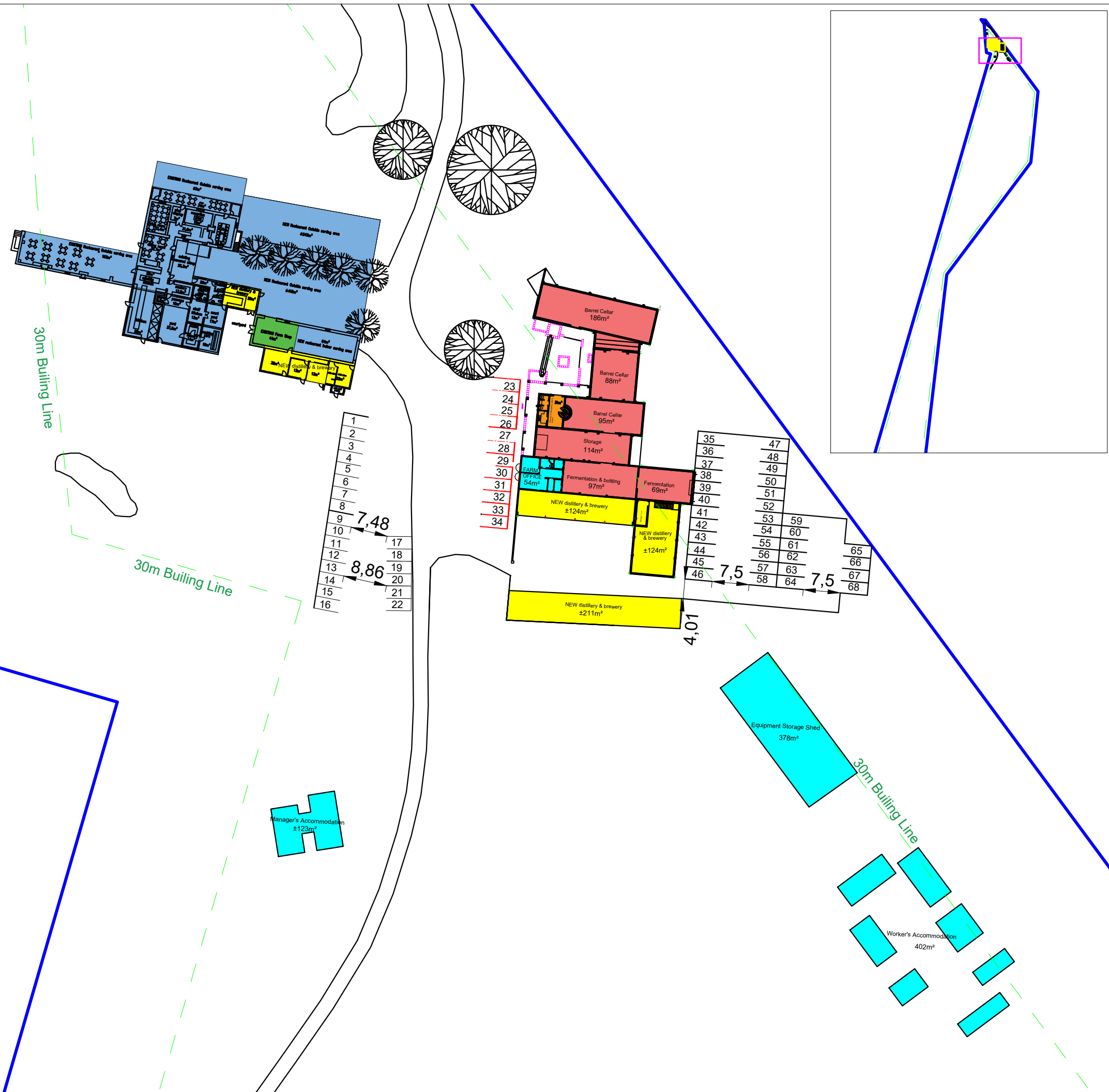
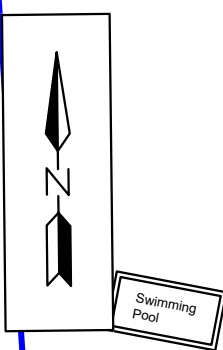
All distances are approximate  
 and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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





4.1 Proposed Site  
Development Plan  
Portion 10 of the Farm  
Springfontein No. 641, Caledon

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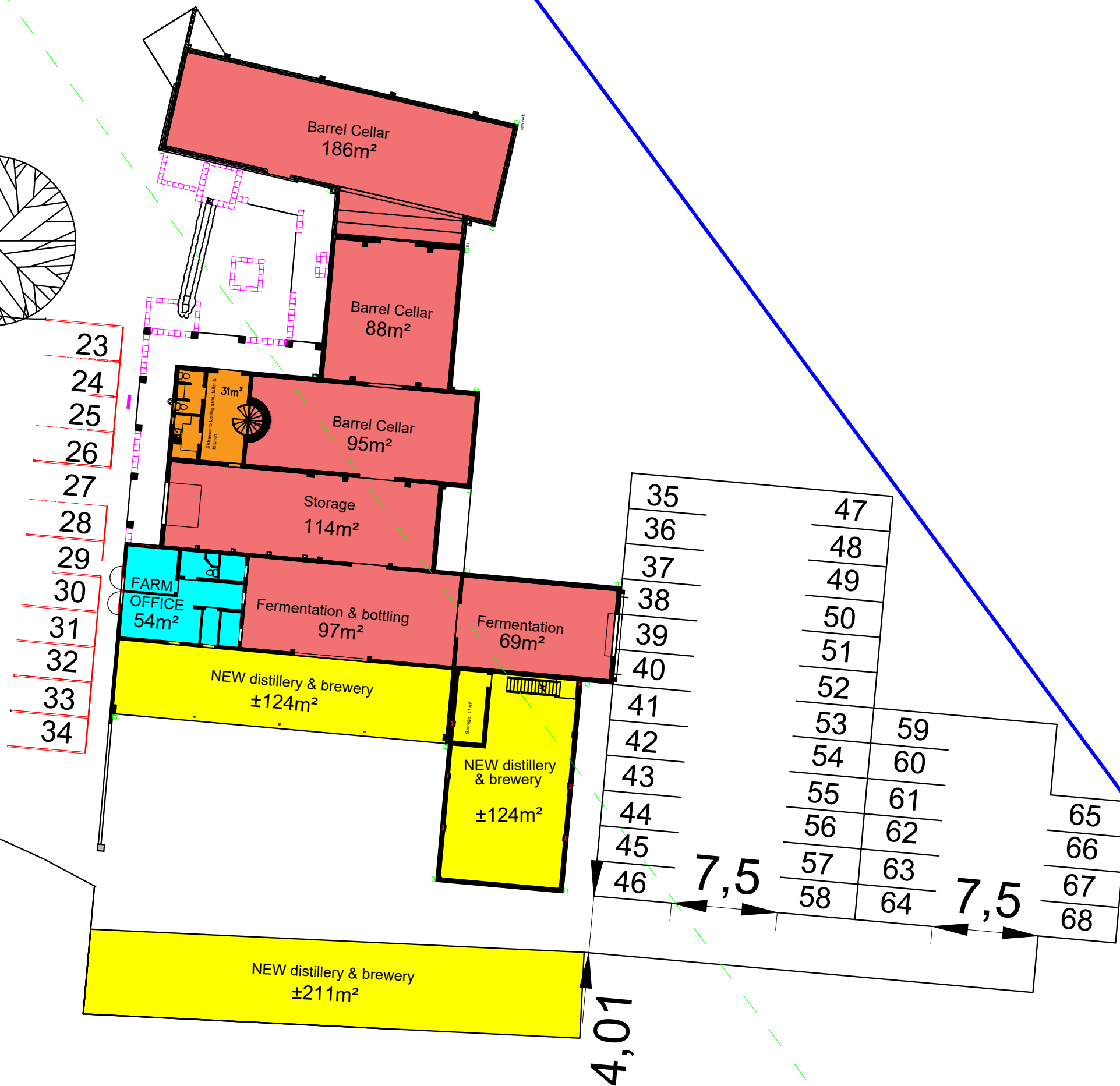
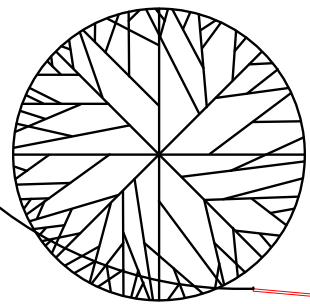
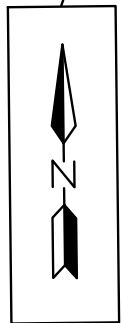
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

4.3 Proposed Site  
Development Plan  
Portion 10 of the Farm  
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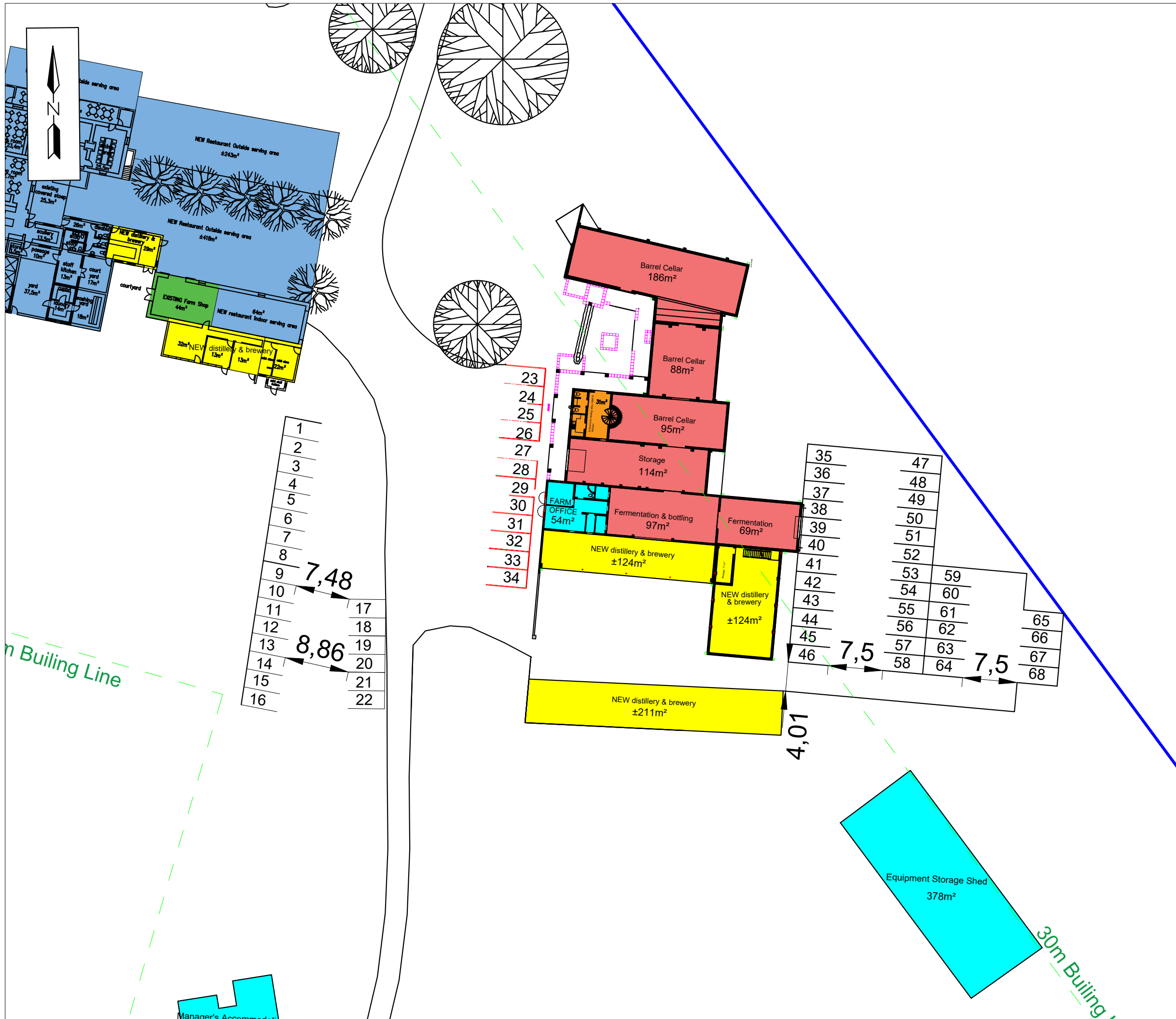
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Unit B, Standard House, Corner of Royal and Dirkie Uys  
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**Project Office**  
Town Planning & Project Management



4.4 Proposed Parking Layout  
Portion 10 of the Farm  
Springfontein No. 641, Caledon

Farm Extent:  
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	± 46m <sup>2</sup>	Main Dwelling

Main Dwelling requires **2 parking bays**;  
Farm stall requires **4 parking bays**;  
Restaurant requires **51 parking bays**;  
Industry requires **11 parking bays**

Total required: **68 parking bays**  
Total provided: **68 parking bays**

Plan Number: 24.92 (003)

Plan prepared by: Veronica Jansen on 20/02/2025

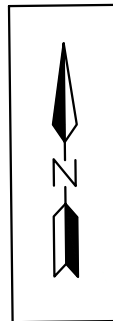
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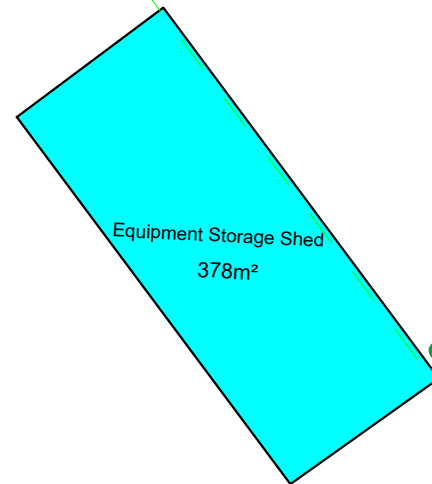
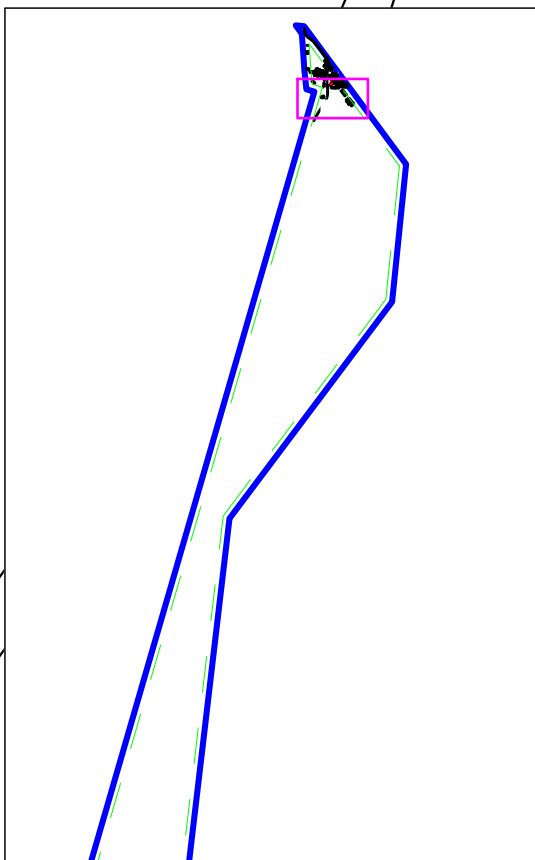
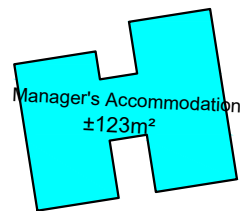
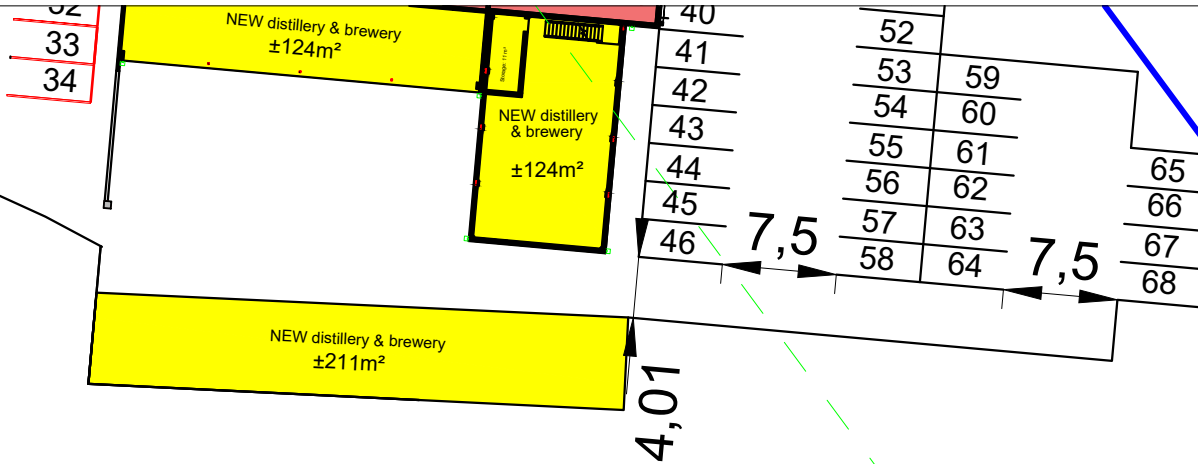
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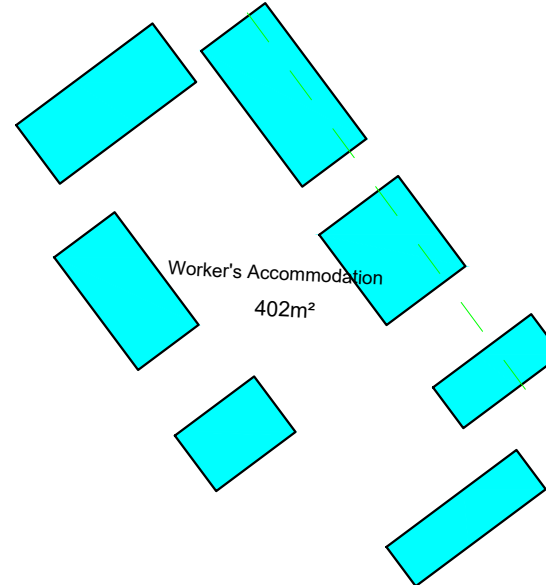




8		17
9	7,48	18
10		19
11		20
12		21
13	8,86	22
14		
15		
16		



30m Building Line



4.5 Proposed Site  
Development Plan  
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