



**PORTION 4 OF THE FARM OUDE BOSCH NO 637, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: WARREN PETTERSON PLANNING ON BEHALF OF GRANTON PROPERTY 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 applicable to the above-mentioned property, namely:

- **Consent use** in terms of Section 16(2)(o) of the By-Law, to allow for the construction of 2 (two) additional dwelling units on the property.
- **Departure** in terms of Section 16(2)(b) of the By-Law, to relax the western building line from 30m to 10m, in order to accommodate the location of one of the additional dwellings.
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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 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) aconradie@overstrand.gov.za) on or before **Friday 29 August 2025**, 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.

**GEDEELTE 4 VAN DIE PLAAS OUDE BOSCH NR. 637, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSVERBRUIK EN AFWYKING: WARREN PETTERSON PLANNING NAMES GRANTON PROPERTY TRUST**

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

- **Vergunningsgebruik** in terme van Artikel 16(2)(o) van die Verordening, om die konstruksie van 2 (twee) addisionele wooneenhede toe te laat op die eiendom.
- **Afwyking** in terme van Artikel 16(2)(b) van die Verordening, ten einde die westelike boulyn te verslap vanaf 30m na 10m, ten einde die ligging van een van die bykomende wonings 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 Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) aconradie@overstrand.gov.za) bereik voor of op **Vrydag 29 Augustus 2025**, 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.

**IYENXALENYE 4, YEFAMA OUDE BOSCH 637, ECALDEDON, UMMANDLA KAMASIPALA WE-OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME KUNYE NOPHAMBUKO: WARREN PETTERSON PLANNING EGAMENI LE GRANTON PROPERTY TRUST**

Isaziso siyanikezelwa ngokwemigaqo yeCandelo 48 loMthetho oYilwayo kaMasipala wase Overstrand uMthetho kaMasipala woLungiso kuCwangciso lokusetyenziswa koMhlaba kaMasipala,2020 walo Mthetho ukuba isicelo sifunyenwe esisebenza kule propati zikhankanywe ngasentla,Ezizezi

- Ukusetyenziswa kwemvume ngokwemigaqo yeCandelo 16(2)(o) walo Mthetho ,ukuvumela ukwaxhiwa lokongezo kwendawo ezimbini zokuhlala kwi propati.
- Uphambuko ngokwemigaqo yeCandelo 16(2)(b) walo Mthetho,ukunyenya umda wesakhiwo entshona ukusuka ku 30 mitha ukuya ku10 mitha,ukuze ku lungiselelwe indawo yenye yendawo ezongeziweyo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, eHermanus kunye neThala leeNcwadi laseGansbaai, Main Road e Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **uLwesihlanu 29 EyeThupa 2025**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMwangcisi weDolophu, **UMnu. P Roux** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo





## 1 INTRODUCTION/BACKGROUND

This application seeks approval for a second additional dwelling unit on Portion 4 of The Farm Oude Bosch No. 637, Caledon Road. A previous land use application for the first additional dwelling was approved on 3 July 2024 – please see **Annexure J**.

The property is situated approximately 12 km east of Hermanus and 8 km northwest of Stanford. Please refer to the locality map below for context.

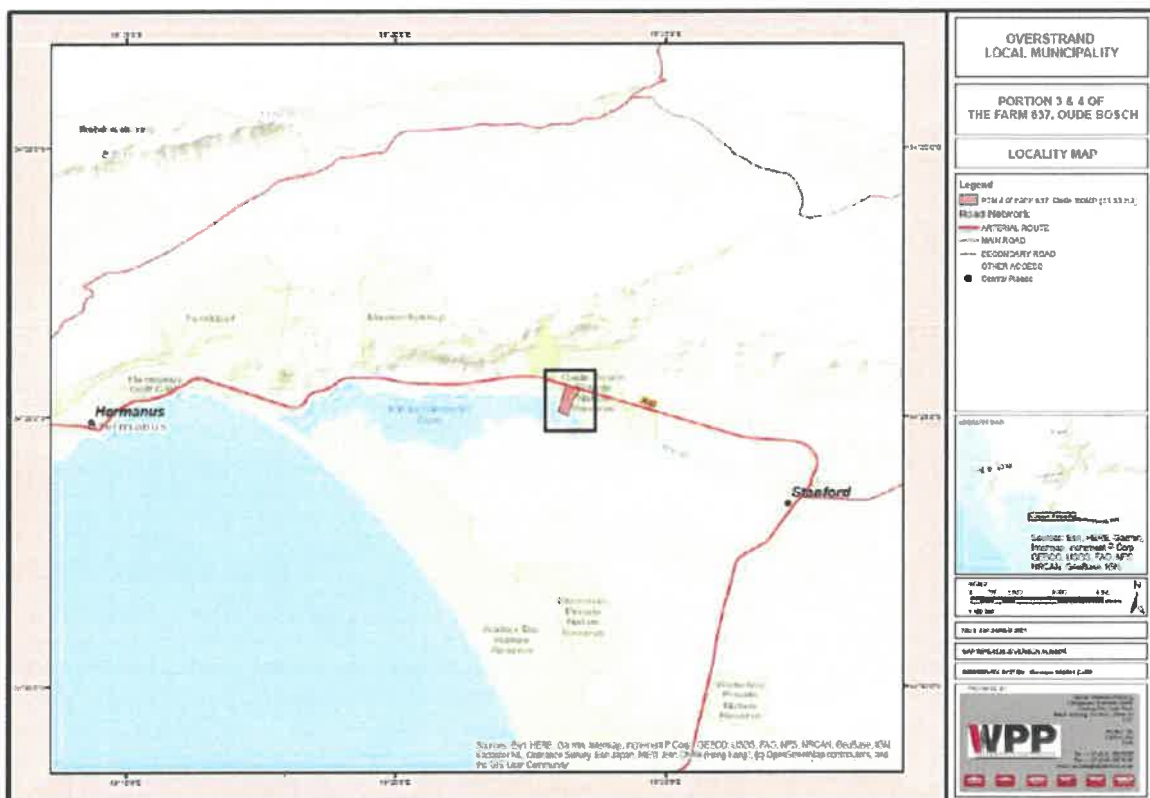


Figure 1: Locality Map

### 1.1 THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use** in terms of Section 16 (2) (o) of the Overstrand By-Law on Municipal Land Use Planning, 2020, to allow for a second additional dwelling on Portion 4 of The Farm Oude Bosch No. 637, Caledon Rd.

## 1.2 DETAILS OF THE SUBJECT PROPERTY

*Table 1: Details of the Development Area*

<b>TITLE DEED DESCRIPTION</b>	PTN 4	Portion 4 of The Farm 637, Oude Bosch
<b>TITLE DEED NUMBER</b>	PTN 4	T14888/2020
<b>TITLE DEED RESTRICTIONS</b>	PTN 4	Refer to conveyancer certificate
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	PTN 4	31.53 Ha
<b>CURRENT ZONING (per ZS)</b>	PTN 4	Agricultural Zone 1: Agriculture
<b>OWNER OF PROPERTY</b>	PTN 4	Granton Property Trust

## 2 THE APPLICANT

The property is registered under the Granton Property Trust. Warren Petterson Planning (WPP) has been appointed by the trust to manage the consent use application for the establishment of a second additional dwelling unit on Portion 4 of The Farm Oude Bosch No. 637. Please see Annexure B.

## 5 DESCRIPTION OF PROPERTY

Portion 4 of The Farm 637, Oude Bosch is situated approximately 11 km east of Hermanus. Access to the property is gained from the old R43 along the northern boundary of the farm portion, while the southern boundary forms part of the Klein River Lagoon.

The property is zoned as Agricultural Zone 1; however, it is not actively used for agricultural purposes, except for a few beehives. Existing access to both the property and the proposed additional dwelling is sufficient, eliminating the need for any new access points.

## 4 SURROUNDING AREA

The land parcel is situated in the rural area between Hermanus and Stanford, approximately 12 km east of Hermanus. All surrounding properties are zoned as Agricultural Zone 1, while Open Space Zone 1 and Industrial Zones are present in the broader vicinity. Refer to Figures 2 and 3 below for further context.



Figure 2: Surrounding zonings of Portion 4 of The Farm 637, Oude Bosch



Figure 3: Aerial map of Portion 4 of The Farm 637, Oude Bosch, and its surroundings

## 5 PROPOSAL AND MOTIVATION

We hereby apply for consent use on Portion 4 of The Farm 637, Oude Bosch, in accordance with Section 16(2)(b) & (o) of the Overstrand By-Law on Municipal Land Use Planning, 2020. The purpose of this application is to establish an additional dwelling unit at the proposed location, as indicated on the drawings – please see Annexure A.

### 5.1 CONSENT USE

An application for consent use, as provided for in the zoning scheme, is submitted on Portion 4 of The Farm 637, Oude Bosch. This application is made in terms of Section 16(2)(o) of the Overstrand By-Law on Municipal Land Use Planning, 2020. The requested consent will permit the construction of a second additional dwelling on the farm, in accordance with the provisions of the Overstrand Land Use Management Scheme, 2020. The requirements for an additional dwelling unit are summarized in the table below.

*Table 2: Summary of requirements for additional dwelling units*

Requirement for Additional Dwelling Units (Section 16.10.1)	Compliant?
a) the additional dwelling units shall remain on the same cadastral boundary as the primary dwelling unit;	Yes. The proposed second additional dwelling unit will be located on the same cadastral boundary as the primary dwelling unit (PTN 4 of The Farm 637, Oude Bosch.)
b) the number of additional dwelling units shall not exceed the 1 unit per 10,0 ha, up to a maximum of 5 additional dwelling units per land unit;	Yes. The consolidated farm measures approximately 31.53 Ha.
c) One additional dwelling unit will also be considered for land units less than 10,0 ha;	N/A
d) no additional dwelling units may be erected within 100 m of the high-water mark on the coast, other than where additional dwelling units are provided as an integral part of an existing farmstead with special consent of the Municipality;	N/A
e) the total floor area of the dwelling is limited to 250 m <sup>2</sup> ; and	Yes. Building plans will be submitted once the land use application has been finalised which will be compliant with this requirement.
f) no sectional title or alienation of units.	N/A

### 5.2 SERVICES

#### **Access:**

Access to Portion 4 of The Farm 637, Oude Bosch, is obtained from a road leading off the R43, approximately 700 meters to the northwest. The additional dwelling unit will be accessed via the main entrance gate to the property. From there, a short section of internal road will need to be constructed, starting near the main dwelling, to provide access to the area where the proposed additional dwelling unit will be located.

### **Stormwater:**

Stormwater will be directed and discharged into the Klein River Lagoon. The natural slope of the farm facilitates efficient and effective stormwater management. Appropriate mitigation measures will be implemented to prevent erosion and ensure the sustainable management of runoff.

### **Sanitation:**

The existing dwelling utilizes a septic tank and French drain system, which has proven effective over the years. It is proposed that the additional dwelling unit will make use of a similar system, ensuring that all wastewater management infrastructure is located a safe and appropriate distance from the Klein River Lagoon to protect water quality and the surrounding environment.

### **Electricity:**

Portion 4 of The Farm 637, Oude Bosch, is serviced by an existing power connection. The additional dwelling unit will connect to this existing electricity supply. Should any upgrades to the system be required to accommodate the additional demand, these will be undertaken at the cost of the developer or owner.

## **5.4 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK, 2020**

The Municipal Spatial Development Framework (SDF) is a sectoral component of the Integrated Development Plan (IDP), prepared in terms of the Municipal Systems Act (MSA). Its purpose is to provide strategic guidance for decision-making on an ongoing basis, with the aim of fostering integrated, sustainable, and habitable regions, cities, towns, and residential areas.

The SDF evaluates various spatial considerations to recommend and illustrate the desired spatial pattern for future development and expansion. These considerations include, among others, threatened ecosystems, land cover, and Heritage Protection Overlay Zones (HPOZ). Refer to the figures below for further context regarding these spatial aspects.

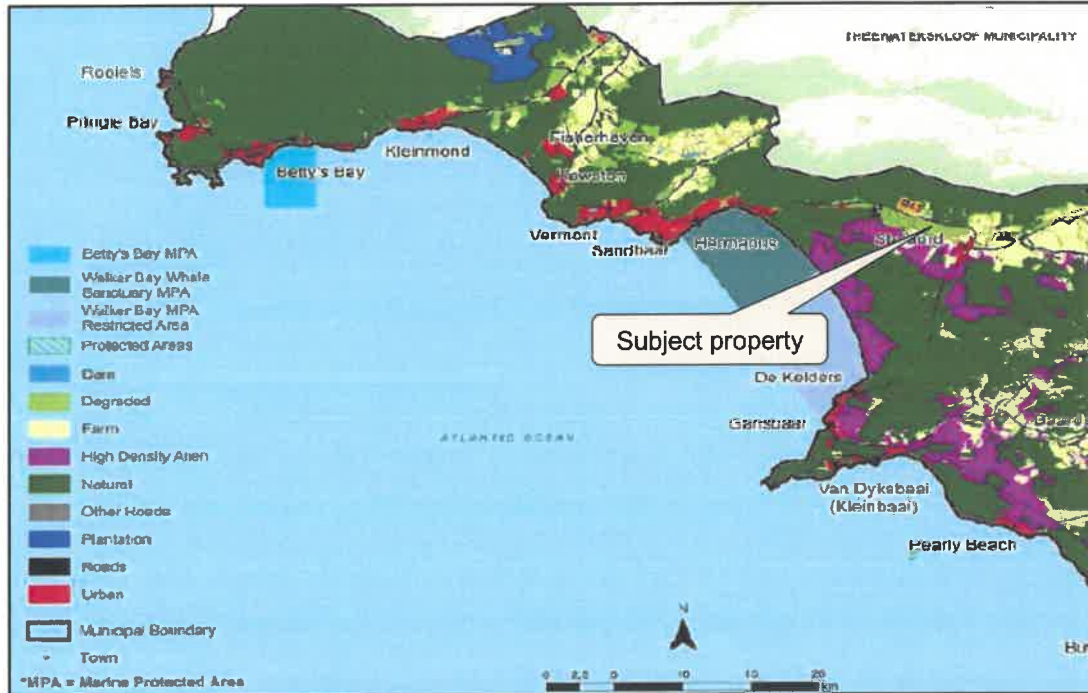


Figure 4 - Landcover

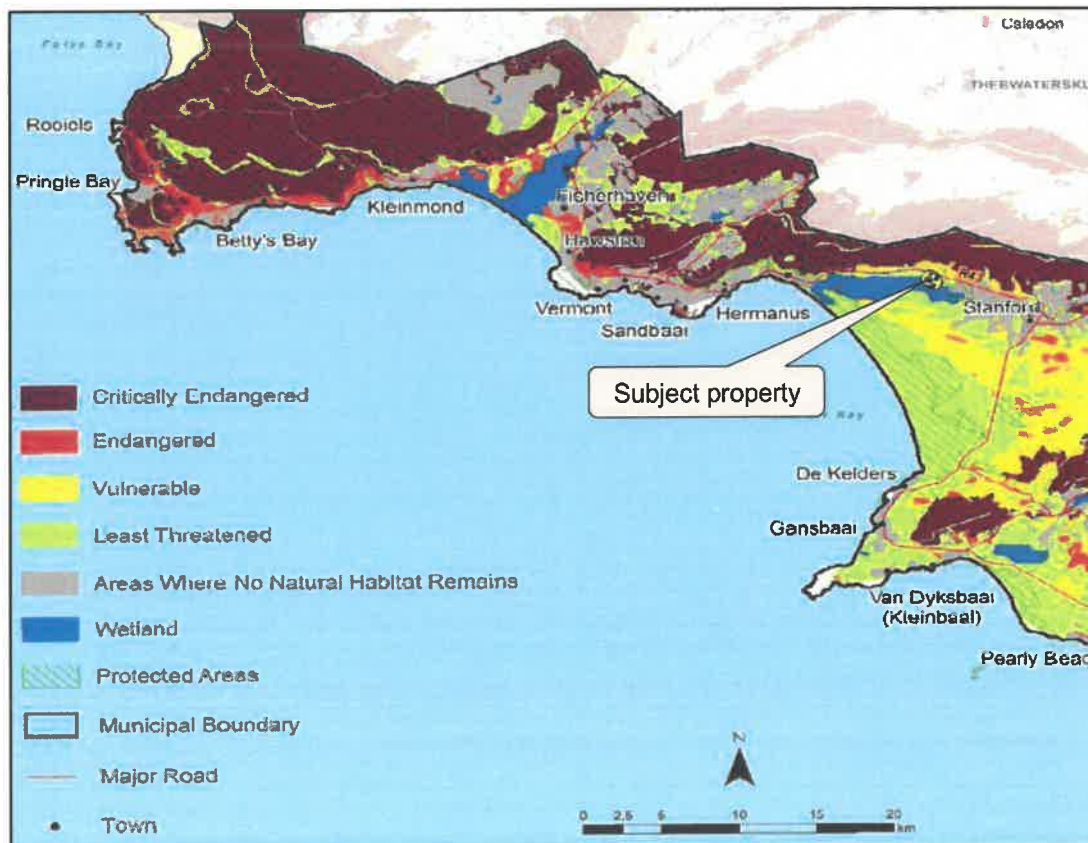


Figure 5: Threatened ecosystems

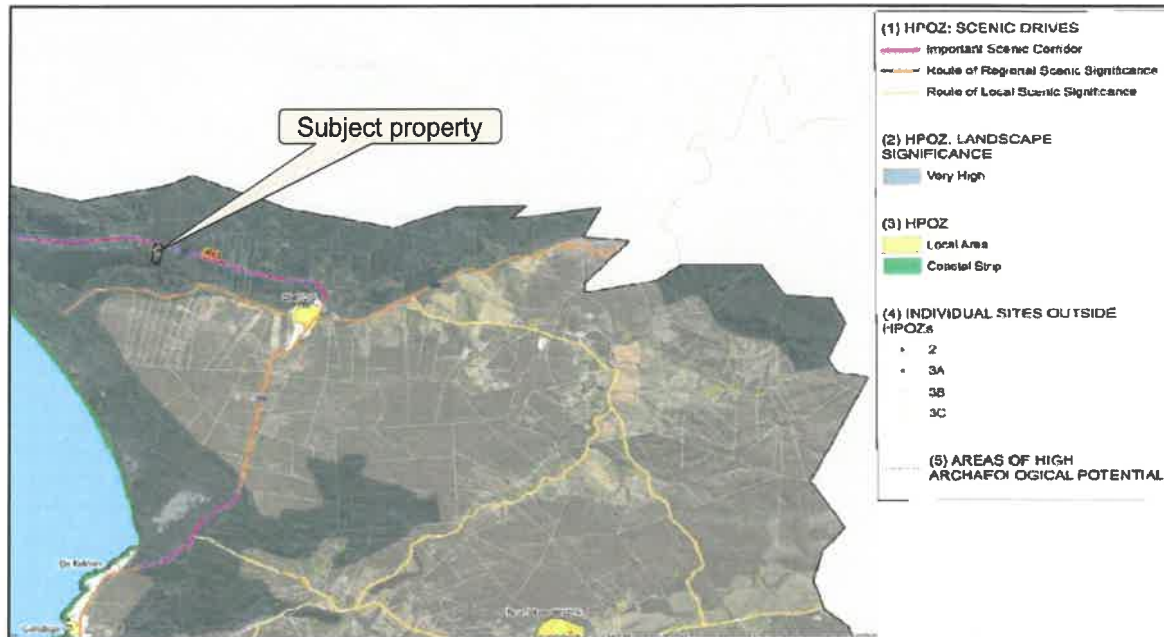


Figure 6: HPOZ and scenic drives

The following summarises the above Figures.

**Landcover:**

The subject property comprises areas of both natural and degraded land cover. It is important to note that the natural land cover forms part of the estuarine environment, where no development will take place. The footprint of the proposed additional dwelling unit will be confined entirely to the degraded land cover, thereby minimizing environmental impact and preserving the integrity of the estuary.

**Threatened ecosystems:**

The subject property, located south of the R43, falls within an area classified as Least Threatened. It is reasonable to assume that this status is largely due to the presence of numerous alien invasive plant species on the site, which have altered the natural composition of the ecosystem.

**HPOZ and Scenic Drives:**

The R43 is classified as a scenic drive, and the subject property gains its access from this route. It is important to note that the proposed additional dwelling unit will not be visible from the R43, as it is situated between large existing trees that will be retained to serve as a natural visual barrier. As a result, the visual impact on the scenic drive can be considered low to negligible.

A survey conducted in 2019 assessed the availability of vacant land in the area, identifying a total of 1,241 vacant residential erven. Projections indicate that an additional 92,343 people will need to be accommodated between 2019 and 2031, based on population growth

estimates. Using an average household size of 2.6 persons per household, this equates to a total requirement of approximately 35,517 additional dwelling units by 2031.

This proposal is therefore compliant with the SDF as it will:

- provide an additional dwelling unit;
- not impact on the scenic drive;
- be located on a position which is regarded as least threatened; and
- be located on degraded landcover.

### 5.5 OVERSTRAND INTEGRATED DEVELOPMENT PLAN (2014/2015)

The mission of the Overstrand IDP is to create sustainable communities by delivering optimal services that support economic, social, and environmental goals within a politically stable environment.

This application is consistent with the objectives of the IDP. It contributes to the creation of sustainable communities through job creation during both the construction and ongoing maintenance phases. Furthermore, the proposal ensures the protection of the natural environment, as no indigenous vegetation will be removed. As such, the development aligns with and supports the environmental goals outlined in the IDP.

### 5.6 SPATIAL PLANNING LAND USE MANAGEMENT ACT, (ACT 16 of 2013) (SPLUMA):

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in Section 42 of the *Spatial Planning Land Use Management Act, 2013, (Act 16 of 2013) (SPLUMA)*:

*Table 3: Compliance of application with the principles 7a-7e of SPLUMA, 2013*

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
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<p><b><u>Principle 7a:</u></b> <b><i>Spatial Justice</i></b></p>	<p>From a planning perspective, the principle of spatial justice seeks to provide flexibility in land development procedures, particularly to facilitate incremental upgrading. The proposed additional dwelling unit can be viewed as a form of incremental upgrading, adding both functional and economic value to the existing farm.</p> <p>Furthermore, the Overstrand Zoning Scheme specifically makes provision for additional dwellings on agriculturally zoned properties. This policy is intended to promote and support incremental development, ensuring that landowners can enhance the use and productivity of their properties in a manner that aligns with broader spatial justice objectives.</p>
<p><b><u>Principle 7b:</u></b> <b><i>Spatial Sustainability</i></b></p>	<p>The proposed additional dwelling unit will contribute to the principles of Spatial Sustainability as outlined in the Spatial Planning and Land Use Management Act (SPLUMA), 2013. Specifically, the development supports the following objectives:</p> <ul style="list-style-type: none"> <li>(i) Promoting land development that is within the fiscal, institutional, and administrative capacity of the Republic.</li> <li>(ii) Upholding consistency in land use measures, in accordance with the provisions of the Overstrand Land Use Management Scheme and relevant environmental management instruments.</li> <li>(iii) Promoting and stimulating the effective and equitable functioning of land markets.</li> <li>(iv) Encouraging land development in locations that are sustainable, while limiting urban sprawl.</li> </ul> <p>This proposal aligns with these principles by utilizing existing infrastructure, ensuring compliance with zoning regulations, and promoting responsible and sustainable development.</p>
<p><b><u>Principle 7c:</u></b> <b><i>Spatial Efficiency</i></b></p>	<p>The proposed additional dwelling unit will contribute to the principle of efficiency as set out in the Spatial Planning and Land Use Management Act (SPLUMA), 2013. This will be achieved through the following:</p> <ul style="list-style-type: none"> <li>(i) Land development that optimizes the use of existing resources and infrastructure. The additional unit will make use of the property's existing infrastructure, reducing the need for extensive new services or utilities.</li> <li>(ii) Decision-making procedures that are designed to minimize negative financial, social, economic, and environmental impacts. The proposal ensures responsible development that is sensitive to the environmental and social context of the area.</li> <li>(iii) Development application procedures that are efficient, streamlined, and adhered to within reasonable timeframes by all parties involved.</li> </ul> <p>This approach ensures that the proposed development aligns with the SPLUMA principle of promoting efficient, effective, and responsible land use management.</p>

<p><b><i>Principle 7d: Spatial Resilience</i></b></p>	<p>Spatial resilience refers to the ability of a region to withstand potential shocks, such as economic crises or social disruptions. The proposed additional dwelling unit contributes to spatial resilience by providing flexibility, as outlined under Principle 7(a). By adding value to the subject property, the additional dwelling enhances the property's capacity to adapt to unforeseen challenges or sudden changes in the economic environment, such as the impact of events like the COVID-19 pandemic.</p>
<p><b><i>Principle 7e: Good administration</i></b></p>	<p>This application will be conducted in a lawful and reasonable manner, in accordance with the principles of good governance. An equal and fair public participation process will be followed to ensure that the views and opinions of all interested and affected parties are appropriately considered and incorporated where relevant.</p>

In terms of Section 49 of the Spatial Planning and Land Use Management Act (SPLUMA), the applicant will be responsible for the installation and provision of all internal engineering services necessitated by this application. The municipality remains responsible for the provision and maintenance of external engineering services.

An applicant may, by mutual agreement with the municipality or relevant service provider, install external engineering services in lieu of paying the applicable development charges. In such cases, the fair and reasonable cost incurred by the applicant for providing these external services may be offset against the development charges otherwise payable.

Furthermore, if an applicant undertakes the installation of external engineering services as an alternative to payment of development charges, the procurement provisions outlined in the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003), pertaining to the appointment of contractors on behalf of the municipality, will not apply.

### 5.7 NEMA (National Environmental Management Act)

Cape Nature initial raised concerns regarding the presence of wetlands on the subject property and required more information in order to make an informed decision. They requested that a wetland specialist must confirm the presence and extent of the wetland and that BOCMA must also provide their input. Accordingly, a wetland specialist was appointed and conducted the study two times – once during March 2024 (during dry summer season) and the second one during August 2024 (after a wet winter season). Both times the study concluded that the proposed area is not deemed a wetland and considered suitable to accommodate the proposed dwelling unit – please see **Annexure F**.

A site visit was also conducted on 4 December 2024, with representatives from Cape Nature and BOCMA present. Both departments expressed satisfaction with the findings and the explanations provided by the owner regarding the waterflow cutoff to the manmade dam. The comments of both Cape Nature and BOCMA has been provided as Annexures – please see **Annexures G & H**.

An environmental enquiry was submitted to the Department of Environmental Affairs and Development Planning on 14 May 2024 to confirm the applicability of NEMA on the proposed development. Feedback was received on 30 May 2024, in which DEADP stated that the additional dwelling unit will not trigger any Listed Activities in terms of the EIA Regulations, 2014 (as amended). A copy of this correspondence is submitted herewith as **Annexure I**.

## 5.8 HERITAGE

During a pre-application meeting with the Overstrand Local Municipality, we were advised that the application will be circulated to Stanford Heritage Committee for comment. SHC were notified of the proposal, and they have indicated that they have no objection, see **Annexure I** for a copy of their letter and email correspondence.

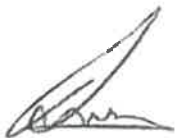
A further in-depth Heritage Impact Assessment is currently being undertaken, although, there is no reason to believe that any heritage will be significantly impacted. Please refer to Annexure M for a copy of the Heritage specialist letter. We hereby ask that this application be processed and HWC approval will be provided as soon as possible.

## 6 CONCLUSION

The applicant has proved that it is desirable from a town planning perspective to allow for the additional dwelling unit on the subject property. It has been demonstrated that the impact on the receiving environment will be negligible and that the proposal aligns positively with all the relevant adopted policy guidelines of the Municipality.

Based on the above, we feel that this proposal should be considered positively and have the benefit of your support.

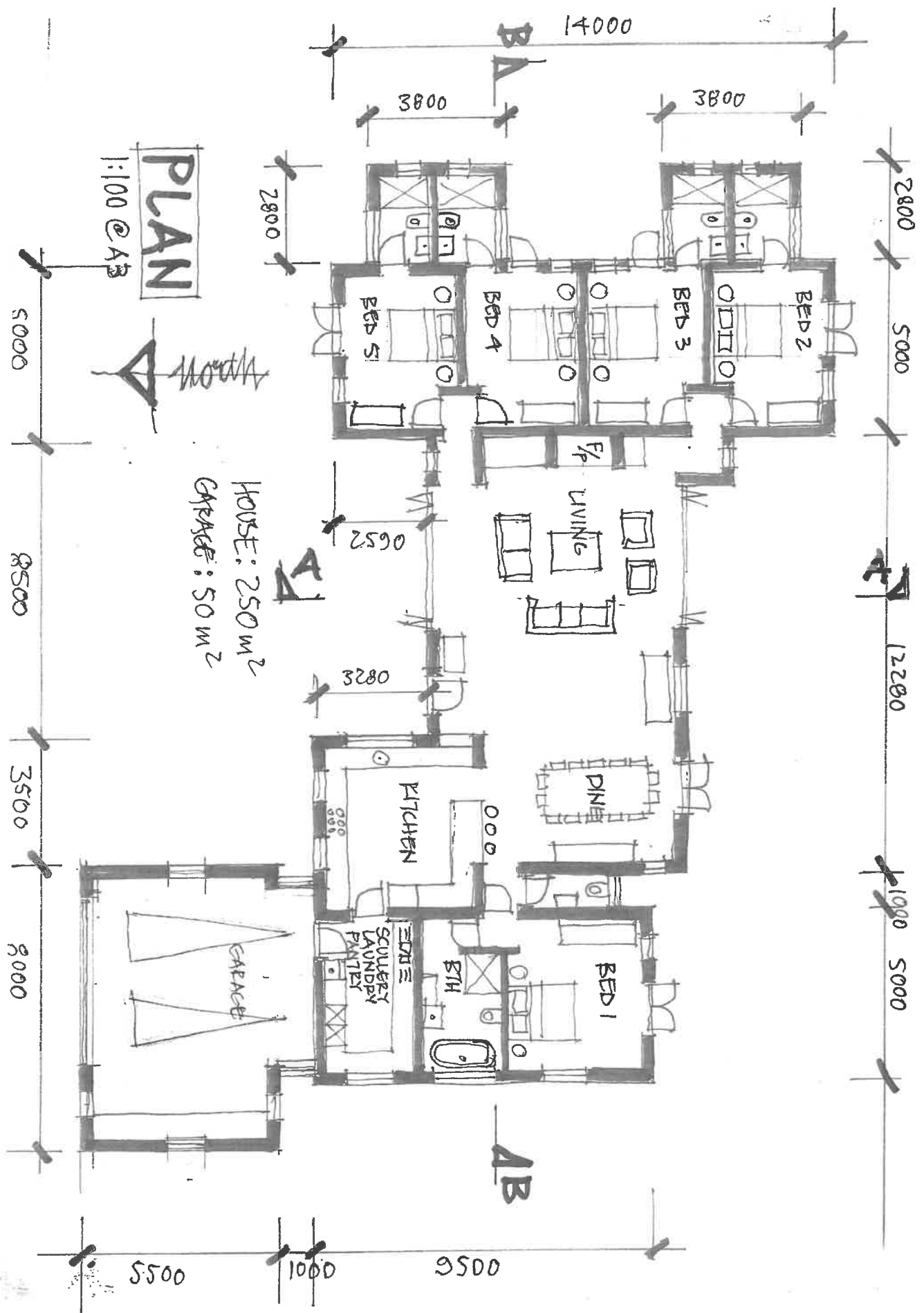
Yours faithfully



**Dirko Loots**  
**A/3308/2023**

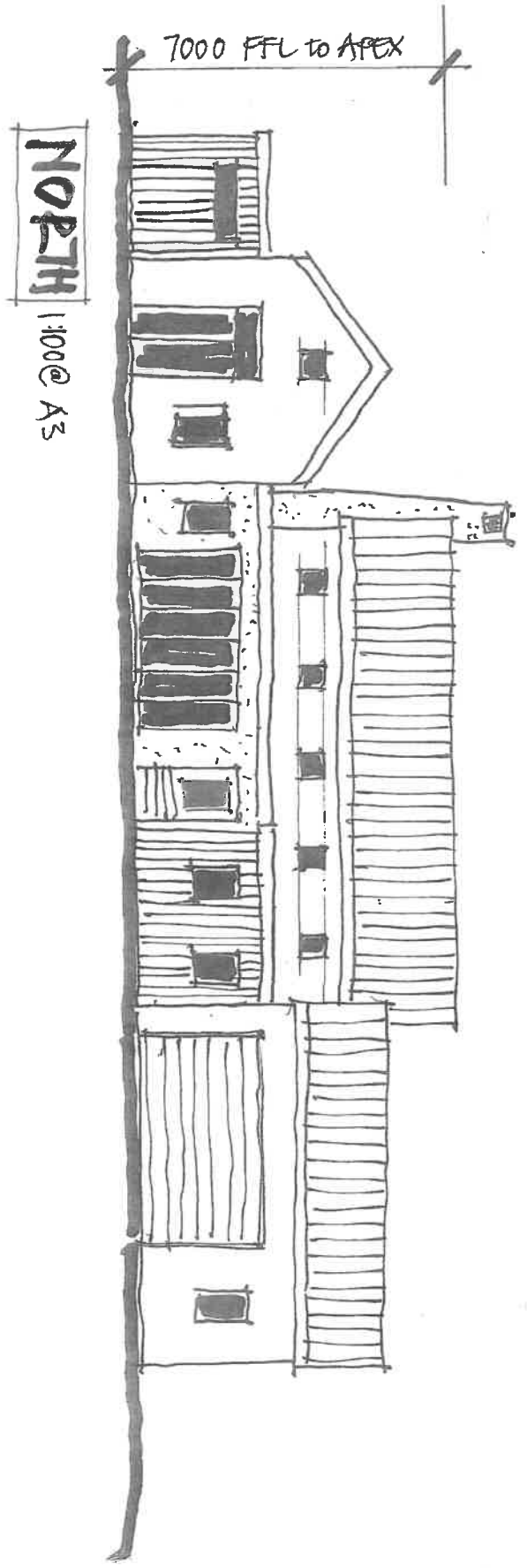
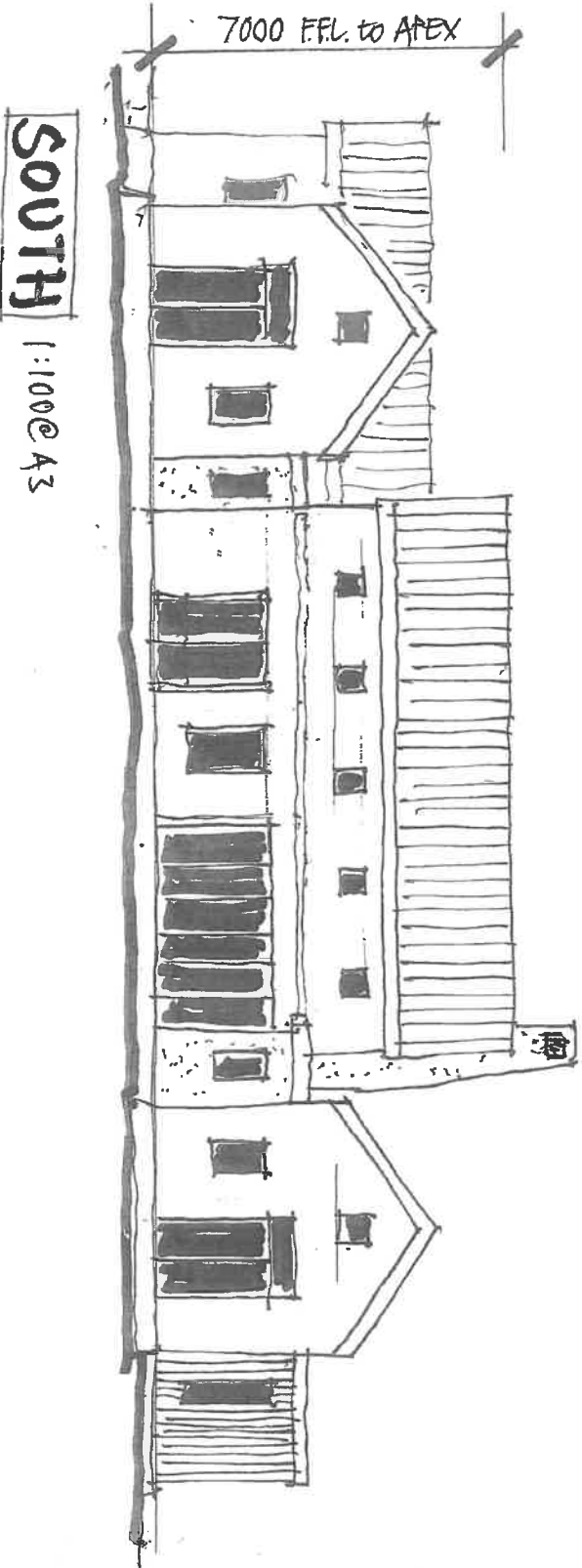
# House Bengku - Dede Bosok

Peter Mamacos Architects



# House Bengku - Duke Bosck

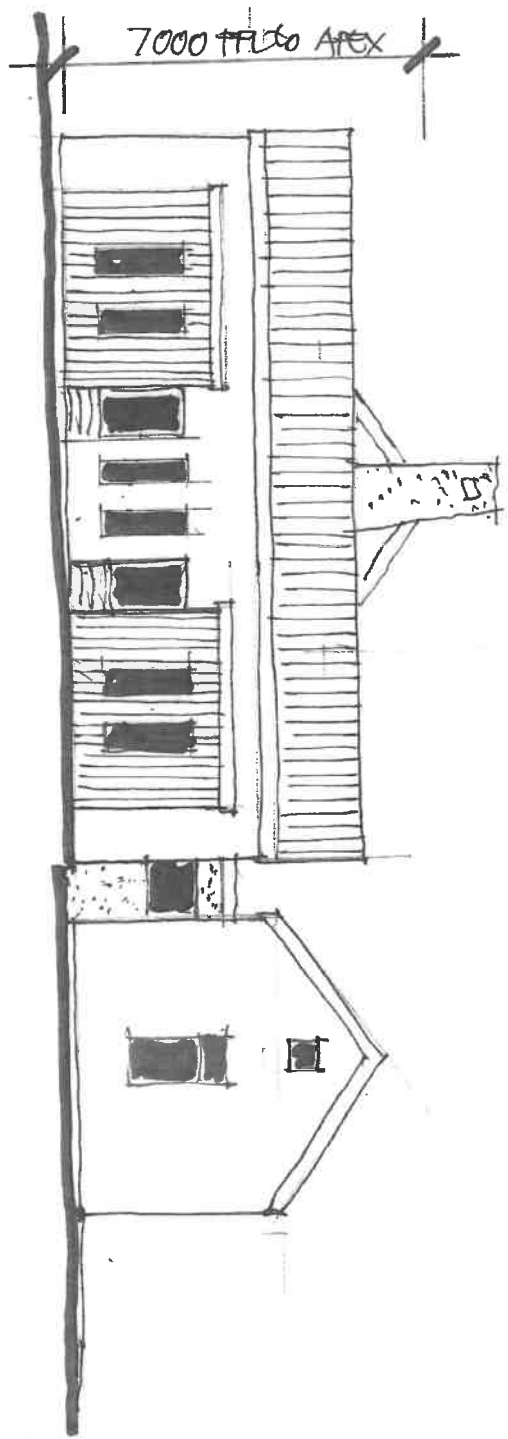
Peter Marnacos Architects



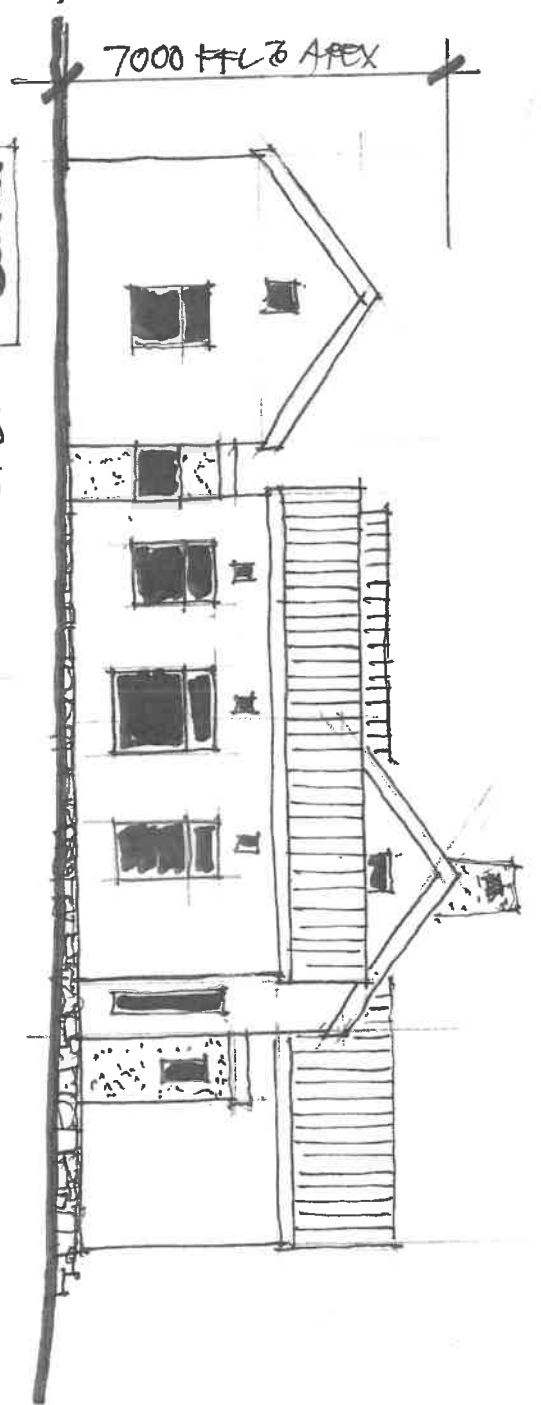
House Bengku - Orde Besar

Peter Mamacos Architects

EAST  
1:1000 @ A3



WEST  
1:1000 @ A3





**SITE NAME:**  
FARM OUDEBOSCH

**PROPERTY DESCRIPTION:**  
PORTION 4 OF THE FARM OUDEBOSCH NO. 637  
CALEDON RD

**ADDRESS:**  
R43, OUDE BOSCH PRIVATE NATURE RESERVE,  
CALEDON FARMS

**CO-ORDINATES:**                      **ELEVATION:**  
Lat: -34.411558°                              13m  
Long: 19.387934°



Tel: (021) 525 5252                      Unit 11, 2nd Floor                      Po Box 152,  
Fax: 086 537 9187                      Home Building, Bideaway,                      Ozmyr Cn.,  
Century City, Cape Town                      7449

**PROJECT:**  
PROPOSED ADDITIONAL DWELLING

**FLOOR AREA:**  
A) DWELLING FLOOR AREA: 250m<sup>2</sup>  
B) GARAGE FLOOR AREA: 50m<sup>2</sup>  
C) TOTAL FLOOR AREA: 300m<sup>2</sup>  
D) 8000L CONSERVANCY TANK

DATE	DESCRIPTION	REVISION
08-05-2024	1st Issue	0
05-05-2025	Indicate conservancy tank	1
27-05-2025	Updated plans	2

**DRAWING NUMBER:** GH001                      **SHEET:** 1 OF 5

**DRAWING TITLE:** LOCALITY MAP

**DRAWN:** DIRKO LOOTS                      **SCALE:** NTS

**DATE:** 2024-05-27                      **REVISION:** 2

# Site Development Plan



**SITE NAME:**  
FARM OUDEBOSCH

**PROPERTY DESCRIPTION:**  
PORTION 4 OF THE FARM OUDEBOSCH NO. 637  
CALEDON RD  
CALEDON

**ADDRESS:**  
R43, OUDE BOSCH PRIVATE NATURE RESERVE,  
CALEDON FARMS

**CO-ORDINATES:**  
Lat: -34.411553°  
Long: 19.387934°

**ELEVATION:**  
13m



Tel: (021) 522 5252 Unit 11, 3rd Floor  
Fax: (021) 521 9197 3rd Floor, Blydenburg,  
Century City, Cape Town 7448

**PROJECT:**  
PROPOSED ADDITIONAL DWELLING

- FLOOR AREA:**
- A) DWELLING FLOOR AREA: 290m<sup>2</sup>
  - B) GARAGE FLOOR AREA: 50m<sup>2</sup>
  - C) TOTAL FLOOR AREA: 300m<sup>2</sup>
  - D) 8000L CONSERVANCY TANK

DATE	DESCRIPTION	REVISION
09-05-2024	1st Issue	0
05-05-2025	Indicate conservancy tank	1
27-05-2025	Updated plans	2

**DRAWING NUMBER:** GH001

**SHEET:**  
2 OF 5

**DRAWING TITLE:** SITE DEVELOPMENT PLAN

<b>DRAWN:</b> DIRKO LOOTS	<b>SCALE:</b> 1:5000
<b>DATE:</b> 2024-05-27	<b>REVISION:</b> 2



Site Plan




**TOWN AND REGIONAL PLANNING CONSULTANTS**

**SITE NAME:**  
FARM OUDEBOSCH

**PROPERTY DESCRIPTION:**  
PORTION 4 OF THE FARM OUDEBOSCH NO. 637  
CALEDON RD

**ADDRESS:**  
R43, OUDE BOSCH PRIVATE NATURE RESERVE,  
CALEDON FARMS

**CO-ORDINATES:**  
Lat: -34.411658°  
Long: 19.387934°

**ELEVATION:**  
13m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Tel: (021) 522 5225    Unit 11, 3rd Floor    P.O. Box 122,  
Fax: (021) 521 8187    Century City, Cape Town    7460

**PROJECT:**  
PROPOSED ADDITIONAL DWELLING

**FLOOR AREA:**  
A) DWELLING FLOOR AREA: 250m<sup>2</sup>  
B) GARAGE FLOOR AREA: 50m<sup>2</sup>  
C) TOTAL FLOOR AREA: 300m<sup>2</sup>  
D) 8000L CONSERVANCY TANK

DATE	DESCRIPTION	REVISION
09-05-2024	1st Issue	0
05-05-2025	Indicate conservancy tank	1
27-05-2025	Updated plans	2

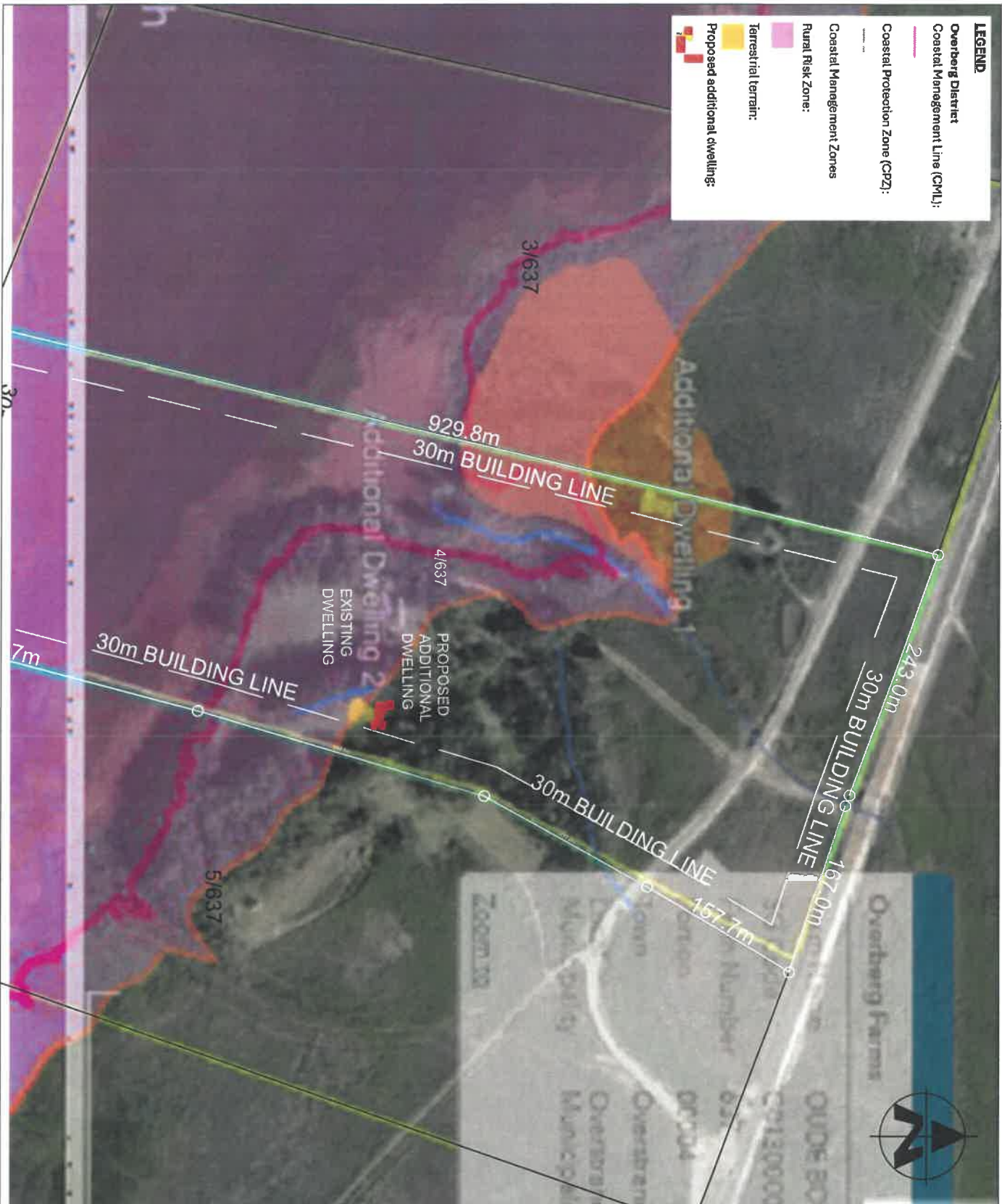
**DRAWING NUMBER:** GH001      **SHEET:** 4 OF 5

**DRAWING TITLE:**      SITE PLAN

**DRAWN:** DIRKO LOOTS      **SCALE:** 1:1000

**DATE:** 2024-05-27      **REVISION:** 2

# Site Plan (CML, CPZ and Rural Risk Zone Overlay)



**LEGEND**

- Overberg District
- Coastal Management Line (CML):
- Coastal Protection Zone (CPZ):
- Coastal Management Zones
- Rural Risk Zone:
- Terrestrial terrain:
- Proposed additional dwellings:



**SITE NAME:**  
FARM OUDEBOSCH

**PROPERTY DESCRIPTION:**  
PORTION 4 OF THE FARM OUDEBOSCH NO. 637  
CALEDON RD

**ADDRESS:**  
R43, OUDE BOSCH PRIVATE NATURE RESERVE,  
CALEDON FARMS

**COORDINATES:**  
Lat: -34.411558°  
Long: 19.387594°

**ELEVATION:**  
13m



Tel: (021) 522 6295  
Fax: 083 571 5107  
Century City, Cape Town

Unit 14, 3rd floor  
155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**PROJECT:**  
PROPOSED ADDITIONAL DWELLING

**FLOOR AREA:**  
A) DWELLING FLOOR AREA: 250m<sup>2</sup>  
B) GARAGE FLOOR AREA: 50m<sup>2</sup>  
C) TOTAL FLOOR AREA: 300m<sup>2</sup>  
D) 8000L CONSERVANCY TANK

DATE	DESCRIPTION	REVISION
09-05-2024	1st Issue	0
05-05-2025	Indicate conservancy tank	1
27-05-2025	Updated plans	2

**DRAWING NUMBER:** GH001

**SHEET:** 5 OF 5

**DRAWING TITLE:** SITE PLAN

**DRAWN:** DIRKO LOOTS

**SCALE:** 1:5000

**DATE:** 2024-05-27

**REVISION:** 2