

REMAINDER PORTION 12 OF THE FARM SONDAGSKLOOF NO. 672, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF ROB VAN VUUREN FAMILY TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate one (1) additional dwelling 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, Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **17 November 2023**, quoting your name, address and contact details, interest in the application and 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.

RESTANT GEDEELTE 12 VAN DIE PLAAS SONDAGSKLOOF NR. 672, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS ROB VAN VUUREN FAMILY TRUST

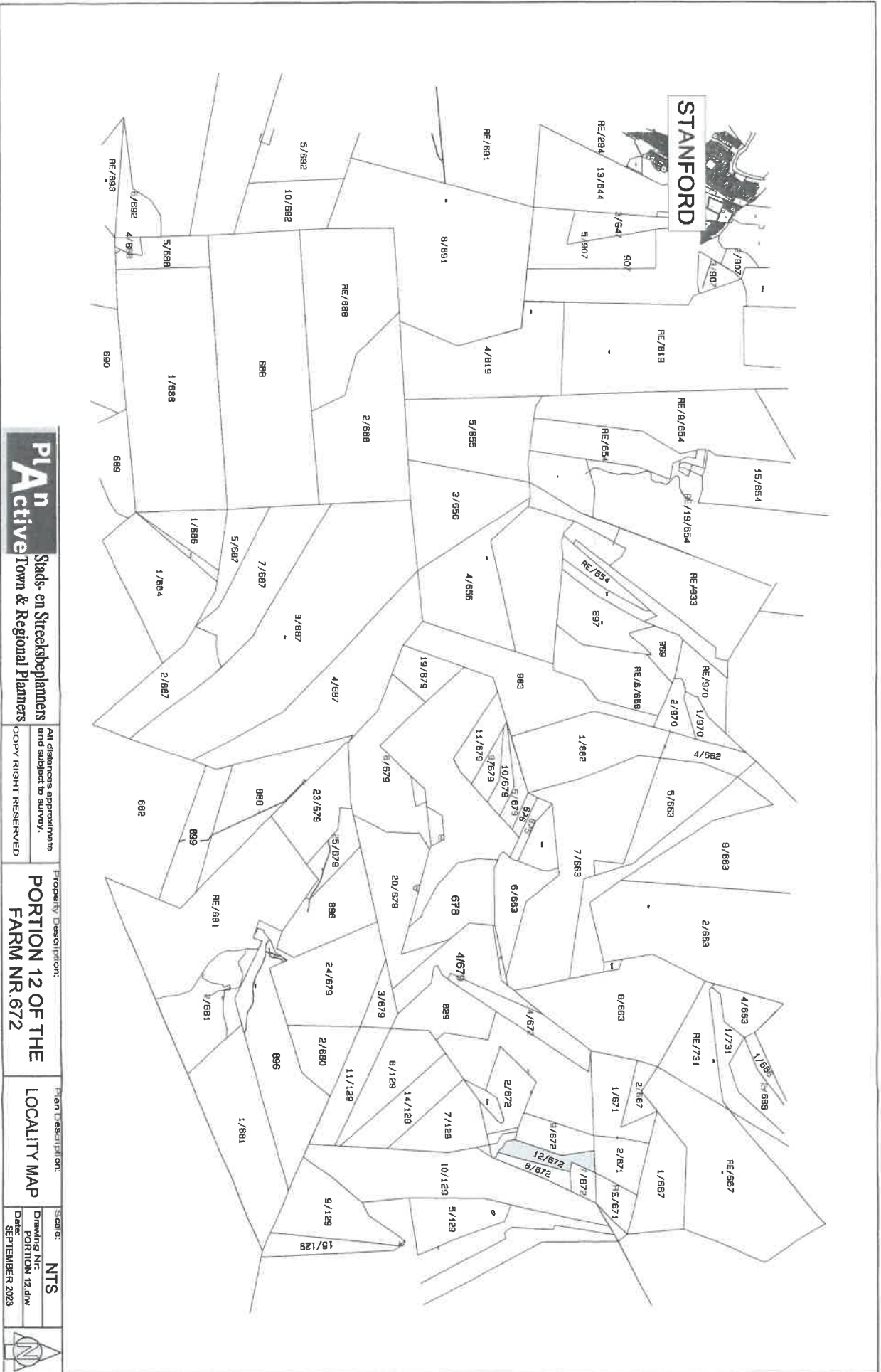
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, om een (1) addisionele wooneenheid op die eiendom 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 die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **17 November 2023**, 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.

INTSALELA YENXALENYE YEFAMA 12 EBIZWA FARM SONDAGSKLOOF NO. 672, CALEDON DIVISION, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUVUMELA UKUSEBENZISA: ABANUMZANA PLAN ACTIVE NEDOLOPHU NABACWANGCISI BENGINGQI EGAMENI LEROB VAN VUUREN FAMILY TRUST

Kukhutshwe isaziso esimayela nemiba yeSolotya lama48 loMthethwana kaMasipala wase-Overstrand Umthethwana Osisihlomelo ngeZicwangciso zokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana) isaziso esi sithi kufunyenwe isicelo sokuvumela ukusebenzisa inxalenye yomhlaba ngokwemiba yeSolotya le16(2)(o) loMthethwana ukulungiselela indawo yokuhlala enye (1) kulo mhlaba.

linkcukacha eziphelileyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye8:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo mazingeniswe kwaMasipala ngokwezibonelelo zeSolotya lama51 nelama52 loMthethwana osele uchazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **17 EyeNkanga 2023**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingabuzwa ku**Mnu P Roux** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe LeZicwangciso zeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.



STANFORD

<p>Plan Active</p> <p>Stads- en Streekschepanners Town & Regional Planners</p>	<p>All distances approximate and subject to survey.</p>	<p>Property Description: PORTION 12 OF THE FARM NR.672</p>	<p>Plan Description: LOCALITY MAP</p>	<p>Scale: NTS</p>
	<p>COPY RIGHT RESERVED</p>	<p>Copyright © 2023</p>	<p>Drawing Nr: PORTION 12.dwg</p>	<p>Date: SEPTEMBER 2023</p>



PROPOSED CONSENT USE

PORTION 12 OF THE FARM SONDAGSKLOOF NO. 672

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mr. R. Van Vuuren on behalf of Rob Van Vuuren Family Trust, the owner of Portion 12 of the Farm Sondagskloof No. 672, has instructed the company Plan Active Town Planners to apply for the consent use of Portion 12 of the Farm Sondagskloof No. 672 to accommodate **one (1)** additional dwelling unit.

A manager's dwelling was recently erected on the subject farm portion. The owner intends to erect an additional dwelling unit of $\pm 100\text{m}^2$ which can be accommodated on Agricultural Zoned land with a consent use application. We therefore apply for the consent use in order to establish the proposed additional dwelling unit on Portion 12 of the Farm Sondagskloof No. 672.

Portion 12 of the Farm Sondagskloof 672 is 47.0412 hectares in extent and is held by Title Deed Number T42443/2010.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for a consent use to accommodate one (1) additional dwelling unit, on Portion 12 of the Farm Sondagskloof No. 672.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Portion 12 of the Farm Sondagskloof No. 672 is located approximately 20km to the east of Stanford and is 47.0412 hectares in extent. Please refer to the enclosed locality plan. The subject property is located in an agricultural and tourism driven environment.

3.2 ZONING

The subject farm portion is zoned Agriculture Zone I and utilized as such.



Surrounding properties are zoned for Agriculture Zone I purposes.

3.3 LAND USE

The subject farm portion is used for agricultural purposes. The following structures are established on Portion 12 of the farm Sondagskloof No. 672:

- Main dwelling (±270m²)
- Manager's dwelling (±100m²);
- Farm shed (±350m²).

Land uses that surround the subject farm portion are agricultural activities and tourism related (tourist accommodation and tourist facilities) land uses.

3.4 **PROPOSAL**

The following is proposed in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for a consent use to accommodate one (1) additional dwelling unit on Portion 12 of the Farm Sondagskloof No. 672.

Portion 12 of the Farm Sondagskloof No. 672 is 47.0412 hectares in extent and is held by Title Deed Number T42443/2010. The intention of the owner of the subject farm portion is to add one additional dwelling unit on the subject farm portion which is zoned Agriculture Zone 1. A consent use application is required to establish the additional dwelling unit on the subject farm portion as seen in the abstract below from the Zoning Scheme Regulations:

5.1 AGRICULTURE ZONE 1: AGRICULTURE (AGR1)

Use of the property

5.1.1 The following use restrictions apply to property in this zone:

- a) Primary uses are agriculture, crèche, dwelling house, guest rooms and home occupation.
- b) Consent uses are **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.

The detail of the proposed additional dwelling unit is as follows:

The proposed additional dwelling will be 100m² in extent. The additional dwelling will consist of the following:

- 2 bedrooms;
- Open plan dining room and kitchen;
- Patio with braai.

With only one additional dwelling unit proposed, the number of additional dwelling units does not exceed the maximum of 1 unit per 10 hectares. The total floor area of the proposed additional dwelling unit is $\pm 100\text{m}^2$ in extent, that is far less than the maximum allowable size limit of 250m^2 . No sectional title or alienation of the additional dwelling unit is proposed. The proposed additional dwelling unit complies with the Zoning Scheme Regulations as no departures from the Zoning Scheme Regulations are applied for.

The proposed dwelling unit will not have any impact on the Agricultural value of the subject farm or the neighbouring farm portions in the area. The proposed additional dwelling will not have any impact on the character for the specific area.

3.5 ACCESS

The existing access to Portion 12 of the Farm Sondagskloof No. 672 will be retained. The proposed application merely constitutes a consent use application to establish 1 additional dwelling unit on the farm portion.

3.6 SERVICES

Water availability

The proposed dwelling unit will make use of collected rainwater from the roof of the proposed additional dwelling unit that will be stored in rainwater tanks. The water will go through a purification filter for household use. Water from a nearby river will also be used for household purposes.

Electricity

The proposed dwelling unit will make use of solar power and will not be grid tied.

Sewerage

A 5 000l septic tank is proposed for the additional dwelling unit according to the specifications of the Overstrand Municipality.

Refuse Removal

Refuse is currently taken to the Stanford waste centre on a weekly basis. Refuse generated from the additional dwelling unit will also be taken to the Stanford waste centre on a weekly basis.

3.7 TITLE DEED

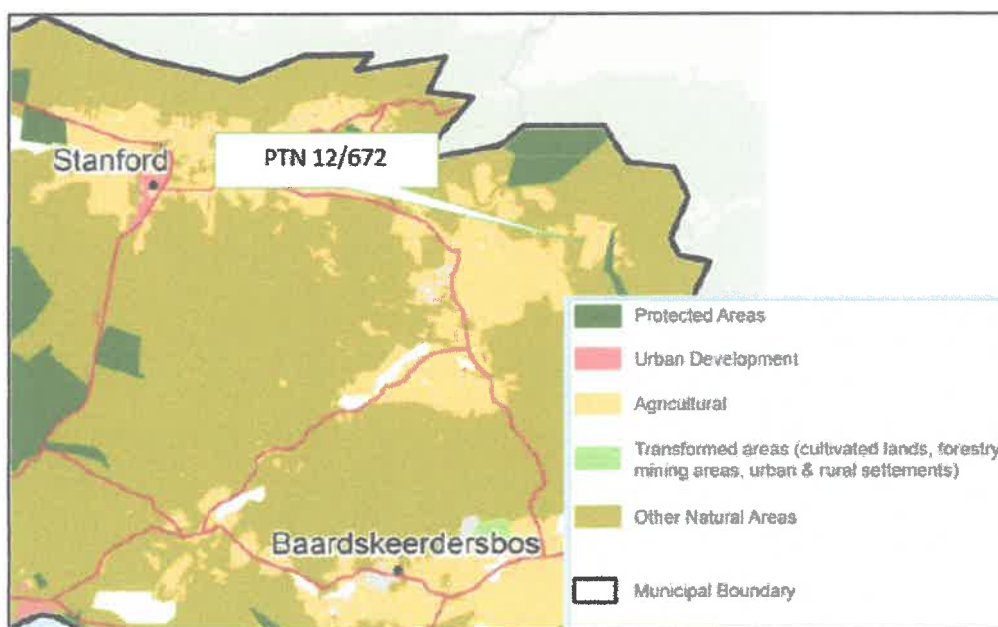
There are no restrictive Title Deed conditions in Title Deed Number T42443/2010 that will have to be addressed in order for the proposed consent use to be approved.

There is no bond registered against Portion 12 of the Farm Sondagskloof No. 672.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

In terms of the Overstrand Spatial Development Framework the subject property is situated outside the urban edge in the rural areas of the Overstrand region. The aforementioned policy earmarks the subject property mainly for Core Agriculture purposes.



The zoning of the subject property will remain unchanged (**Agriculture**), and the application constitutes the establishment of one additional dwelling unit through a consent use application.

It is therefore our opinion that the application for the proposed consent use to accommodate 1 additional dwelling unit can be supported.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Portion 12 of the Farm Sondagskloof No. 672 is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is developed and not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In light of the above mentioned it is evident that the proposed consent use will not have a negative impact on the heritage value for the subject farm portion or the surrounding farm portions.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed additional dwelling unit does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed consent use to establish one additional dwelling unit will be in line with the current land use tendencies. The proposal will create residential opportunities without any impact on agricultural land. The main land use will remain Agriculture.

Spatial sustainability: The proposed additional dwelling unit is in line with the current character of the area and complies with the zoning scheme regulations. The proposed application will have no impact on the conservation worthy areas. The proposed additional dwelling will have no impact on the agricultural land use of the subject farm portion. Spatially the land use will be in line with the current character of the surrounding area.

Efficiency: The proposed consent use, to accommodate one additional dwelling unit will allow for residential opportunities without any impact on agricultural activities on the subject farm portion. The proposed dwelling unit is also accessible.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

- The proposed additional dwelling unit will have no impact on the agricultural activities on the subject farm portion;
- No additional services are required for the proposed application to be approved;
- The proposed consent use will not have a negative impact on the current character and land values of the surrounding farm portions;
- The proposed additional dwelling unit complies with the regulations for additional dwelling units as set out in the Zoning Scheme Regulations, 2020;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the consent use to establish one additional dwelling unit on Portion 12 of the Farm Sondagskloof No. 672.

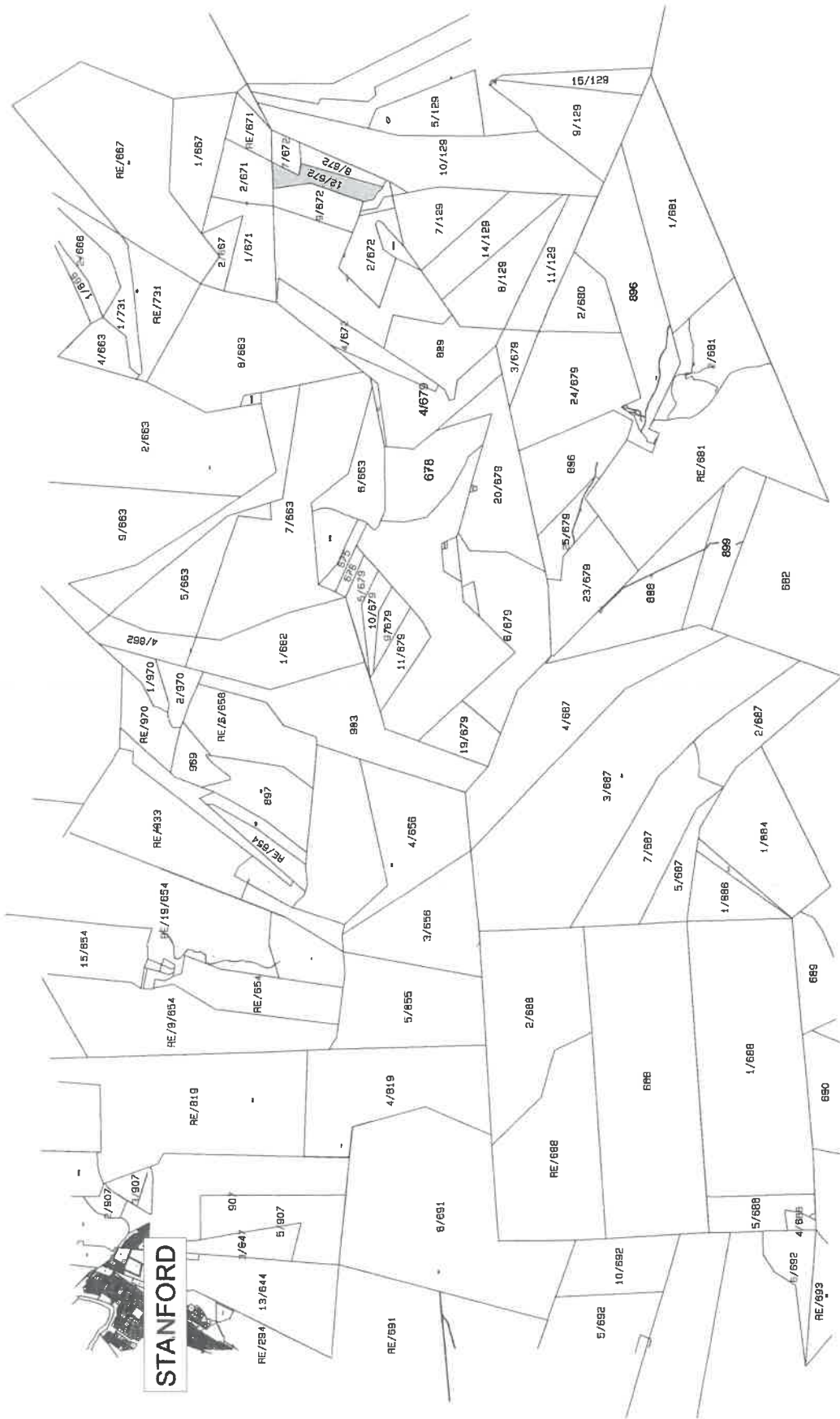
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 Date: SEPTEMBER 2023

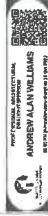
Plan Description:
LOCALITY MAP

Property Description:
**PORTION 12 OF THE
 FARM NR.672**

All distances approximate
 and subject to survey.
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PLAN Stads- en Streekspeelmanners
 Town & Regional Planners

Stamps



Project address:

Portion 12 of Farm Sondags Kloof 672

Client:

Overstrand Municipality

Submission Type:

Working Drawings

Client Name:

Rob Van Vuuren

Project Name:

New Dwelling 1&2

Drawing description:

Plan & Site Plan

Project number

3122 REV A

Date

13 October 2022

Drawn by

A Williams

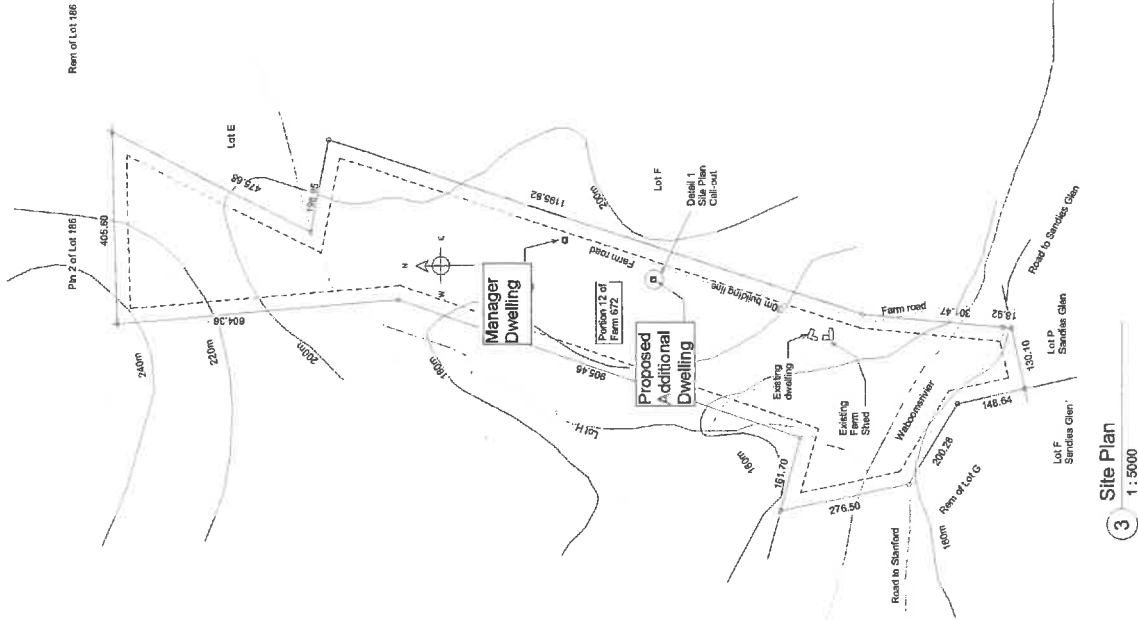
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SACP Reg #

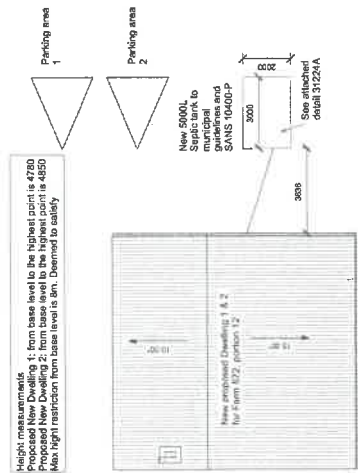
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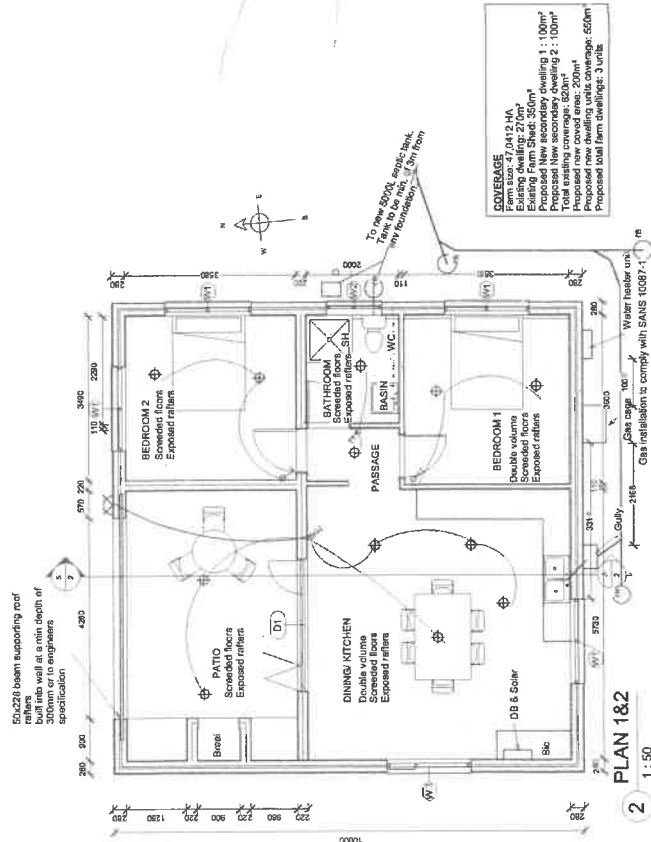
As indicated



3 Site Plan
1:5000



1 SITE PLAN 1&2
1:100



2 PLAN 1&2
1:50

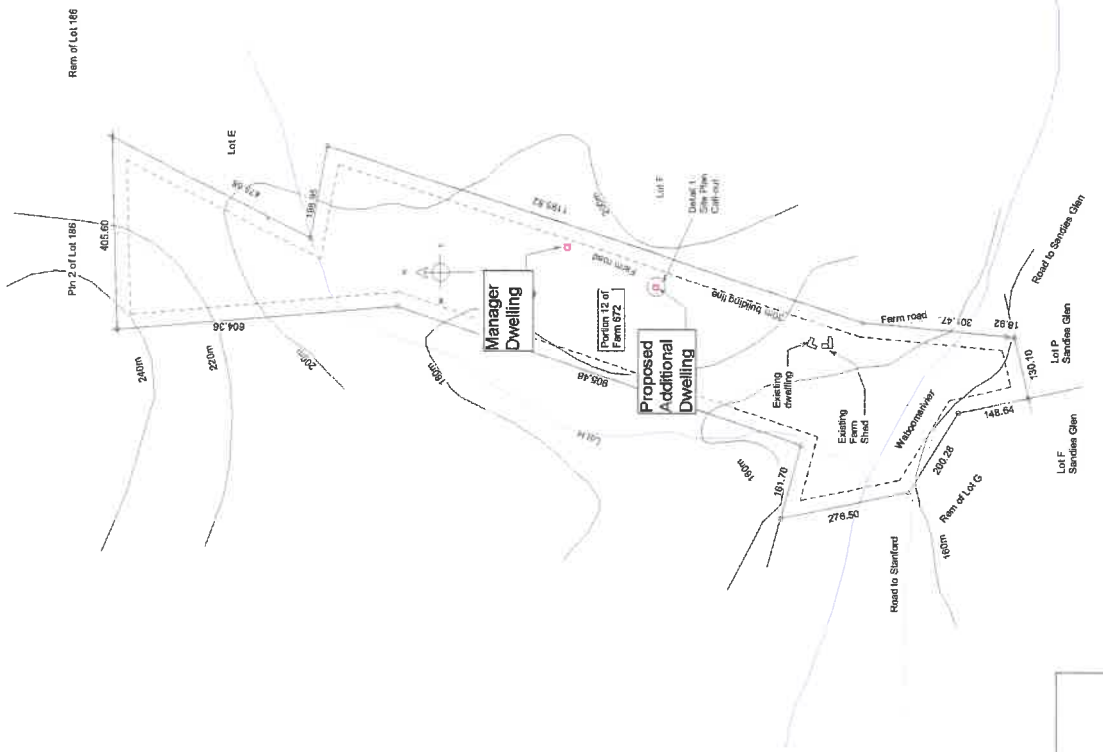
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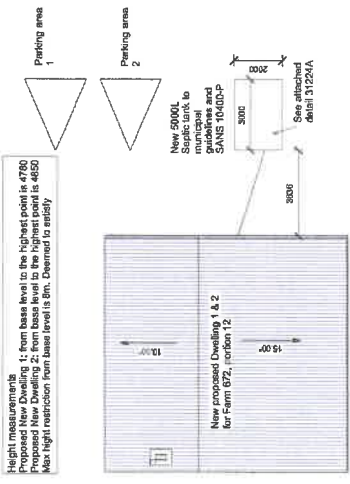
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Portion 12 of Farm Sondags Kloof 672
 District:
Overstrand Municipality

Submission Type:
Working Drawings
 Client Name:
Rob Van Vuuren
 Project Name:
New Dwelling 1&2

Drawing description:
Plan & Site Plan
 Project number: 3122 REV A
 Date: 13 October 2022
 Drawn by: A Williams
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 A Williams
 Scale: As indicated

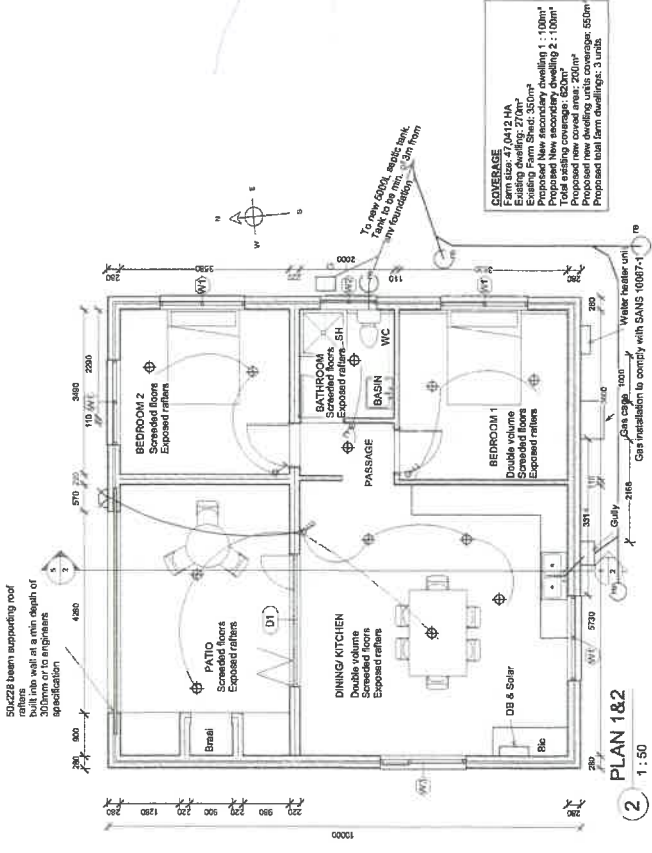


Site Plan
 3 1 : 5000



Height measurements:
 Proposed New Dwelling 1: from base level to the highest point is 4760
 Proposed New Dwelling 2: from base level to the highest point is 4650
 Max height restriction from base level is 6m. Deemed to satisfy

1 SITE PLAN 1&2
 1 : 100



50-200 beam supporting roof
 built into wall at a min depth of
 300mm or to engineers
 application

COVERBASE
 Farm size: 47,0412 HA
 Existing Farm Size: 27,330m²
 Proposed New secondary dwelling 1 : 100m²
 Proposed New secondary dwelling 2 : 100m²
 Proposed new covered area: 200m²
 Proposed new dwelling units coverage: 850m²
 Proposed total farm dwellings: 3 units

2 PLAN 1&2
 1 : 50

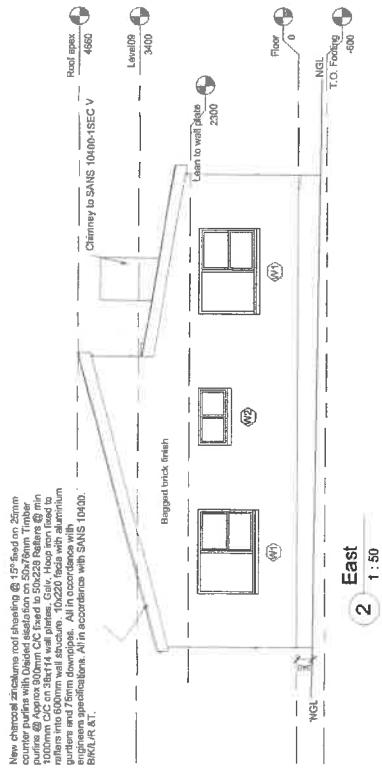
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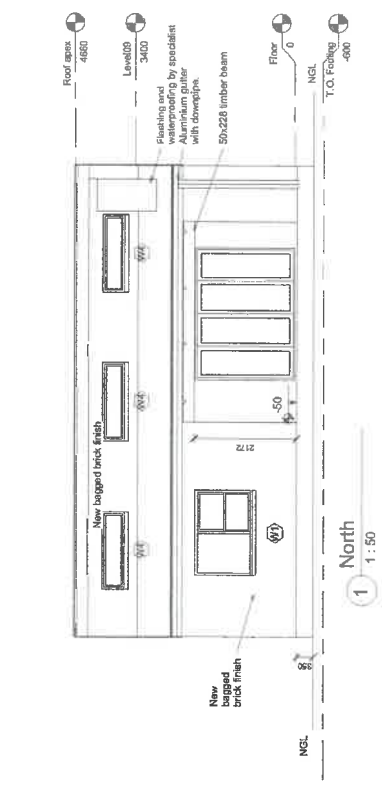
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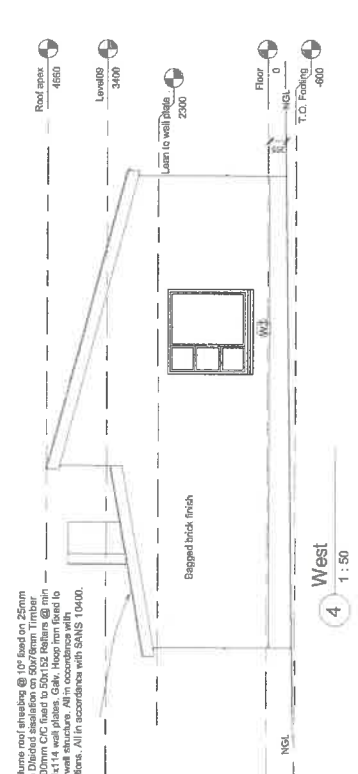
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Project number: 3122 REV A
Date: 13 October 2022
Drawn by: A Williams
Page: 2 of 4
SACOP Reg. #: PAD42317549
Scale: 1 : 50



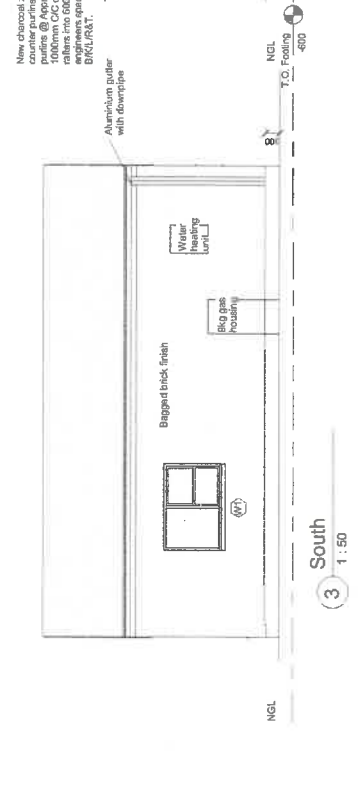
East
2 1 : 50



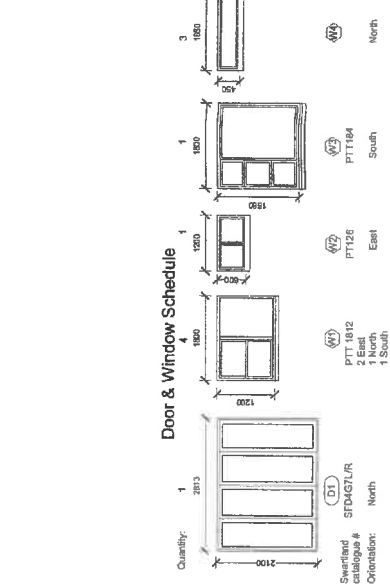
North
1 1 : 50



West
4 1 : 50



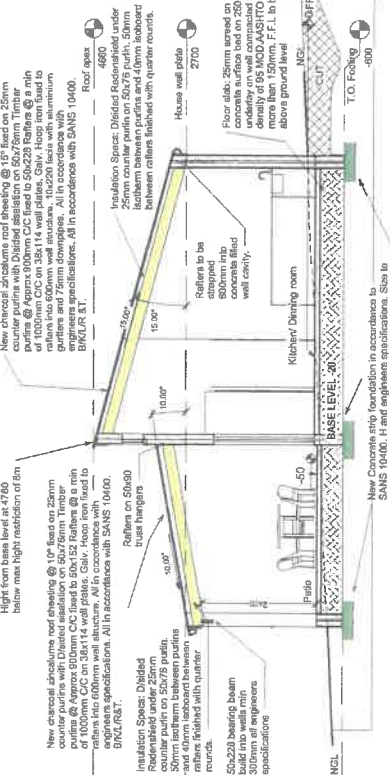
South
3 1 : 50



Door & Window Schedule

DT: Standard aluminium
 SFD4GLR: North
 PTT 1812: 2 East, 1 South, 1 West
 PTT 184: South
 PTT 28: East

Door & Window schedule
6 1 : 50



Section 1
5 1 : 50