



PORTION 105 (PORTION OF PORTION 102) OF FARM HEMEL EN AARDE NO. 587, DIVISION CALEDON: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF BOEKENHOUTSKLOOF WINERY (PTY) LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law, for an agricultural industry to establish a proposed new wine cellar to host wine sales.
- **Consent use** in terms of Section 16(2)(o) of the By-Law, for tourist facilities to establish a restaurant to host private functions, wine tastings and pairings.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before **27 September 2024**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mrs. H van der Stoep** 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 105 (GEDEELTE VAN GEDEELTE 102) VAN PLAAS HEMEL EN AARDE NR. 587, AFDELING CALEDON: AANSOEK OM VERGUNNINGSGEBRUIK: WRAP PROJEKANTOOR NAMENS BOEKENHOUTSKLOOF WINERY (PTY) LTD

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

- **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, vir 'n landboubedryf om 'n voorgestelde nuwe wynkelder te vestig om wynverkope aan te bied.
- **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, vir toeristefasiliteite om 'n restaurant te vestig om privaat funksies, wynproe en parings aan te bied.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees ingevolge Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) bereik voor of op **27 September 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Me. H van der Stoep** 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.

ISAHLUKO 105 (ISAMBULWANO SE-102) SE-FAMA HEMEL EN AARDE INOMBOLO 587, ICANDELO LASECALEDON, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA IMVUME: MESSRS WRAP PROJECT OFFICE EMAGENI LIKA BOEKENHOUTSKLOOF WINERY (PTY) LTD

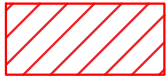
Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), wokuba isicelo sifunyenwe koku kulandelayo:

- **Ukusetyenziswa kwemvume** ngokweCandelo le-16(2)(o) loMthetho kaMasipala, kushishino lwezolimo ukuseka indawo yokugcina iwayini ecetywayo yokusingatha ukuthengiswa kwewayini.
- **Ukusetyenziswa kwemvume** ngokweCandelo le-16(2)(o) loMthetho kaMasipala, ukuze amaziko abakhenkethi aseke indawo yabakhenkethi ukuze isingathe amatheko abucala, ukungcamla iwayini kunye nokubhanqa.

Linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, 16 Paterson Street, Hermanus. Naziphina izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 lalo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye phambi kuka- **27 Eyomsintsi 2024** ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngomnxeba ingenziwa **Mrs. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

1. Locality Plan

Portion 105 of the Farm Hemel en Aarde No. 587, Caledon



Subject property

Plan prepared by: Veronica Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



1000
1000

70/587

RE/102/587

104/587

100

81/587

105/587

RE/586

586

2/586

RE/585

6/586

Scale 1 : 10 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Overstrand Spatial Development Framework, 2020
WCLUPGRA	Western Cape Land Use Planning Guidelines Rural Areas

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Farm Number	Portion 105 of the Farm Hemel & Aarde No. 587, Caledon
Extent	37,7849 Ha
Zoning	Agriculture Zone 1: Agriculture

3. BACKGROUND AND INTENT

Portion 105 of the Farm Hemel & Aarde No. 587 Caledon, hereafter referred to as the subject property, is located along the Hemel en Aarde Road, approximately 14 km from Hermanus, refer to **Plan 1: Locality**. The property owner appointed WRAP Project Office to submit a land use application on his behalf, refer to the signed application form and **Annexure A: Company Resolution**.

The property was purchased and registered in 2019 into the name of Boekenhoutskloof Winery Proprietary Limited. Boekenhoutskloof Winery is an established wine farm situated in Franschhoek. The owners have a vision to utilise their expertise and establish a wine farm on the subject property that will focus on grape cultivation and wine production, a venture that the owners have developed through the ownership of Boekenhoutskloof Winery. The proposed restaurant will be for private functions only and for wine pairings. Therefore, the proposal is to establish a wine cellar named Cap Maritime that will host wine sales, a restaurant for private functions, wine tastings and pairings.

The property is currently improved with established vineyards and a storeroom. The established vineyards will be utilised for the winery of the proposal. Consent use applications for an agricultural industry and for tourist facilities are required to operate and construct a wine cellar on the subject property.

As a result, approval of the following applications is required:

- Consent use for an agricultural industry (wine cellar); and
- Consent use for tourist facilities (wine tastings & restaurant).



4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

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

The following is proposed:

4.1 Consent use for an agricultural industry (wine cellar)

4.2 Consent use for tourist facilities (wine tastings & restaurant)

The subject property is located in the Hemel-en-Aarde valley which is widely regarded as one of the most renowned wine-producing areas. There are several well-known wine farms within the Hemel-en-Aarde Valley. The owner of the subject property envisions a successful wine farm that values the natural beauty of the Hemel-en-Aarde valley by having a structure that will blend in with the surrounding environment.

The combination of the new restaurant for private functions, the wine cellar with a tasting facility and the wine pairings will enhance the overall customer experience. Visitors to the wine farm can seamlessly enjoy a comprehensive experience by indulging in an experience of having the opportunity to sample and appreciate the farm's wines. This integrated approach ensures customer satisfaction and provides a complete and immersive experience for wine enthusiasts.

The restaurant for private functions will also act as the wine tasting and pairing facility which will showcase the synergy between the wine farm and its culinary offerings. Guests can savour the wines produced on the farm with or without harmonious pairings that highlights the wine's distinct flavours. This will enhance the overall enjoyment of the wine while also being exposed to the manufacturing techniques of the wine making industry.

From a business perspective, the restaurant for private functions will create an additional revenue stream for the wine farm. In addition to wine sales, the restaurant can generate an income through food sales during private functions, attracting a broader customer base. The diversification of revenue helps strengthen the financial stability of the wine farm and mitigate potential risks associated with relying solely on wine sales.

Furthermore, a tasting and pairing facility will attract a wider range of customers beyond wine enthusiasts. Tourists, and those seeking a unique pairing experience can be enticed to visit the property. This broader market reach, opens opportunities for increased brand exposure and customer acquisition, ultimately driving growth for the wine farm.

The tasting facility will also serve as a powerful marketing tool for the wine farm. Each customer who will be making use of the tasting facility, has the opportunity to taste and appreciate the wines and learn about the winemaking process. This will potentially lead to direct wine sales and cultivating long-term customer relationships. Additionally, the cellar will act as a platform for promoting the farm's brand, values, and story, further solidifying its reputation in the industry.

As previously mentioned, the wine cellar was designed to “disappear” against the backdrop of the mountains. The subject property has existing vineyards which will be utilised by the proposal for the agricultural industry and tourist facilities. In order for the structure to blend in with the agricultural surroundings, the owner has appointed an architect to design a structure that will house the winery which will disappear against the backdrop of the mountains. The architect aims to achieve this by casting a curved, non-symmetrical shell in off shutter concrete, pigmented slightly with a little charcoal, to reflect the colour of the rocks and boulders scattered across the mountains behind the proposed structure.

This is a unique, sensitive addition to the Hemel and Aarde valley, one which does not aim to replicate any architectural style, but instead tries to integrate itself seamlessly into the natural surroundings.



Figure 1: Proposed Cap Maritime Wine Cellar

Considering that Hemel-en-Aarde road is a route of local scenic significance, the architect further designed the structure in a way that the only openings visible from the road, will be the vertical slot of the visitors' entrance, and the open, non-glazed horizontal slot which opens up the private tasting room to views across the valley. Further caution will be taken with the glazing line which is specifically designed to be set back under the shell in order to eliminate any reflection into the valley.

Natural vegetation will be re-established right up to the edge of the structure. Parking will be separated from the structure on an embankment further down the hill, to hide the cars visually from the structure and the visitors.

This proposal will be a unique, sensitive addition to the Hemel-en-Aarde valley. It does not try to replicate any architectural style, but rather aims to integrate itself seamlessly into the natural surroundings.



5. LAND USE ENVIRONMENT

The subject property is located approximately 14km from Hermanus. The property is situated in a predominantly agricultural area surrounded by other Agriculture Zone 1 properties which include other wine farms such as La Vierge Wines, Newton Johnson Family vineyards and Hasher Family Estate to name a few. This makes the proposed development on the subject property well-aligned with the existing land uses in the area. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan). The subject property's location within the agricultural zone presents an opportunity to showcase the natural beauty of the area and promote agricultural tourism. By developing the property with tourist facilities, visitors can learn about the agricultural practices in the area and experience the local culture, which can enhance their overall experience.

6. TITLE DEED

Title deed T13629/2019 of the subject property (refer **Annexure B**) was perused and there are no restrictive conditions that prevent the proposal for a consent use to operate an agricultural industry or tourist facilities.

7. ZONING

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



MOTIVATION

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"> • Agriculture • Dwelling House 	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.	<ul style="list-style-type: none"> • Agricultural Industry • Tourist facilities (wine tastings & restaurant) 	Applied for and motivated.
Floor Space	The total floor space of all buildings on the land unit may not exceed 5000m ² , 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.	Existing Building (Agricultural Store): ±250m ² Proposed Building: ±1 163m ²	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. Greater than 10 ha: Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m	All building lines will be adhered to.	Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m, provided that agricultural buildings other	The proposed wine cellar has a height of 10,7m, all other structures adhere to these height restrictions.	Comply



MOTIVATION

	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.		
Parking	Parking and access shall be provided on the land unit in accordance with Chapter 17.1. Industry: Two bays per 100 m ² GLA up to 500 m ² , thereafter one per 100 m ² GLA	Proposed GLA = 1993m ² 25 Parking Bays required 34 Parking Bays provided	Comply



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

The subject property is connected to ESKOM that will supply electricity to the property. The proposal of this application is not anticipated to have an impact on existing services.

Water

The property obtains water from three sources. Firstly, through the use of a registered borehole that allows the extraction of 9 190,85m³ per annum, as indicated in **Annexure D – Borehole Registration Certificate**. Secondly, water is obtained from a river/stream, permitting the owners to utilize 23 000m³ per annum, refer **Annexure E – Water Rights Confirmation Report**. Both of these water sources were registered with the Breede-Olifants Catchment Management Agency and are used for the irrigation of the existing vineyards.

Lastly the property utilises a spring for the proposed manufacturing process that will allow them access to an additional 1 200m³ of water. To access the water, is obtained from the neighbouring property, Remainder of Portion 102 of the Farm Hemel en Aarde No. 587, Caledon. The water from the neighbouring dam is stored on the property's storage dam. Refer to **Annexure F – Notarial Deed of Water pipeline servitude**.

Sewage

Sewage will be collected in closed conservancy tanks and be serviced by private contractors such as Boland Toilets.

Solid waste

Solid waste is collected and sorted on site. Any non-compostable waste will be taken to the waste transfer station in the surrounding area.

Proposed winery waste

The owners have obtained approval for the disposing of the waste in a manner that does not have a detrimentally impact on any water resources in the area. Refer to **Annexure E – Water Rights Confirmation Report**.

Access and Egress

Access and egress to the subject property is gained from the R320, Hemel-en-Aarde Valley road. The proposed access for all visitors is indicated on **Plan 4 – Site Development Plan & Annexure C – Architect's Designs and Elevations**.



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 applications is a result of addressing all the land use requirements and ensuring the property meets the needs of the owner. To achieve this, the proposed application is required.

Socio-economic impact	<p>The proposed development outlined above have the potential to generate several positive socio-economic impacts in the surrounding area.</p> <p>Firstly, the addition of the proposed winery premises may have significant socio-economic benefits. It can act as a catalyst for culinary tourism, attracting wine enthusiasts to the region. This may result in increased patronage for the winery, leading to higher sales of their products. Additionally, the winery, private restaurant, tasting- and pairing facility will require staff, suppliers, and other support services, thereby creating job opportunities and fostering economic activity.</p> <p>Furthermore, the proposed wine cellar, proposes to include increased storage capacity and production capabilities, which can have a positive socio-economic impact. It can lead to higher production volumes, allowing the winery to meet growing market demands, both locally and internationally. This increased production can create a ripple effect, benefiting suppliers of equipment, packaging materials, and transportation services.</p> <p>Overall, the proposed development has the potential to enhance the socio-economic landscape of the area. It can stimulate tourism, generate employment opportunities, support local businesses, and contribute to the overall economic growth and vitality of the community. Additionally, this development may foster a sense of pride in the local region, showcasing its unique agricultural heritage, unique architecture, and natural attractions to visitors from far and wide.</p>
Compatibility with surrounding uses	<p>The proposed development is designed to be compatible with the surrounding area, taking into consideration the existing landscape, architectural style to compliment the landscape, and environmental context.</p>



MOTIVATION

	<p>Firstly, the establishment of a new winery together with the tourist facilities as previously mentioned, aligns with the agricultural character of the region. The area is known for its vineyards and wine production, and the new winery operations maintain and enhances this agricultural identity. The proposal was designed to complement the natural beauty of the surrounding landscape, ensuring minimal visual impact and preserving the scenic qualities of the area.</p> <p>Additionally, the architectural design of the proposed structures can be carefully integrated into the existing built environment. Attention will be given to materials, colours, and design elements that harmonize with the natural landscape as mentioned in <i>Section 4</i> of this report. This ensures that the new buildings blend seamlessly with the surrounding landscape, creating a cohesive and visually pleasing environment.</p>
Impact on the external engineering services	Refer to Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. However, the proposed project has the potential to provide a number of benefits to the community, such as increasing the number of tourists that visit the area.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	Based on the information available, it is not predicted that the proposed development will have any adverse effects on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access and it will make use of an existing entrance along the Hemel-en-Aarde Valley Road. The proposal provides more parking than is required in terms of the parking requirements of the OMLUS.

Impact on views, sunlight and character of the area

The proposed development on the subject property is not predicted to have a negative impact on any surrounding property owners. Firstly, the establishment of the new winery and proposed tourist facilities aligns with the agricultural character of the region. The area is known for its vineyards and wine production, and the new winery operations maintains and enhances this agricultural identity. The proposed development is designed to complement the natural beauty of the surrounding landscape, ensuring minimal visual impact and preserving the scenic qualities of the area.

Additionally, the architectural design of the proposed structure can be carefully integrated into the existing environment. Attention will be given to materials, colours, and design elements as mentioned in *Section 4* of this report. This ensures that the new building blends seamlessly with the surrounding landscape, creating a cohesive and visually pleasing environment.

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

Economic impact

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

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

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 surrounding properties.

Environmental impact

The proposed wine cellar is located in an area that has been historically transformed.

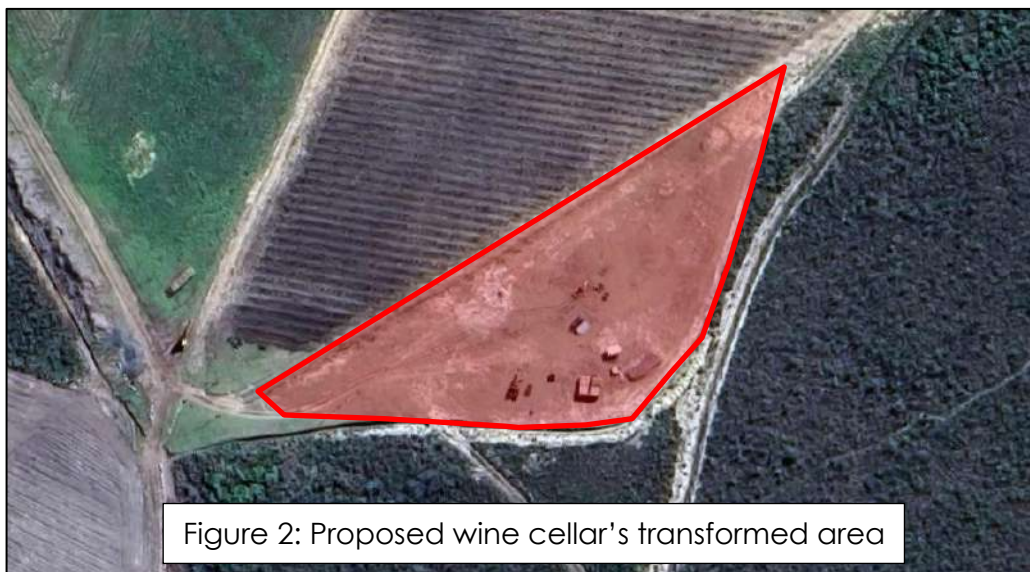


Figure 2: Proposed wine cellar's transformed area



The wine cellar is proposed to be located in a historically transformed area situated on a ridge. It is important to note that no agricultural areas will be lost due to the wine cellar's carefully selected location, which prioritizes the retention of the natural environment and seamless integration with the surrounding mountains.

Given its transformed nature, it is not anticipated that the proposed development will trigger any listing activities under NEMA.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located in the "Mountain Catchment EMOZ". The purpose of the "Mountain Catchment EMOZ" is to protect and conserve the ecology and water provision functions of priority unprotected mountain catchments, to ensure optimal water security for the Overstrand communities and to preserve the significant eco-cultural tourism value of the Overstrand's natural mountain landscape character.

The proposed structure is not predicted to have a negative effect on the "Mountain Catchment EMOZ" due to is being just outside the Mountain Catchment EMOZ zone that is applicable to the subject property.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is located within the "Landscape HPOZ" and the "HPOZ Scenic Drives".

Landscape HPOZ

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

"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."*

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

Section 20 – 22 states the following -

"20

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



21

In considering an application for written consent in order to undertake an activity in terms of the Heritage Protection Overlay Zone, the Municipality may require from an applicant whatever information it deems necessary in order for an informed decision to be made regarding the application.

22 This could include, inter alia:

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

Statements of Significance

The heritage significance of the subject property is not large.

Heritage Research

No additional heritage research was done.

Photographs, Including Contextual Photograph

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

Results of Public Consultation

Regarding this application, an extensive public participation process will be followed. If any comments are received regarding the heritage aspect it will be addressed accordingly.

Impact Assessments

No impact assessments were conducted.

Comment From Affected and Interested Bodies

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

Scenic significance HPOZ

The proposal adheres to all relevant regulations and the proposed winery and tourist facilities will also adhere to the Municipality's signage by-law that applies.

10.3 Spatial Planning Policies

WCLUPGRA

Policy preface

The policy document aims to create alignment between the changed legislative planning landscape since the promulgation of SPLUMA and LUPA and intends to implement the provincial agenda in rural areas. The policy acknowledges that the Western Cape rural areas are faced with escalating development pressures and provides clarity to local municipalities to manage development in rural areas more



effectively. The Western Cape rural areas are cited as a unique rural asset base which requires concrete efforts to ensure a sustainable spatial trajectory.

Broad policy objectives

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

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

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

PSDF

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

Consistency with the PSDF

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

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

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

MSDF

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



Consistency with the MSDF

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

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

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

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 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. This proposal is not predicted to influence 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 impact any of the aspects listed above. The owners will also ensure that the area is maintained while maximizing 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.

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.



12. EVALUATION

The proposal needs to be evaluated on the basis that the subject property presents a compelling opportunity for both the local community and the environment. The proposed development of the wine cellar, restaurant for private functions, tasting- and pairing facility will take careful consideration for the biophysical landscape, architectural integration, and economic benefits. Therefore, the project aligns with the agricultural character of the region while enhancing tourism potential.

The preservation of the natural beauty of the Hemel en Aarde Valley, minimal visual impact, and positive economic contributions underscore the rationale for approving this application.

This proposal is in harmony with all relevant spatial planning policies which illustrates that the applicant had due consideration for relevant spatial planning policies.

Overall, the proposed development offers a balanced approach that fosters economic growth while preserving the unique charm and integrity of the area.

13. RECOMMENDATION

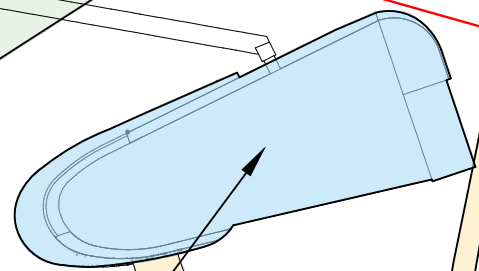
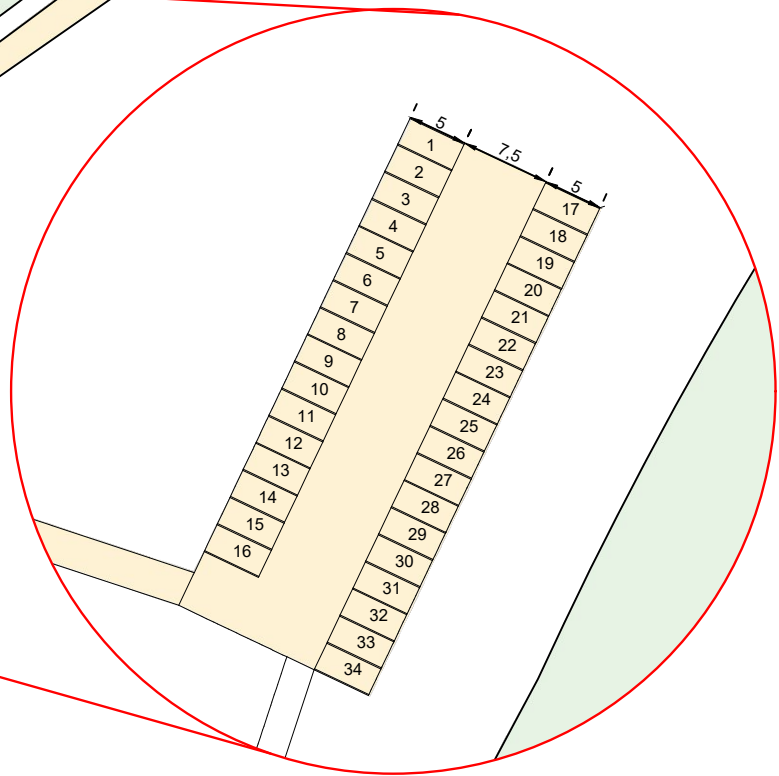
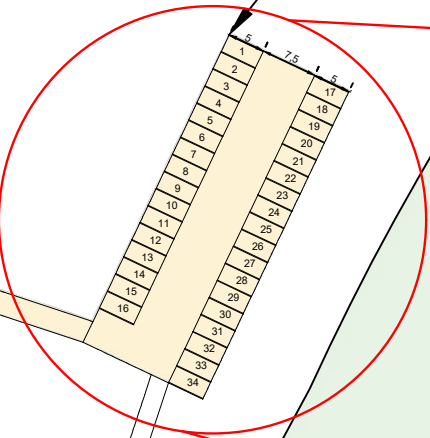
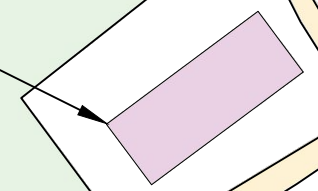
Based on the abovementioned motivation, it is recommended that the following be approved:

- 13.1 Consent Use** for an agricultural industry in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.2 Consent Use** for tourist facilities (wine tastings and restaurant) in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.



EXISTING AGRICULTURAL STORE
TO BE CONVERTED TO
ACCOMMODATE A DWELLING UNIT

PARKING AREA



PROPOSED WINE CELLAR

SCALE 1 : 1000

4. Site Plan
Portion 105 of the Farm
Hemel & Aarde No. 587,
Caledon

Existing Structures

Agricultural Store = ±250m²

Proposed Structures

Wine Cellar = ±1163m²

Proposed Floor area = 1413m²

Parking

Proposed GLA = 1993m²

Parking Required = 25
Parking Provided = 34

Plan prepared by: Thian Jansen on 2024/06/27
Based on plans from aLab Architects

Plan Number - 23/78 (001)

All distances are approximate
and subject to a survey

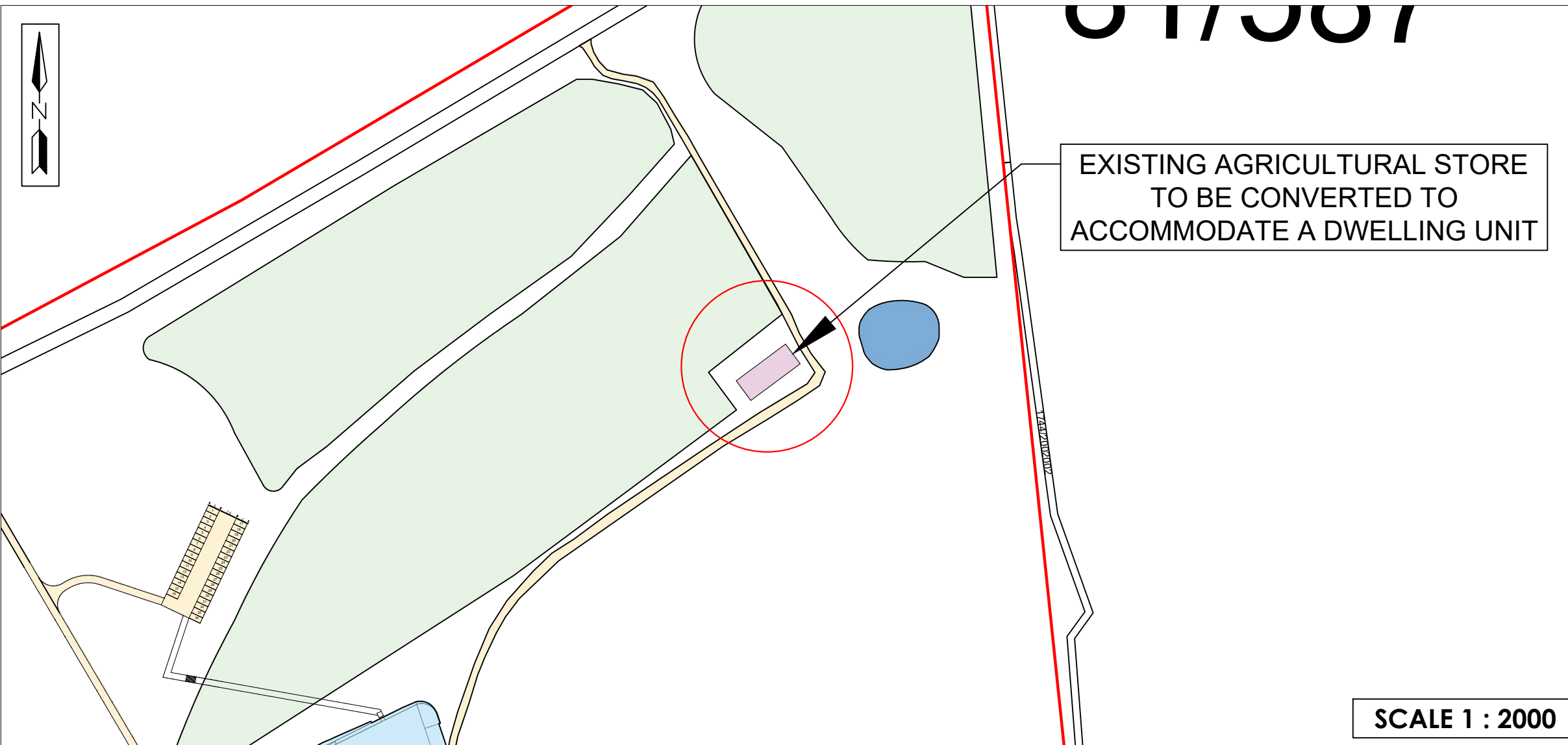
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



SCALE 1 : 2000

4. Inset - Site Plan
Portion 105 of the Farm
Hemel & Aarde No. 587,
Caledon

Existing Structures

Agricultural Store = ±250m²

Proposed Structures

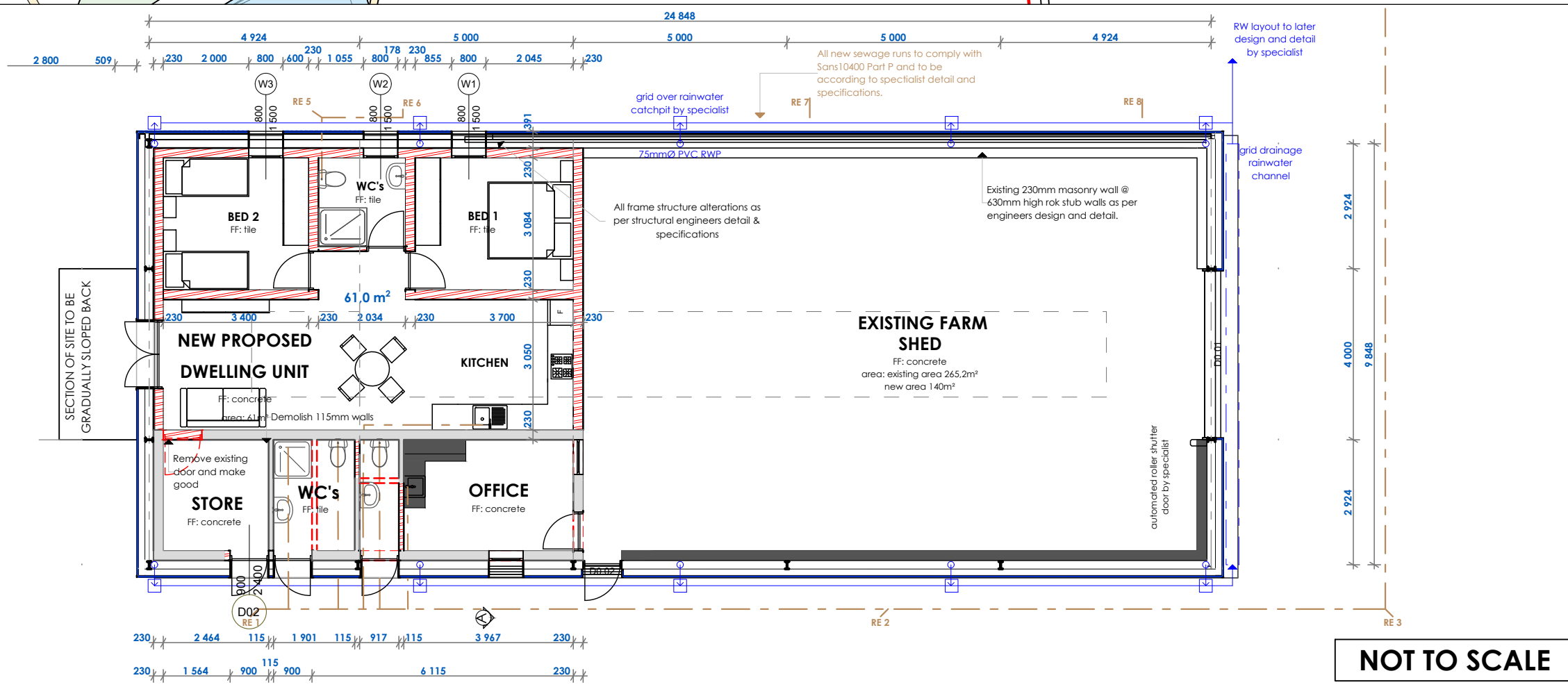
Wine Cellar = ±1163m²

Proposed Floor area = 1413m²

Parking

Proposed GLA = 1993m²

Parking Required = 25
Parking Provided = 34



Plan prepared by: Thian Jansen on 2024/06/27
Based on plans from aLab Architects

Plan Number - 23/78 (001)

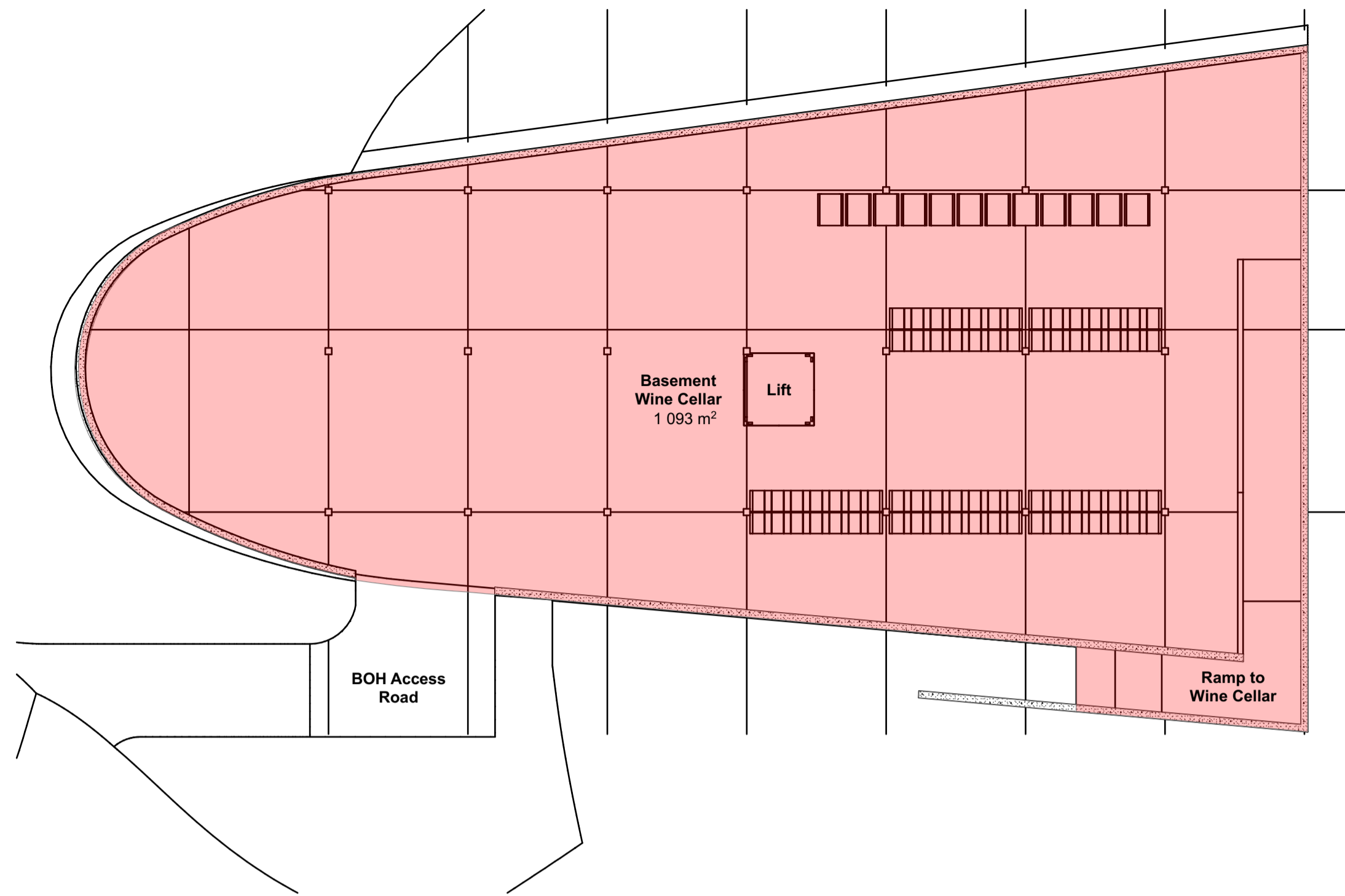
All distances are approximate
and subject to a survey

Tel: 028 313 1411

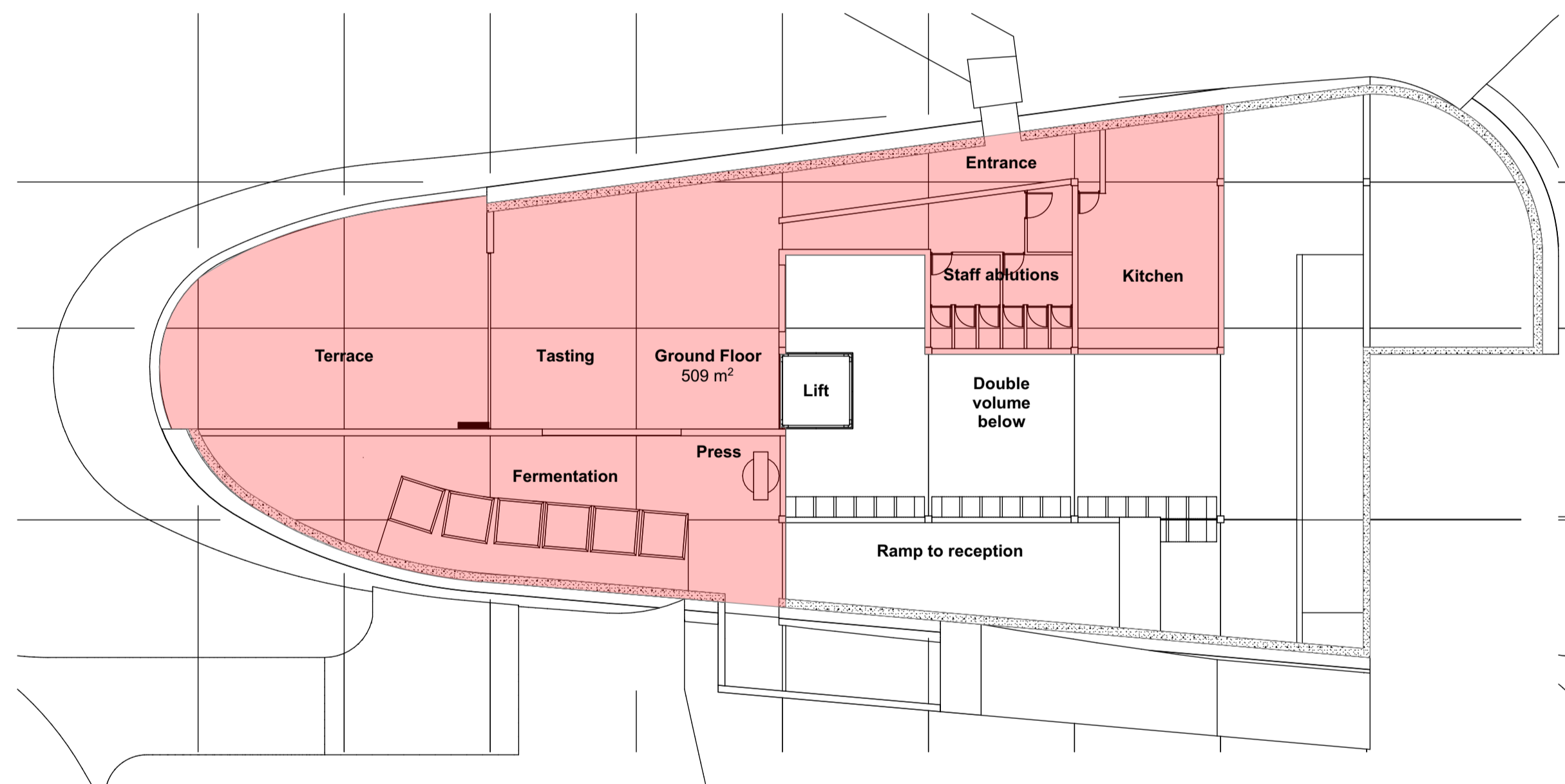
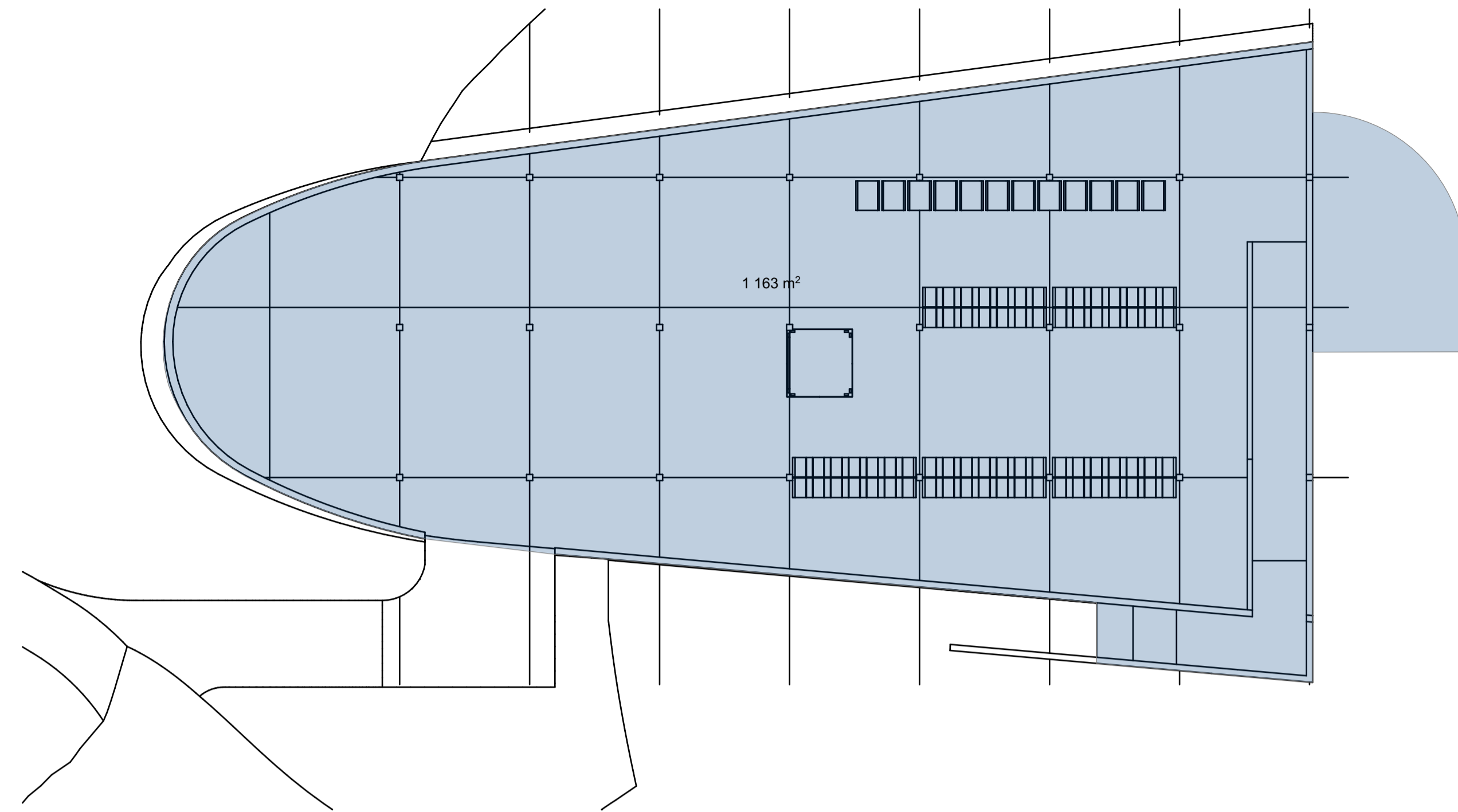
Email: admin@wrapgroup.co.za

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

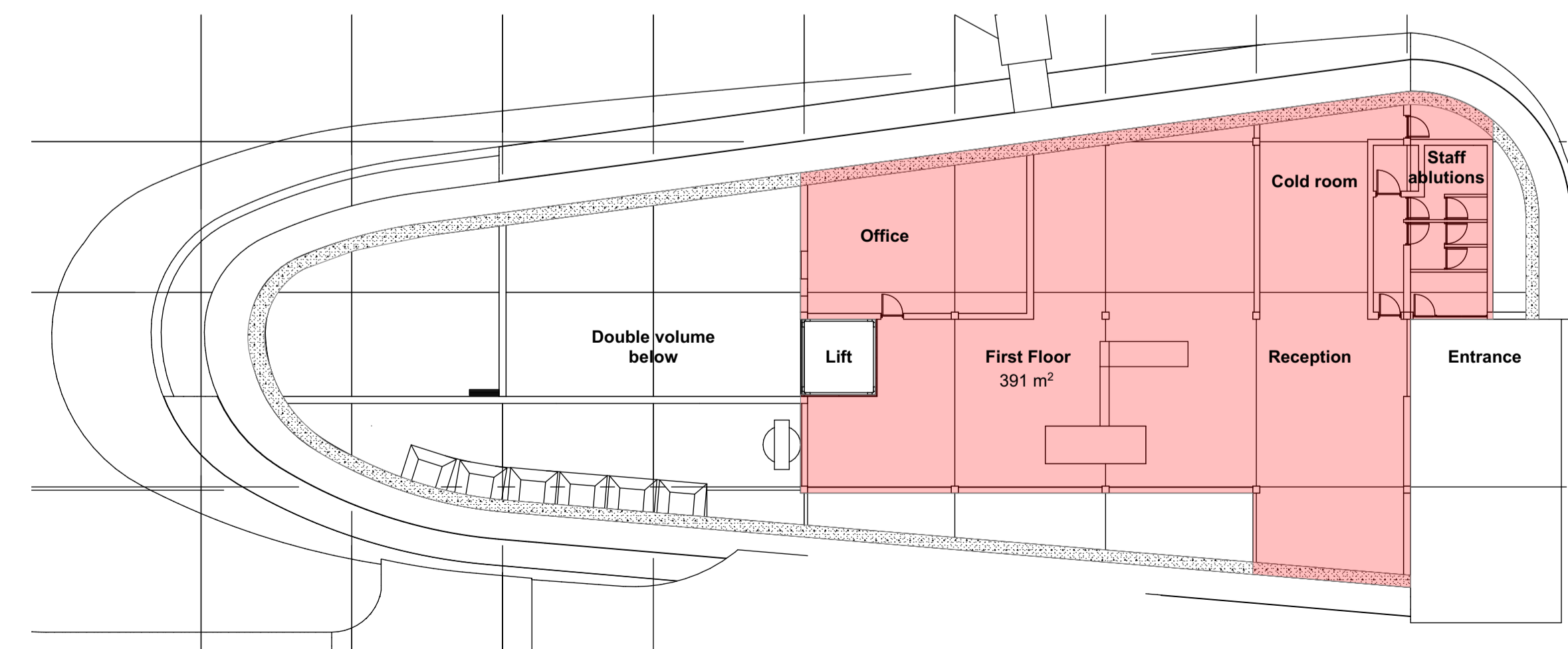




BASEMENT FLOOR PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

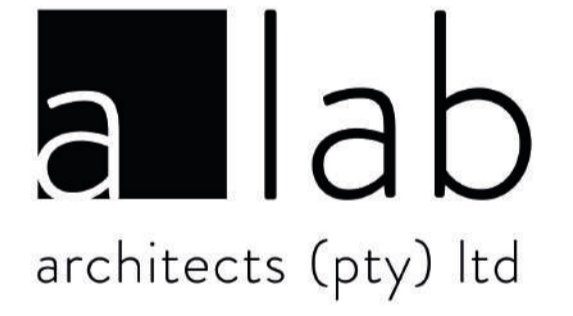
AREA SCHEDULE	
COVERAGE	1 163m²
BULK AREA	
LOWER GROUND	1 093m ²
GROUND FLOOR	509m ²
FIRST FLOOR	391m ²
TOTAL BULK	1 993m²
BUILDING HEIGHT	
2 STORIES	10.7m OVERALL HT.

GENERAL NOTES
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
Drawings to be read in conjunction with all other drawings in set and with drawings from other consultants and specialist contractors.
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT VIA A WRITTEN TECHNICAL QUERY SHEET. All building work and plumbing to comply with National Building Regulations, local municipal bylaws and S.A.B.S. regulations.
BIG SCALE DETAIL DRAWINGS TAKE PREFERENCE OVER SMALLER SCALE GENERAL DRAWINGS.
It is the builder's responsibility to submit the subcontractor's shop drawings to the Architect for approval before the commencement of any work by the subcontractor. Where roof trusses are to be installed, truss spacing in exposed truss area is to be checked by the Architect BEFORE the trusses are installed.
IT IS THE RESPONSIBILITY OF THE CLIENT TO CHECK THAT ALL INFORMATION ON THE DRAWINGS MEETS THEIR REQUIREMENTS.

- SERIES CROSS REFERENCES**
- | | |
|----------|----------------------|
| SERIES 1 | PLANS |
| SERIES 2 | ELEVATIONS |
| SERIES 3 | SECTIONS |
| SERIES 4 | ROOM DETAIL LAYOUTS |
| SERIES 5 | DOOR SCHEDULES |
| SERIES 6 | WINDOW SCHEDULES |
| SERIES 7 | CONSTRUCTION DETAILS |
| SERIES 8 | ELECTRICAL LAYOUTS |
| SERIES 9 | FINISHES |

DISCLAIMER
ALTHOUGH THE EXISTING STRUCTURE HAS BEEN MEASURED UP AS ACCURATELY AS POSSIBLE, IT MUST BE ASSUMED THAT ALL DIMENSIONS SHOWN ARE APPROXIMATE.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR (AND ALL SUBCONTRACTORS FOR THEIR PORTION OF THE WORK) TO VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF THE WORK.
Should there be any discrepancies, the portion of the work involved should be halted, and the Architect is to be contacted immediately to resolve the matter.

THIS DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY



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SACAP Registration no. 7353

DRAWING TITLE
Stage 2 Layout Plans Level 1

PROJECT TITLE
Cap Maritime

PROJECT ADDRESS
Hemel & Aarde Valley
Boekenhoutsloof Winery

CURRENT ISSUE DATE
2023/12/13

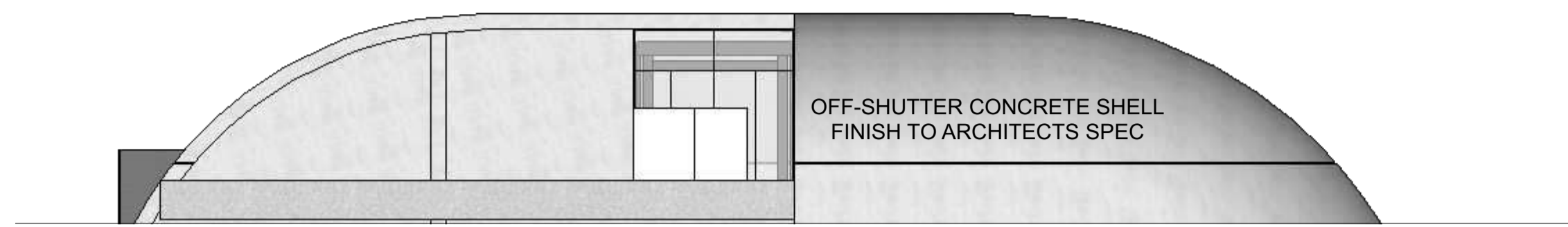
SCALE
as shown

PROJECT NO.
2302

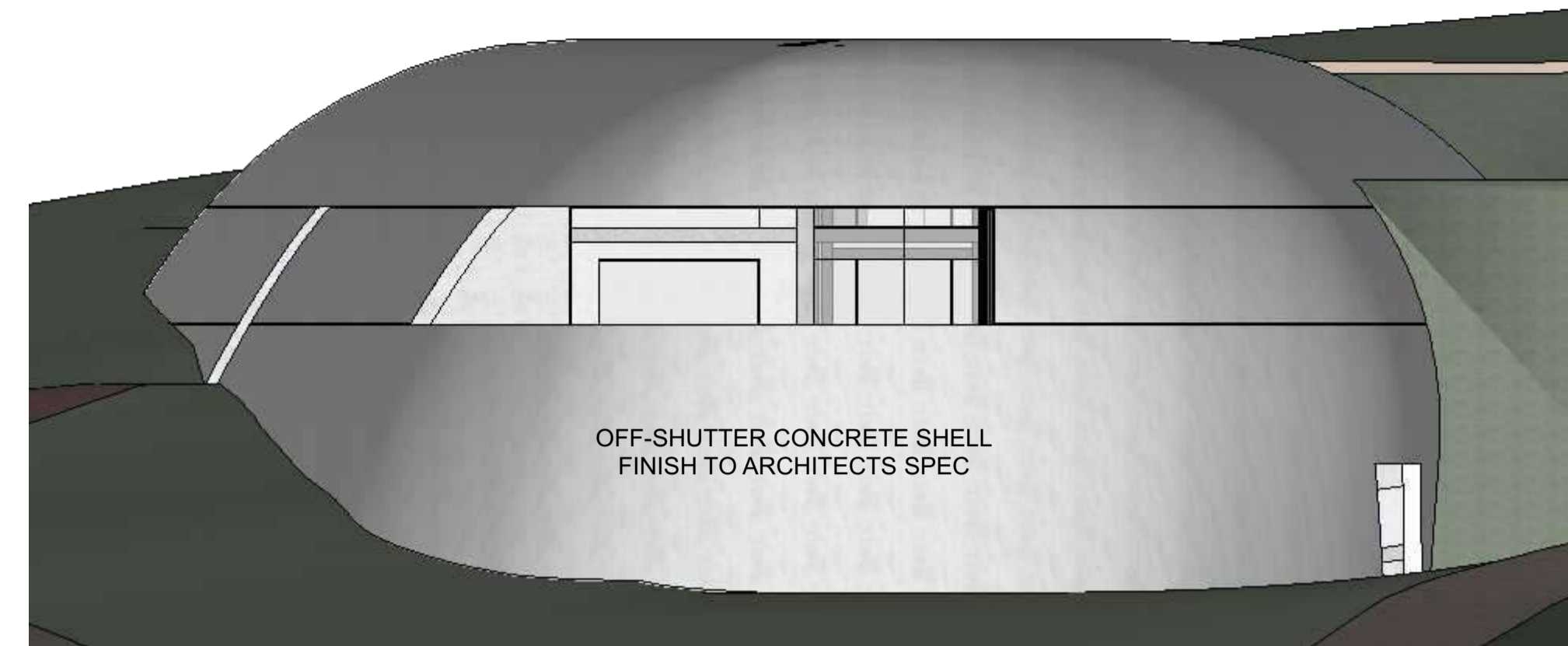
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2302/01/01

CURRENT REV.
B

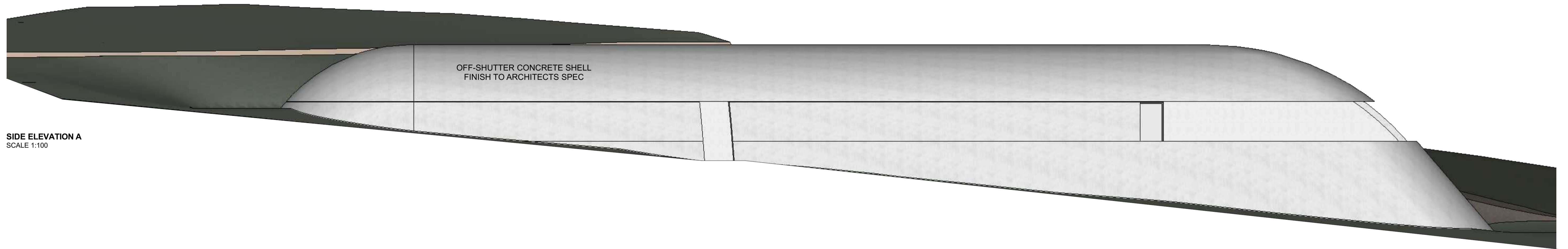
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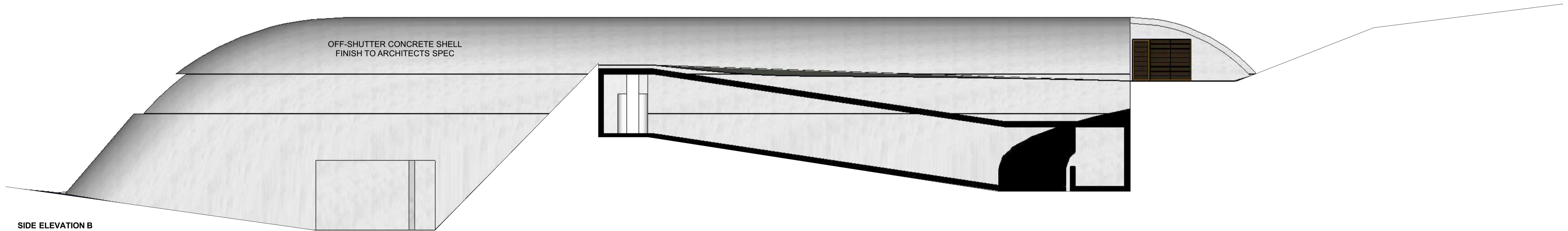
BACK ELEVATION
SCALE 1:100



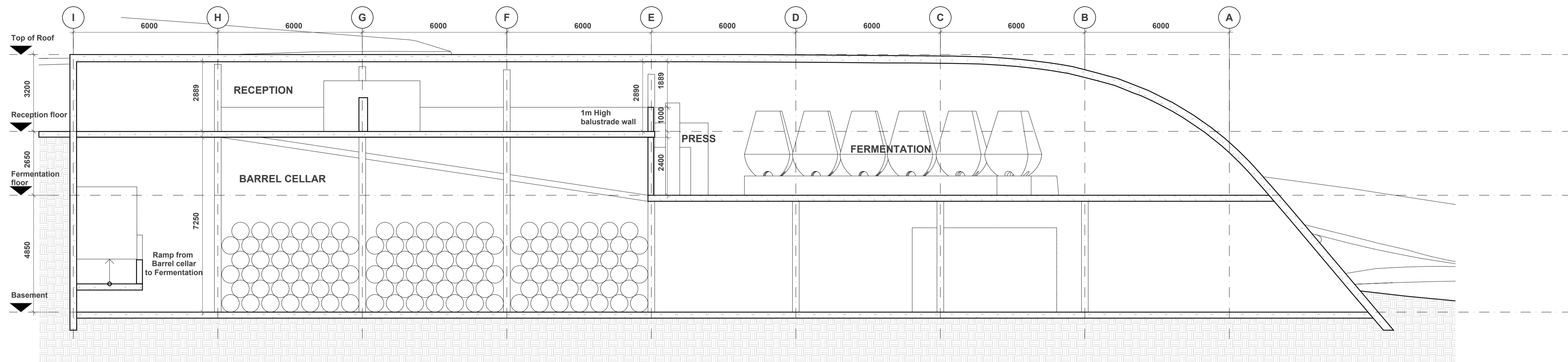
FRONT ELEVATION
SCALE 1:100



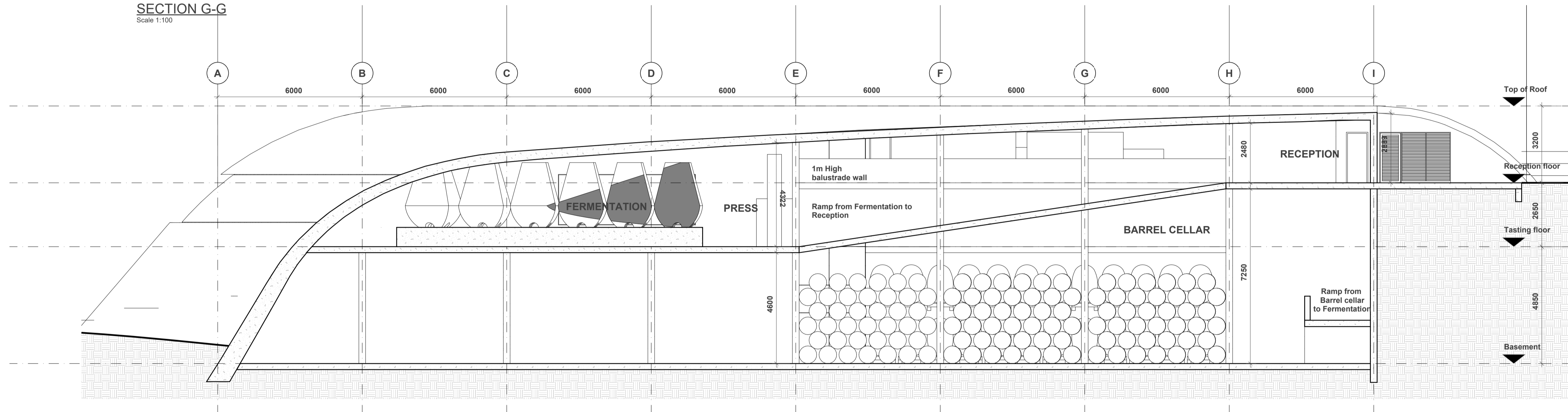
SIDE ELEVATION A
SCALE 1:100



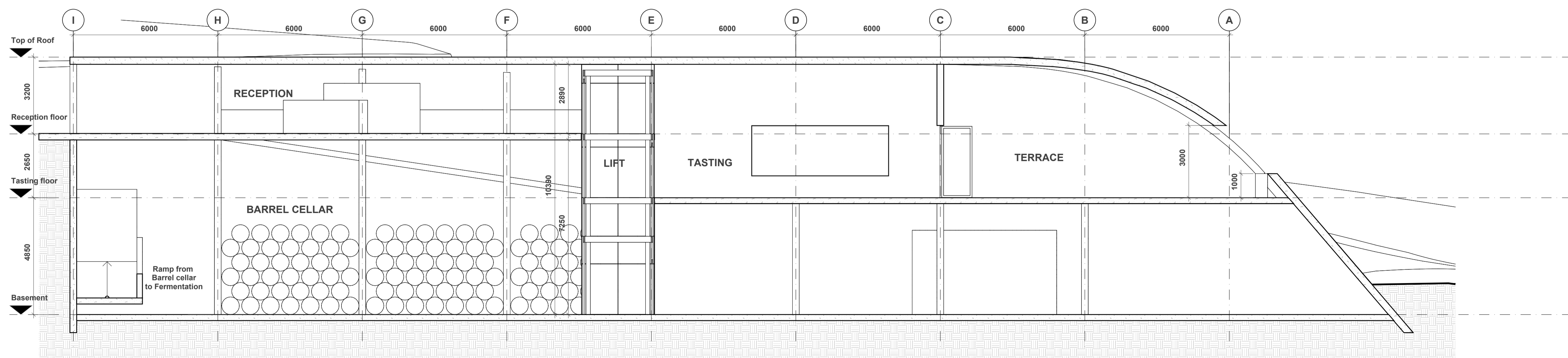
SIDE ELEVATION B
SCALE 1:100



SECTION G-G
Scale 1:100



SECTION H-H
Scale 1:100



SECTION E-E
Scale 1:100

GENERAL NOTES
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REVISIONS

REV.	DATE	DESCRIPTION	BY:
A	231030	Terrace slot height revised	PvdB
		Fermentation window adjusted accord	
		Grids updated	
B	231119	Ramp adjusted	PvdB
C	231213	Basement entrance revised	PvdB

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 SACAP Registration no. 7353

DRAWING TITLE
 Stage 2 Layout Sections G-H&E

PROJECT TITLE
 Cap Maritime

PROJECT ADDRESS
 Hemel & Aarde Valley
 Boekenhoutskloof Winery

CURRENT ISSUE DATE
 2023/12/13

SCALE
 as shown

PROJECT NO.
 2302

DRAWING NO.
 2302/03/03

CURRENT REV.
 C

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