



**PORTION 15 (A PORTION OF PORTION 7) OF THE FARM HEMEL EN AARDE NO. 587, DIVISION CALEDON:  
APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE LAND USE SCHEME: WRAP PROJECT OFFICE ON  
BEHALF OF DE WERF BODY CORPORATE**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received in terms of Section 16(2)(g) of the By-Law for permission required in terms of the land use scheme for the approval of the site development plan and building guidelines.

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 written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **19 April 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** 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 15 ('N GEDEELTE VAN GEDEELTE 7) VAN DIE PLAAS HEMEL EN AARDE NR. 587, GEDEELTE VAN  
CALEDON: AANSOEK OM TOESTEMMING INGEVOLGE DIE GRONDGEBRUIKSKEMA: WRAP PROJECT OFFICE  
NAMENS DE WERF BODY CORPORATE**

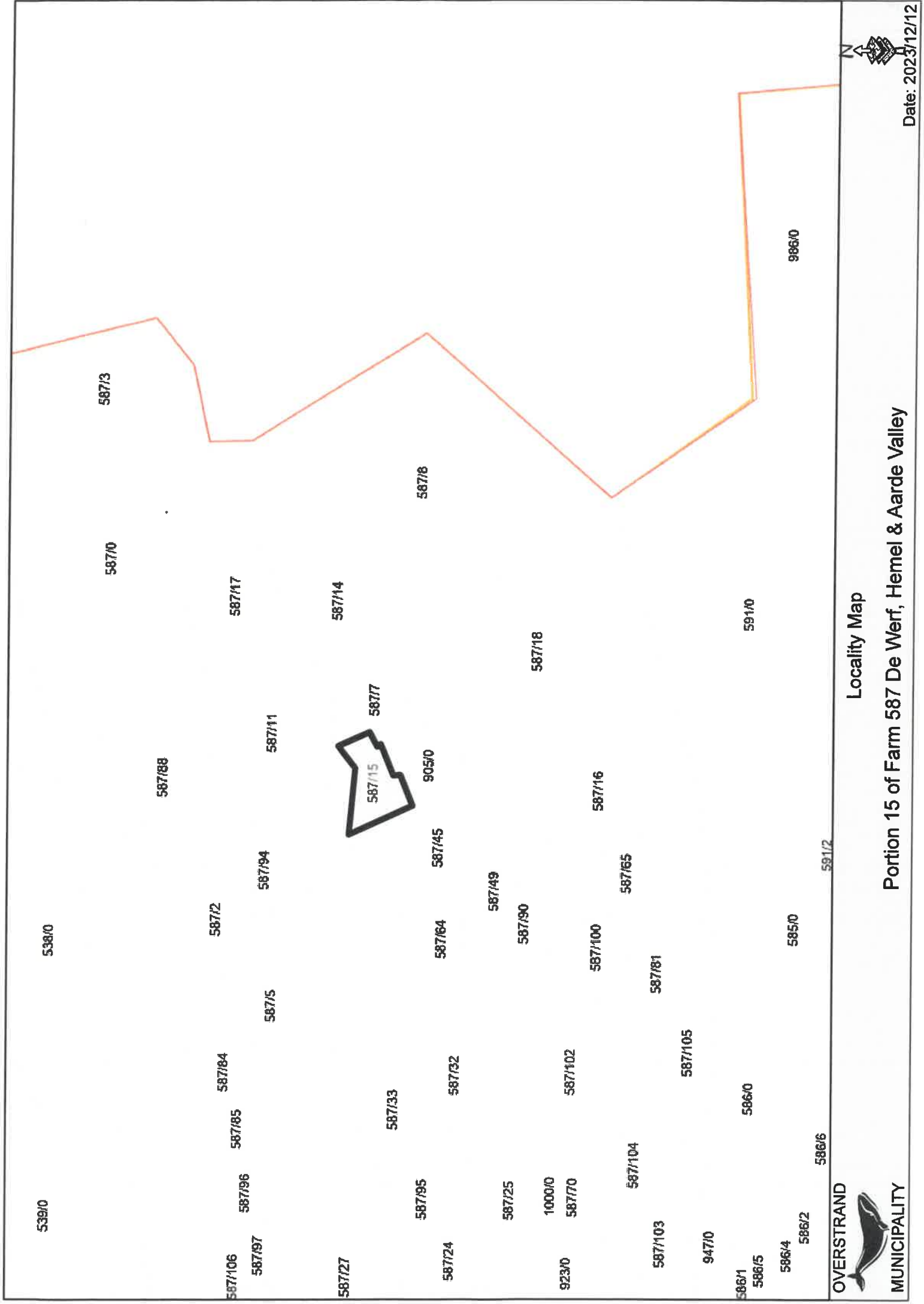
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ingevolge Artikel 16(2)(g) van die Verordening ontvang is vir toestemming ingevolge die grondgebruikskema vir die goedkeuring van die terreinontwikkelingsplan en bouriglyne.

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 ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **19 April 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** 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.

**INXALENYE 15 (INXALENYE YENXALENYE 7) SEFAMA I-HEMEL EN AARDE NO. 587, ICANDELO LE-CALEDON:  
ISICELO SEMVUME ESIFUNEKAYO NGOKWENKONZO YENKQUBO YOKUSETYENZISWA KOMHLABA: WRAP  
PROJECT OFFICE EGAMENI LIKA DE WERF BODY CORPORATE**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe ngokweCandelo le-16(2)(g) loMthetho kaMasipala semvume efunekayo ngokwemiqathango yeskim sokusetyenziswa komhlaba ukuze kwamkelwe isicwangciso sophuhliso lwesiza kunye nezikhokelo zokwakha.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangciso ngeDolophu, ePaterson Street, eHermanus. Naziphina izimvo ezibhaliweyo zingangeniswa ngokungqinelana nemigaqo yeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-**19 uTshazimpuzi 2024**, ucaphula igama lakho, idilesi kunye neenkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **uMnu. H Olivier** 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.



Locality Map

Portion 15 of Farm 587 De Werf, Hemel & Aarde Valley

Date: 2023/12/12

OVERSTRAND



MUNICIPALITY



**PORTION 15 OF THE FARM  
HEMEL-EN-AARDE VALLEY 587, CALEDON**

**APPLICATION FOR THE APPROVAL OF A SITE DEVELOPMENT PLAN**

Application prepared for:

**DE WERF BODY CORPORATE**

Application prepared by:

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**Submitted**

November 2023

**Amended**

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**1. ABBREVIATIONS**

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

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**2. PROPERTY DETAILS**

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<b>Farm Description</b>	Portion 15 of the Farm Hemel-en-Aarde Valley 587, Caledon
<b>Extent</b>	6,45 Ha
<b>Zoning</b>	Resort Zone: Holiday Resorts (RZ)

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**3. BACKGROUND AND INTENT**

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The subject property, known as De Werf Country Estate, identified as Portion 15 of Farm Hemel-en-Aarde Valley 587, Caledon, is situated within the Hemel-en-Aarde Valley, as depicted in **Plan 1 - Locality**. The body corporate of the sectional title scheme registered on the farm has appointed WRAP Project Office to prepare the land use application on their behalf, as specified in **Annexure A – Power of Attorney** and **Minutes of Annual General Meeting**.

The members of the body corporate and owners of the sections within the sectional title scheme have indicated their interest in making additions and/or alterations to the existing structures. The Municipality has however requested that a site development plan (SDP) be submitted for approval before any further building plans are granted approval to ensure that the structures are developed at an appropriate scale. The property is located in the heart of an agricultural area, and the approval of the site development plan is not expected to have any negative impact on the surrounding area.

The property is part of two sectional title schemes that were approved in 1990, allowing the dwellings (sections) in their current positions. Over the years, as the sections and exclusive use areas were sold, and structures were built, they were generally constructed in accordance with a draft building guideline. However, some of the houses do not completely adhere to these guidelines.

Building on this foundation, the owners have identified an ideal coverage and floor area that needs to be adhered to in the future. To achieve this goal, an application in accordance with the by-law requires the following:

- Approval of a site development plan.



#### 4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

##### 4.1 Approval of Site Development Plan (SDP) (including building guidelines) in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The following is important to note, each member of the sectional title scheme owns a real right (hereafter referred to as 'RR'). The RR is clearly determined by the SG Diagrams – SG No. 407/1991 & SG No. 357/1998 (Refer to **Plan 5 – SG Diagram**).

A RR consists of the following, the exclusive use area (hereafter referred to as 'EUA') and the footprint of the section's ground floor. The section in terms of the Sectional Title Act is three-dimensional space (floor, walls, ceiling) that can be clearly established where the owner's ownership begins and where it ends. With reference to the property itself, a section is the house and its outbuilding measure across all floors.

$RR = EUA + \text{Section (Footprint)}$
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To determine the allowable coverage and floor area that the owners need to adhere to it is being calculated using the RR and the building footprint and/or floor area. Take note the coverage is being calculated using the definition as per the OMLUS:

*"coverage" means the total area or percentage of area of a land unit which may be covered by buildings and/or covered by a roof, provided that the following portions of buildings shall be disregarded in the calculation of coverage:*

- (i) entrance steps and landings less than 1 m<sup>2</sup>;*
- (ii) retractable awnings;*
- (iii) chimneys, pergolas, flower boxes, water pipes, drain pipes not projecting more than 500 mm from the wall of the building;*
- (iv) eaves not projecting more than 1,0 m; and*
- (v) minor decorative features not projecting more than 250 mm;*

While floor area is defined as the following in terms of the OMLUS:

*"floor area" means the area, measured in square meters, taken up by a building or part thereof and covered by a roof, slab or projection and shall be measured from the external faces of the external walls or similar support. The total floor area of a building which consists of 1 (one) or more storeys shall include all storeys, basements and balconies but shall exclude garages and carports;"*



## MOTIVATION

The table below indicates the size of the RR as well as the existing building footprints, coverage and floor areas. This table should therefore be evaluated in conjunction with the proposed SDP (refer to **Plan 4.1 & 4.2**).

Real Right (RR)	Real Right (RR) Extent (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Existing Coverage (%)	Existing Floor Area (m <sup>2</sup> )
RR 1	671	84	12,52	158
RR 2	975	114	11,69	135
RR 3	1327	323	24,34	323
RR 4	806	97	12,03	150
RR 5	703	102	14,51	126
RR 6	1552	262	16,88	262
RR 7	988	0	0	0
RR 8	1307	406	31,06	406
RR 9	1125	401	35,64	401
RR 10	1071	468	43,70	468
RR 11	1211	342	28,24	399
RR 12	1064	295	27,73	310
RR 13	1081	247	22,85	302,67
RR 14	1082	234	21,63	278
RR 15	1359	0	0	0

The proposal is to permit RR owners to build up to 25% coverage and floor area on their RR, as outlined in the sectional title scheme. However, it's important to note that five of the fifteen RR areas, RR 8, RR 9, RR 10, RR 11 and RR 12, have already exceeded this proposed coverage.

The proposal is also to include a limitation to the allowable floor area, the limitation will be linked to the allowable coverage. 75% of the coverage will be allowed on the first floor. These RR owners that are already exceeding their coverage will be restricted to their existing coverage and will not be allowed to expand the footprint of their buildings, and should they ever demolish their existing structures or part thereof they would need to be revert back to the allowable 25%.

Limiting the coverage and floor area of buildings on the estate is of importance for various significant reasons. Firstly, it plays a crucial role in environmental conservation. By constraining the extent of built structures, the estate can help preserve natural environments, including green spaces, vegetation, and wildlife habitats. This, in turn, allows for mitigating the potential harm to local ecosystems.

Moreover, the aesthetic appeal of the estate is upheld by imposing coverage limits. Such restrictions ensure that the landscape remains visually pleasing and in harmony with its surroundings. The beauty of the estate is sustained, making it an attractive place to live and visit.





## MOTIVATION

Sustainable development is another key factor. By limiting coverage and the floor area, the owners can promote sustainable practices. It encourages efficient land use, reducing unnecessary land consumption and encouraging environmentally friendly building designs which is of importance to the owners. This approach aligns with modern principles of responsible development and ecological stewardship.

Effective stormwater management is facilitated through coverage limitations. A lower coverage percentage reduces the number of impermeable surfaces, which, in turn, decreases the risk of flooding and erosion, while also preserving water quality. This contributes to the resilience of the estate against the challenges posed by extreme weather events.

Preserving the character and atmosphere of the surrounding area is an essential objective of limiting coverage. Avoiding over development is crucial in maintaining a sense of openness, tranquillity, and community that residents deeply value. This helps to sustain the unique identity of the subject property.

Finally, but perhaps most importantly, limiting coverage and the floor area enhances the quality of life for residents. More outdoor and recreational spaces become available, fostering a healthier and more enjoyable living environment, which ultimately contributes to the overall well-being and satisfaction of the community.

The importance of having an SDP is evident as the municipality and owners know where the limit is to their specific section. The table below indicates the maximum coverage and floor area allowed for each section if 25% is allowed:

Real Right (RR)	Real Right (RR) Extent (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Existing Coverage (%)	Existing Floor Area (m <sup>2</sup> )	Proposed Coverage Limitation (m <sup>2</sup> )	Proposed Floor Area Limitation (m <sup>2</sup> )
RR 1	671	84	12,52	158	168	294
RR 2	975	114	11,69	135	244	427
RR 3	1327	323	24,34	323	332	581
RR 4	806	97	12,03	150	202	353
RR 5	703	102	14,51	126	176	308
RR 6	1552	262	16,88	262	388	679
RR 7	988	0	0	0	247	432
RR 8	1307	406	31,06	406	327	572
RR 9	1125	401	35,64	401	281	492
RR 10	1071	468	43,70	468	268	469
RR 11	1211	342	28,24	399	303	530
RR 12	1064	295	27,73	310	266	466
RR 13	1081	247	22,85	302,67	270	473
RR 14	1082	234	21,63	278	271	473
RR 15	1359	0	0	0	340	595

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## MOTIVATION

In conjunction with the approval of the SDP, it will be necessary to obtain municipal approval for the proposed building guidelines, which will be an integral component of the SDP. These guidelines are essential to address specific aspects, ensuring uniform development across all sections with consistent elements and design features. Refer **Annexure D: Proposed Building Guidelines**.

### 5. APPLICATION

Considering the above, application is made for the following:

**5.1 Approval of Site Development Plan (SDP)** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

### 6. LAND USE ENVIRONMENT

The subject property is located along the R320, within an agricultural area where neighboring properties are primarily used for agricultural purposes. This alignment makes the proposed development on the subject property suitable, as it is not anticipated to have a negative impact on the surrounding area.

The surrounding properties' land uses are depicted in **Plan 2**, illustrating the zoning in the area. Furthermore, the subject property's location within the agricultural zone presents an opportunity to showcase the natural beauty of the area. Approving the SDP also ensures that the property's future development proposal remains consistent with the area's natural character.

### 7. TITLE DEED

The property has a registered sectional scheme thereon, meaning there are multiple members part of the De Werf Body Corporate, the table below indicates the owner for each section as per the Deeds office as well as the Surveyor General Section Plan D200/2020:

Section Number	Floor Area Extent (m <sup>2</sup> )	Title Deed
1	107	ST12233/1992
2	136	ST12234/1992
3	160	ST12235/1992
4	150	ST9464/1998
5	126	ST13341/2017
7	684	ST3231/2007
8	279	ST12219/2012
9	272	ST3233/2007
10	257	ST11012/2018
11	318	ST9236/2017
12	308	ST22885/2023

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## MOTIVATION

13	456	ST5217/2021
14	254	ST11012/2018

All the owners have agreed to the proposed site development plan. Take note that these numbers may be outdated and will be updated after the approval of the SDP is received.

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## 8. ZONING

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



## MOTIVATION

RESORT ZONE: HOLIDAY RESORTS (RZ)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Conservation Use, <b>Holiday Accommodation</b> , Private <b>Open Space</b> , <b>Private Road</b> and Tourist Accommodation		Comply
Consent uses that may be applied for	Additional Dwelling Units, Conference Facilities, Holiday Housing, Hotel, Place of Assembly, Place of Entertainment, Recreational Facilities, Restaurant, Transmission Apparatus (subject to the provisions of Chapter 16.10), Tourist Facilities or any other uses determined by the Municipality.		Comply
Development Parameters			
a) Prior to the approval of any building or engineering services plan, the Municipality shall stipulate development parameters with regard to density, height, coverage, layout, building design, landscaping, parking, access, signage and the use of the property when:  (i) the zoning of a land unit to this zone is approved; (ii) any environmental impact report is considered; (iii) any environmental management plan is considered; and (iv) any site development plan and landscape master plan are approved.			
b) A site development plan must be submitted to the Municipality for approval in accordance with 16.3.			
c) A landscape master plan and environmental management plan shall be submitted to the Municipality and approved in terms of the provisions stipulated in 16.4.			
d) The Municipality shall stipulate the required services and other infrastructure required to service the resort.			



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**9. SERVICES**

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

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

The subject property is linked to the ESKOM network and all sections are connected to the network.

Water is obtained from a borehole. The water used on site is used without filtration.

Sewage is collected in a single tank which pumped to a soakaway tank where it is rendered clean enough for irrigation purposes and water not used soakaway. This was historically approved, and most building plans refer to the soakaway system.

Solid waste is collected and kept on-site and taken to the waste transfer station in Hermanus by the owners.

**Access and Egress**

Access to the subject property is gained via a minor provincial road OP04012, from existing access points. The access point on the road OP04012 is not expected to be affected by the proposal.

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**10. NEED AND DESIRABILITY**

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

**Need and desirability**

Socio-economic impact	The proposal to approve an SDP is not expected to have any socio-economic impact.
Compatibility with surrounding uses	The proposal to approve an SDP is not expected to have an impact on the surrounding area and their uses.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	Based on the information available, it is not expected that the proposed development will have any adverse impacts on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	No additions are being proposed at this stage.



## MOTIVATION

The property owners have tasked WRAP Project Office with submitting this application to ensure the proposed development aligns with policies, legislation, and title deed conditions, in pursuit of their vision.

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

The proposal to approve an SDP is not expected to have an impact on the surrounding area and their uses.

### **Economic impact**

The proposal to approve an SDP is not expected to have an economic impact.

### **Environmental impact**

No additions are currently being proposed and only the approval of the SDP is currently being requested.

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## **11. POLICIES AND REGULATIONS**

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### **11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is partially located within the 'Riverine' EMOZ. The purpose of the Riverine EMOZ is to protect and conserve the ecological functioning of the Overstrand's main river courses and associated wetlands by:

- Protecting and maintaining healthy river and wetland environments that are capable of natural flood detention, that support ecological processes and promote functioning natural river corridors and wetland systems; and
- Protecting the natural character, sense of place and aesthetic value of riverine environments.

The proposal is only to approve the SDP, no new additions are currently being proposed.

### **11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is located adjacent to the R320 which is considered as a scenic route. The proposed development is located below the height of the road and is not predicted to affect the scenic value of the road.

### **11.3 Spatial Planning Policies**

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.



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## **12. PLANNING PRINCIPLES**

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Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

### **Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to approve the SDP is not considered to have a negative impact on past spatial injustices.

### **Spatial sustainability and Efficiency**

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to ensure that the property is well managed and complies with the requirements set out by the SDP to ensure a sustainable and efficient property.

### **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 Overstrand Municipality has demonstrated a solid history of effectively incorporating public participation into its administrative processes. Public participation is a crucial aspect of the land use planning process.

This process allows individuals who may be impacted by the proposal to provide feedback and raise any concerns or make suggestions that may lead to a more favourable outcome for all parties involved. All comments received will be carefully reviewed and taken into consideration before being addressed appropriately.



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### 13. EVALUATION

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In conclusion, the proposed SDP for the subject property aligns with the overarching objective highlighted throughout this application, which is to preserve the property's intrinsic character by containing and restricting development. The primary aim is to adhere to the conditions set out by the OMLUS as well as maintain the property's essence by curbing development through the imposition of coverage limits on each section, ensuring that the natural beauty and charm of the area remain intact.

Moreover, the proposal adheres to the established regulations and guidelines, demonstrating a commitment to responsible and sustainable development. This alignment with regulatory standards not only enhances the credibility of the proposal but also reinforces its compatibility with the existing character of the surrounding area.

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### 14. RECOMMENDATION

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

- 14.1 Approval of Site Development Plan (SDP) (including building guidelines)** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



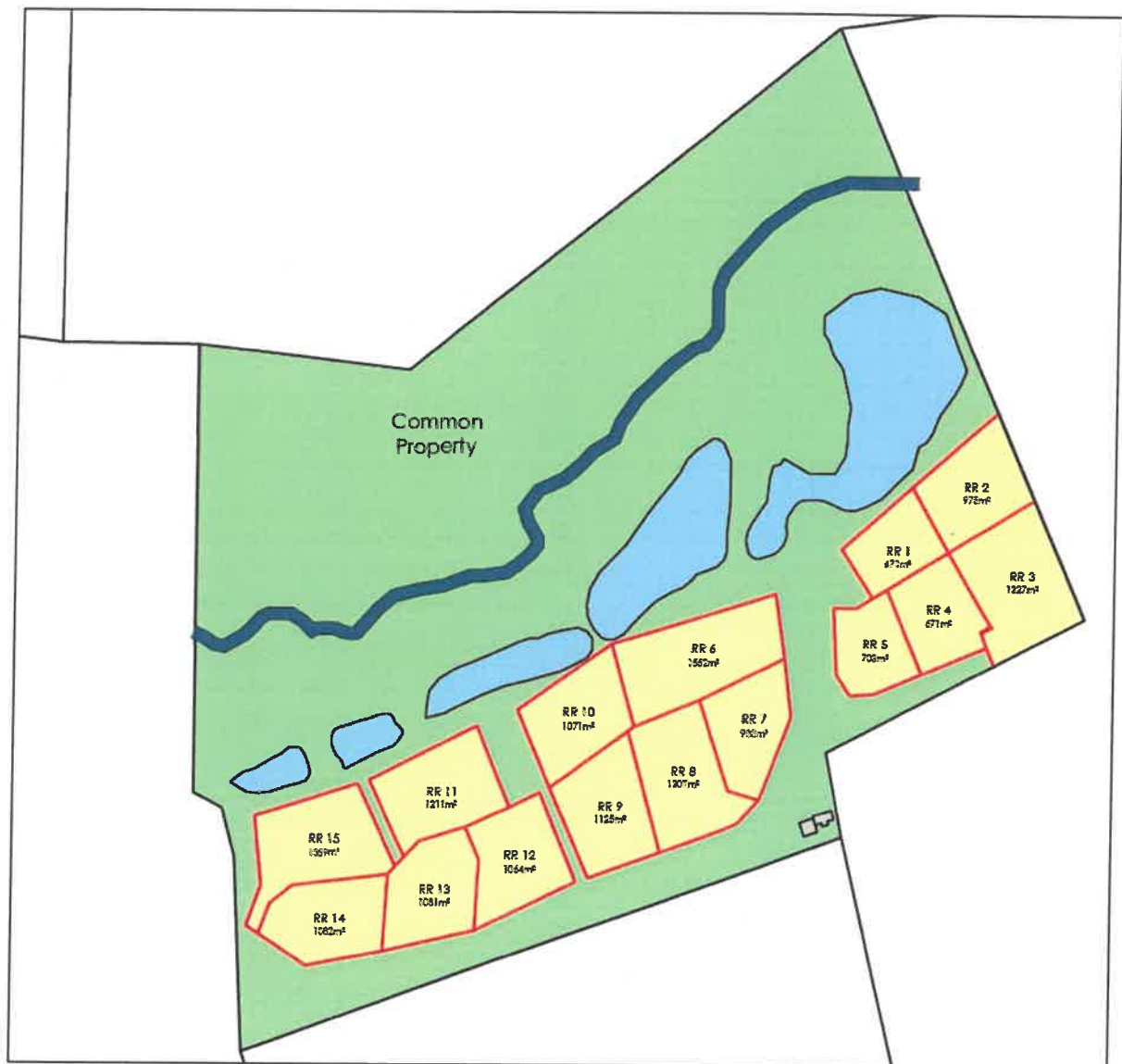
# DE WERF COUNTRY ESTATE

SECTIONAL TITLE DEVELOPMENT - [Portion 15 of Farm 587 Hemel & Aarde]

## BUILDING GUIDELINES

### 1. GENERAL:

- DWBC – [De Werf Body Corporate]  
EUA – [Exclusive Use Area]  
CP – [Common Property]  
MNGL – [Mean Natural Ground Level /Base Level]  
RR – [Real Right]



## 2. HOUSE TYPES:

**[A] BARN STYLE:** *permissible on all EUA*

- 1.5 or 2 storey rectangular pitched roofed structure with
- 1 or 1.5 storey outbuilding [garage, studio and or a cottage]

**[B] FLAT, PLANTED ROOF:** *permissible only on RR - G1, G2 and P1, P5, P6, P10*

## 3. DESIGN PARAMETERS:

### 3.1. AREAS:

Total Allowable Coverage Including Outbuilding = 25% of EAU

Coverage is defined the same as the Municipal Land Use Management Scheme.

Refer to the table below for each exclusive use area's allowable building footprint.

BUILDING #	RR NAME	RR #	RR EXTENT (m <sup>2</sup> )	PROPOSED 25% COVERAGE LIMITATION (m <sup>2</sup> )	PROPOSED FLOOR AREA LIMITATION (m <sup>2</sup> ) **
B1	Garden 1	RR 1	671	168	294
B2	Garden 2	RR 2	975	244	427
B3	Garden 3	RR 3	1327	332	581
B4	Garden 4	RR 4	806	202	353
B5	Garden 5	RR 5	703	176	308
B16	Portion 1	RR 6	1552	388	679
VACANT	Portion 2	RR 7	988	247	432
B9	Portion 3	RR 8	1307	327*	572
B12	Portion 4	RR 9	1125	281*	492
B15	Portion 5	RR 10	1071	268*	469
B10	Portion 6	RR 11	1211	303*	530
B14	Portion 7	RR 12	1064	266*	466
B13	Portion 8	RR 13	1081	270	473
B11	Portion 9	RR 14	1082	271	473
VACANT	Portion 10	RR 15	1359	340	595

\*Orange highlighted RR already exceeding the proposed coverage threshold, no additional footprint will be allowed.

\*\* The proposed floor area will be limited to 75% of the coverage limitation.

### 3.2. Heights:

**[A]** house 8m and outbuilding 5.5m maximum height from MNGL to apex of the pitched roof excl chimneys.

**[B]** 4m maximum height from MNGL to the top of the roof structure excl chimneys.

*\*a topographical survey indicating MNGL to be submitted for all proposed new building work.*

#### 4. DESIGN ELEMENTS:

##### 4.1. ROOFS:

##### 4.1.1. PITCH:

**[A]** – House: double pitched roof 30 – 45 degrees, garages and patio roofs: mono pitch 5 – 15 degrees.

Outbuilding: double pitched roof 30-45 degrees or a mono pitch roof 5-15 degrees with parapets on 3 sides.

##### 4.1.2. MATERIALS & FINISHES:

**[A]** Victorian profile corrugated roof and cladding sheets white/ dark green/anthracite grey in color [approval by DWBC]

Barge boards, fascia's and gutters to be same colour as the roof or windows & doors – downpipes to be white or roof color.

**[B]** Off- shutter concrete or light grey painted

##### 4.2. EXTERNAL WALLS:

##### 4.2.1. FINISHES:

**[A]** & **[B]** smooth or slightly textured [approval by DWBC] plaster or bagged brickwork all painted white.

Victorian profile zincalume colorbond or similar cladding green or white.

Stone clad, Hedges or white painted 'werf' walls with a max height of 900mm permissible along the perimeter of the BC Roadways (approval by DWBC).

Drying yards may be screened a wall with a max height of 1800mm attached to main house or outbuildings and be built of similar materials as the werf wall.

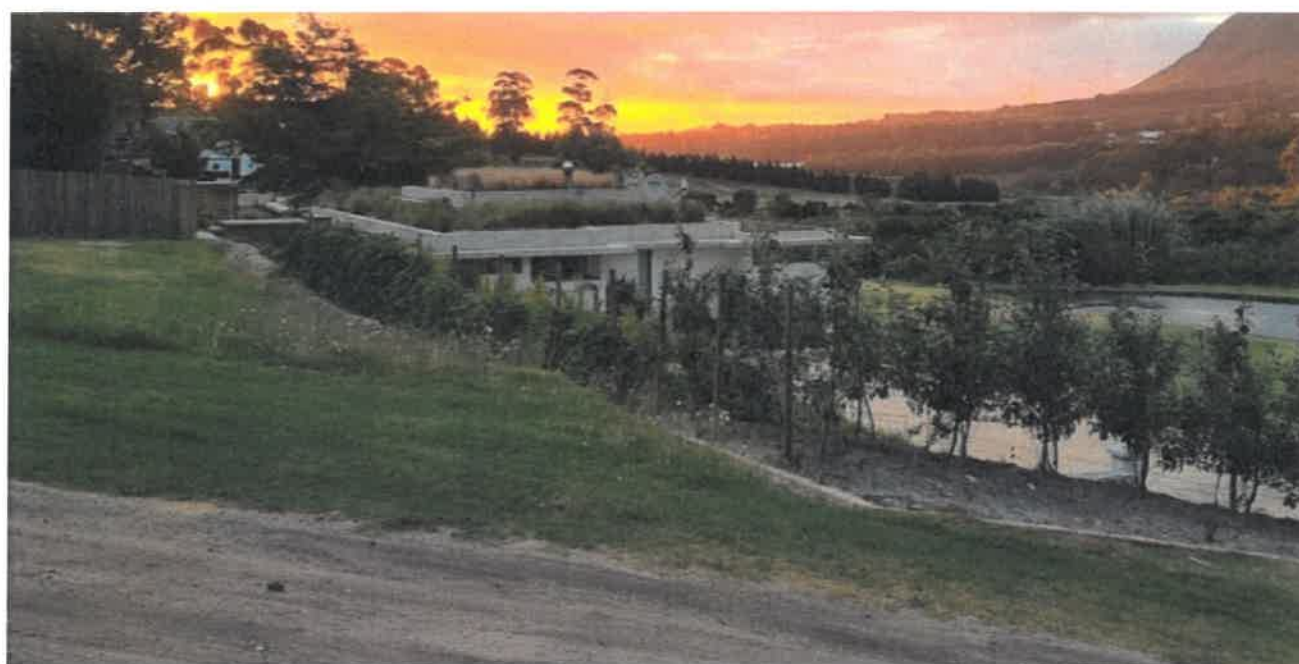
##### 4.3. DOORS / WINDOWS:

**[A]** & **[B]** Timber or aluminium - colours – natural timber, brown, green, white or shades of grey [to WDBC approval]

#### **\* NOTE**

- *These Guidelines may be amended with the consent of 75% DWBC if required, subject to final approval by Overstrand Municipality;*
- *Any amendment to the Sectional Title Plan requires the consent of 100% of the DWBC;*
- *Pre-approval of any building plans to be submitted to the Overstrand Municipality requires written consent of 75% of the DWBC and to be signed by the chairman;*

## EXISTING BUILDINGS EXAMPLES

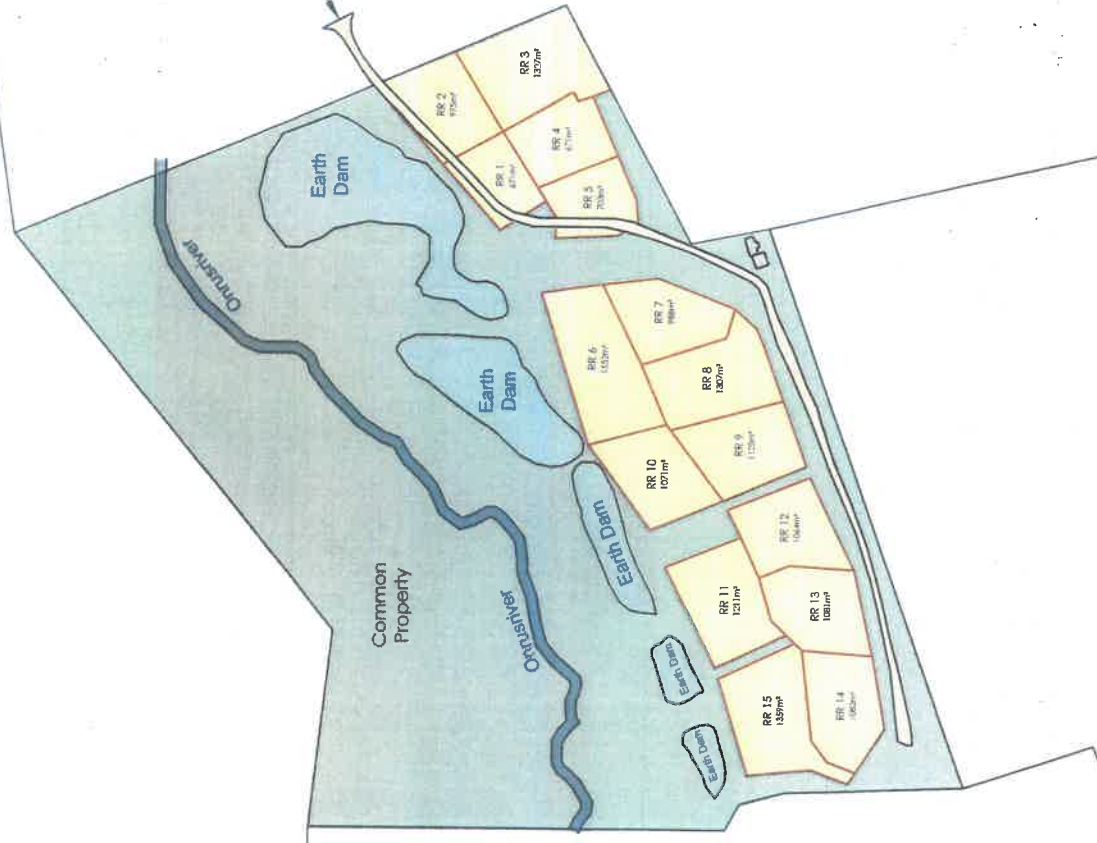








Access across OP04012  
through right of way



# Site Development Plan

Portion 15 of the Farm 587,  
Caledon

REAL RIGHT = RR

Property Extent (m²)	Building Footprint (m²)
RR 1	671
RR 2	975
RR 3	1327
RR 4	806
RR 5	703
RR 6	1552
RR 7	988
RR 8	1307
RR 9	1125
RR 10	1071
RR 11	1211
RR 12	1064
RR 13	1081
RR 14	1082
RR 15	1359
0 (VACANT)	
406	
401	
468	
342	
295	
247	
234	
0 (VACANT)	

05 DEC 2023

Plan number: 22.24/001/4.1

Date - 02/11/2023

Plan prepared by: Thilan Jansen

Based on surveys done by Geomatics Africa

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,

Corner of Royal and Dikie Uys

Street Hermanus, 7200



Project Office  
Town Planning & Project Management

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## 4.2 Site Development Plan - INSET

Portion 15 of the Farm 587,  
Caledon

REAL RIGHT = RR

	Property Extent (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )
RR 1	671	84
RR 2	975	114
RR 3	1327	275
RR 4	806	97
RR 5	703	102
RR 6	1552	262
RR 7	988	0 (VACANT)
RR 8	1307	406
RR 9	1125	401
RR 10	1071	468
RR 11	1211	342
RR 12	1064	295
RR 13	1081	247
RR 14	1082	234
RR 15	1359	0 (VACANT)

05 DEC 2023

Plan number: 22.24/001/4.2

Date - 02/11/2023

Plan prepared by: Thian Jansen

Based on surveys done by Geomatics Africa

All distances are approximate  
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Unit B, Standard House,

Corner of Royal and Dirke Uys

Street Hermanus 7200

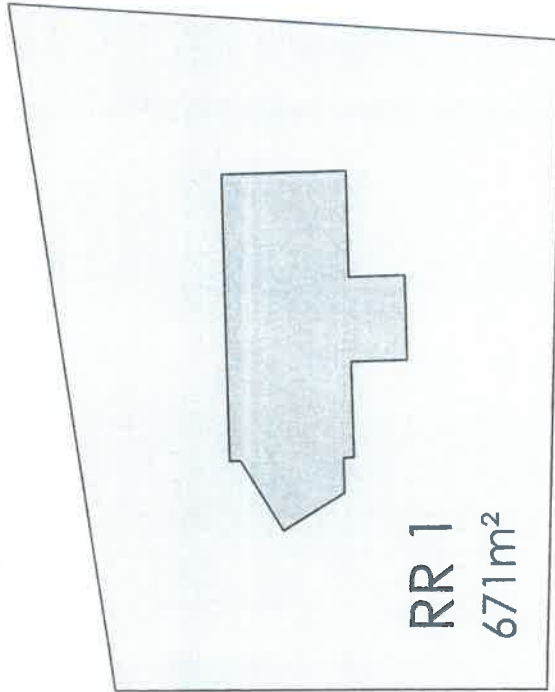
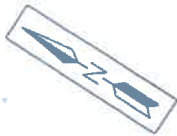


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**4.3 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 1

Real Right Extent 671m<sup>2</sup>

Existing Building footprint 84m<sup>2</sup>

Existing Coverage 13%

Proposed allowable coverage -  
25% or 168m<sup>2</sup>

05 DEC 2023

Plan number: 23/41/001/4.3

Date: - 03/11/2023

Plan prepared by: Thian Jansen;  
Based on surveys done by Geomatics Africa

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Unit B, Standard House,

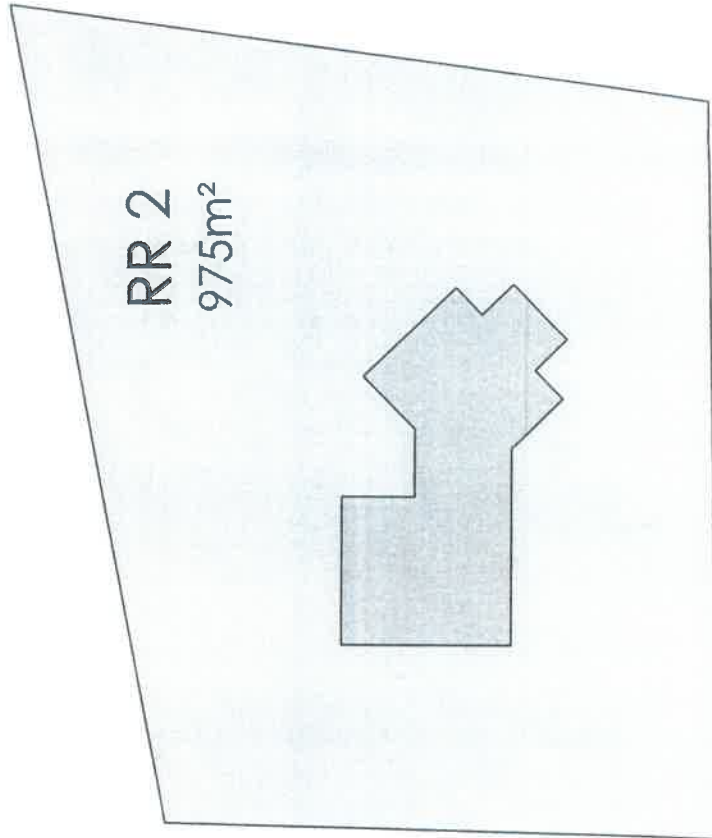
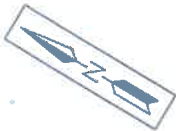
Corner of Royal and Dikie Uys

Street Hermanus, 7200



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**4.4 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 2

Real Right Extent	975m <sup>2</sup>
Existing Building footprint	114m <sup>2</sup>
Existing Coverage	12%
Proposed allowable coverage - 25% or 244m <sup>2</sup>	

05 DEC 2023

Plan number: 22/24/001/4.4

Date - 03/11/2023

Plan prepared by: Thian Jansen  
Based on surveys done by Geomatics Africa

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Unit B, Standard House,

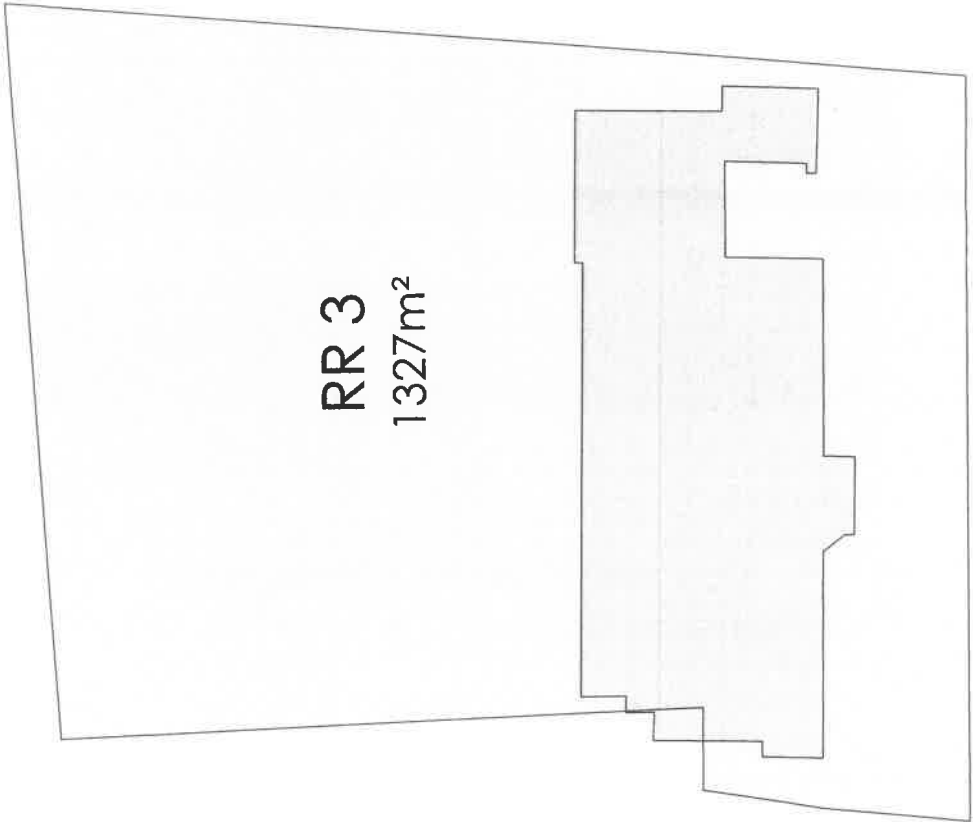
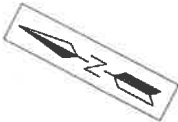
Corner of Royal and Dirkie Uys


Street Hermanus, 7200

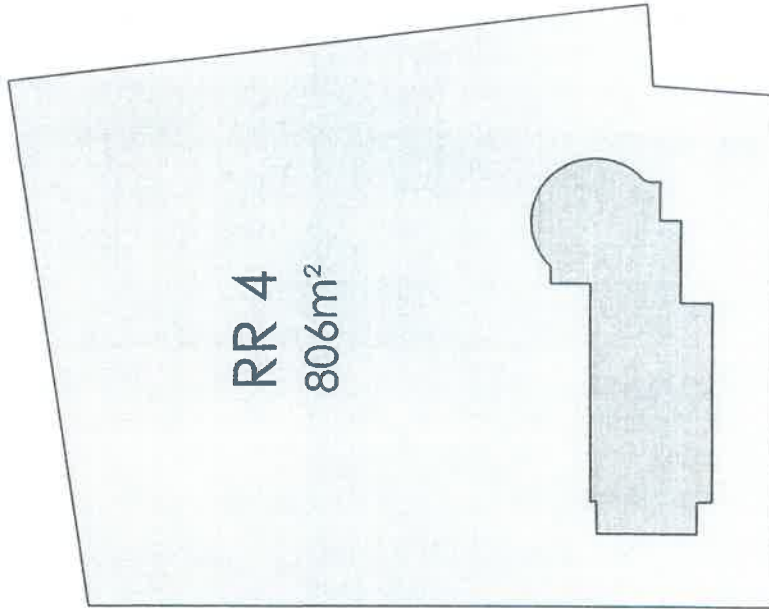


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<b>4.5 Inset Proposed Site Development Plan</b>	
Portion 15 of the Farm 587, Caledon	
Real Right 3	
Real Right Extent	1327m <sup>2</sup>
Existing Building footprint	323m <sup>2</sup>
Existing Coverage	24,3%
Proposed allowable coverage - 25% or 332m <sup>2</sup>	
26 FEB 2024	
Plan number: 23/41/001/4.5 Date - 03/11/2023	
Plan prepared by: Thian Jansen Based on surveys done by Geomatics Africa	
All distances are approximate and subject to a survey	
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Unit B, Standard House, Corner of Royal and Dikie Uys Street Hermanus, 7200	
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**4.6 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 4

Real Right Extent	806m <sup>2</sup>
Existing Building footprint	97m <sup>2</sup>
Existing Coverage	12%
Proposed allowable coverage - 25% or 202m <sup>2</sup>	

05 DEC 2023

Plan number: 23/41/001/4.6

Date - 03/11/2023

Plan prepared by: Thian Jansen  
Based on surveys done by Geomatics Africa

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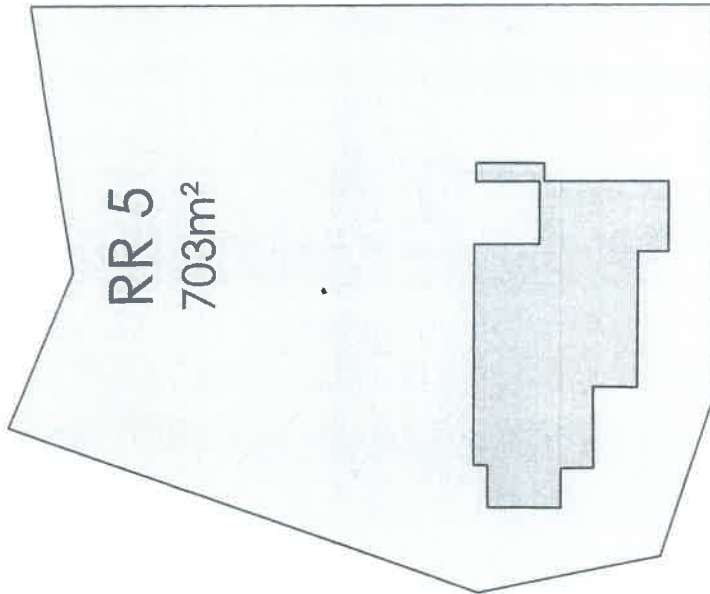
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**4.7 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 5

Real Right Extent

703m<sup>2</sup>

Existing Building footprint

102m<sup>2</sup>

Existing Coverage

15%

Proposed allowable coverage -  
25% or 176m<sup>2</sup>

05 DEC 2023

Plan number: 23/41/001/4.7

Date - 03/11/2023

Plan prepared by: Thlan Jansen  
Based on surveys done by Geomatics Africa

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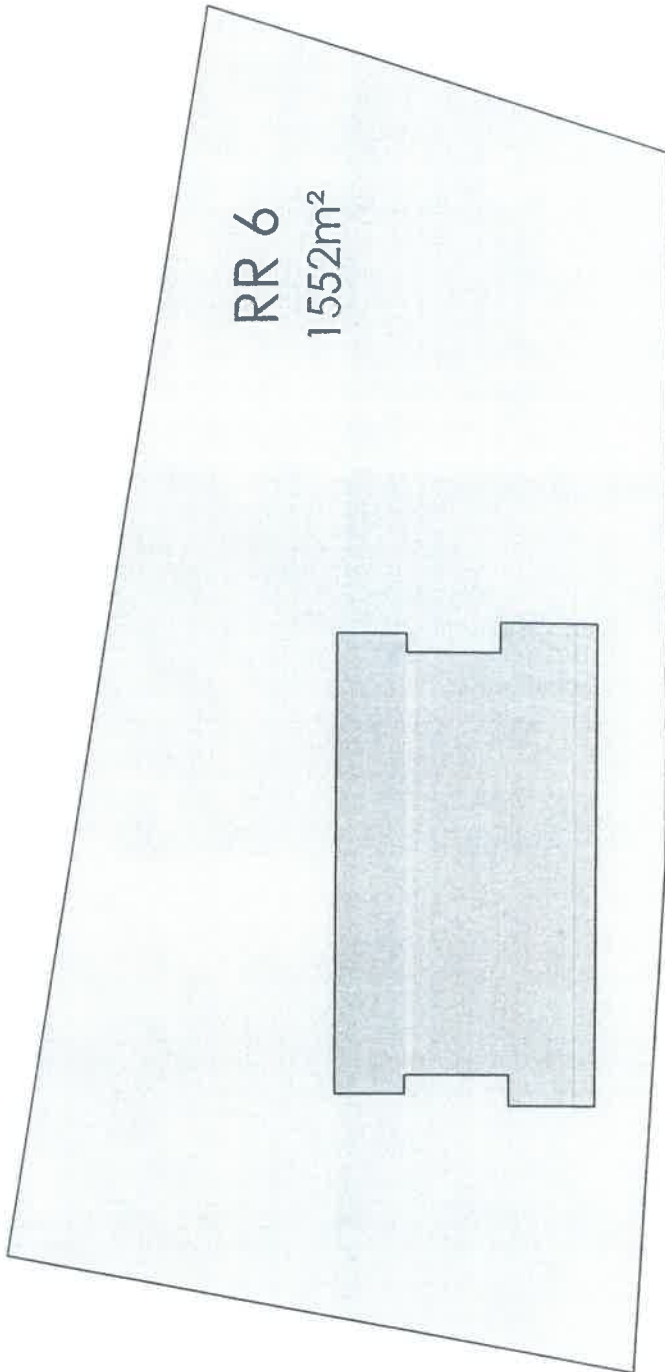
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Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus 7200



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**4.8 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 6

Real Right Extent	1552m <sup>2</sup>
Existing Building footprint	262m <sup>2</sup>
Existing Coverage	17%
Proposed allowable coverage - 25% or 388m <sup>2</sup>	

05 DEC 2023

Plan number: 23/41/001/4.8

Date: - 03/11/2023

Plan prepared by: Thian Jansen,  
Based on surveys done by Geomatics Africa

All distances are approximate  
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Unit 8, Standard House,

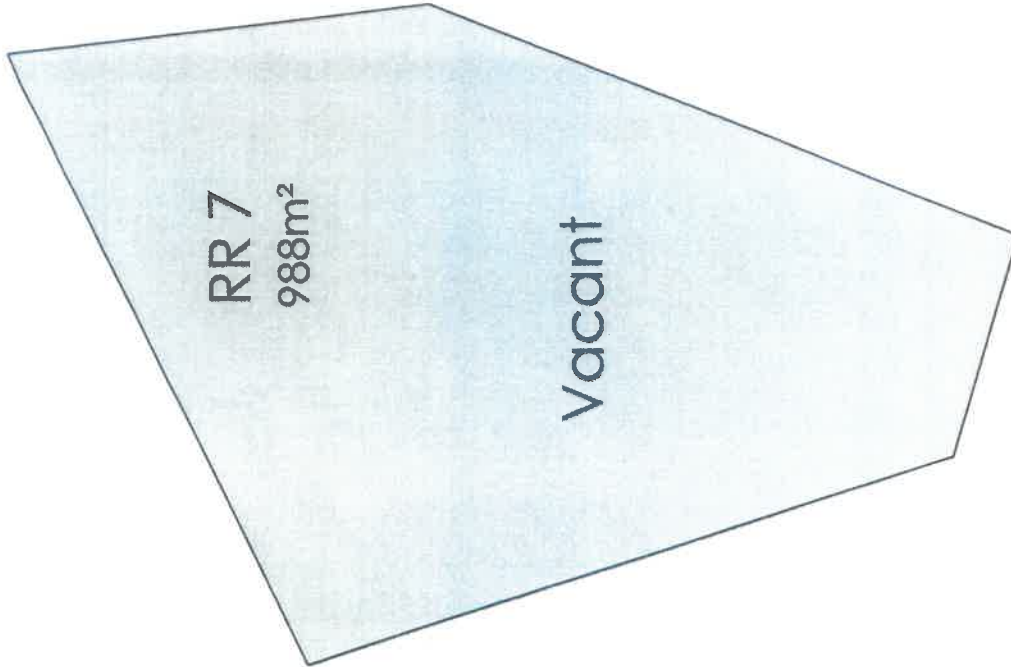
Corner of Royal and Dittie Uys

Street Hermanus, 7200



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**4.9 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 7

Real Right Extent

988m<sup>2</sup>

Existing Building footprint

N/A

Existing Coverage

0%

Proposed allowable coverage -  
25% or 247m<sup>2</sup>

05 DEC 2023

Plan number: 22/24/001/415

Date - 03/11/2023

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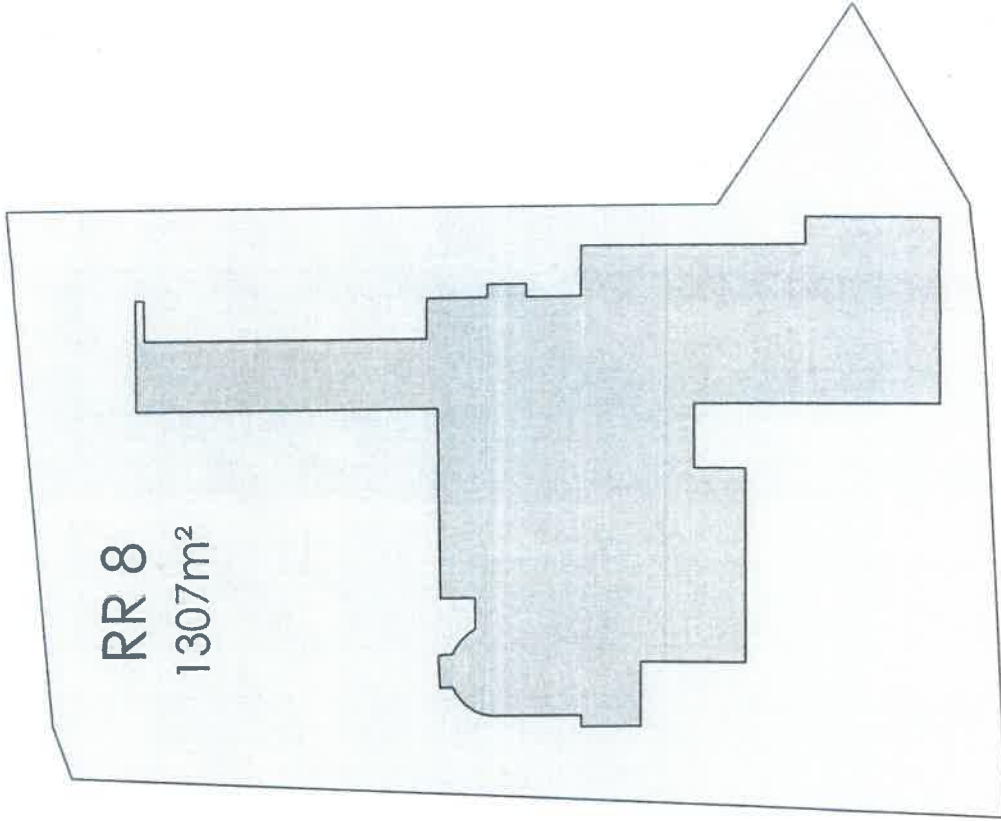
Unit 8, Standard House,  
Corner of Royal and Dirkie Uys  
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**4.10 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 8

Real Right Extent	1307m <sup>2</sup>
Existing Building footprint	406m <sup>2</sup>
Existing Coverage	31%
Proposed allowable coverage - 31% or 406m <sup>2</sup> (25% = 327m <sup>2</sup> )	

05 DEC 2023

Plan number: 23/41/001/4.10

Date - 03/11/2023

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Unit B, Standard House,

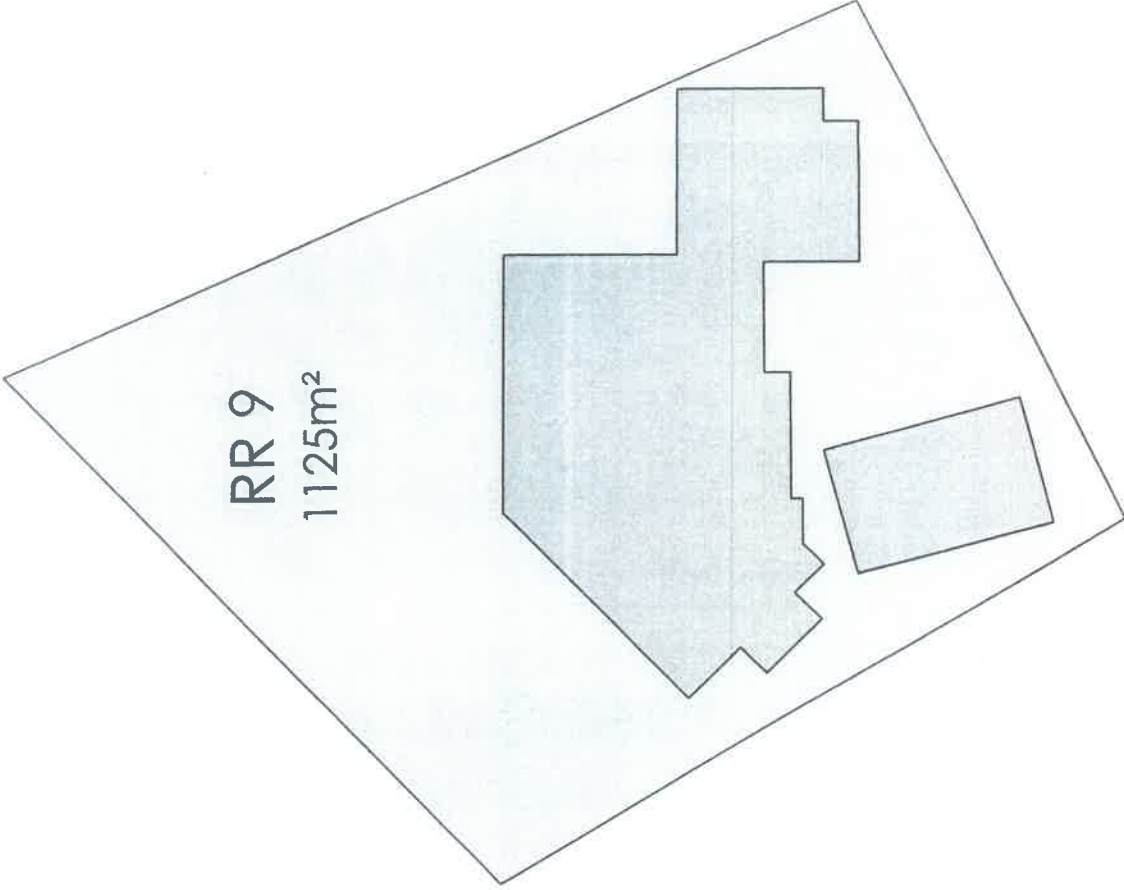
Corner of Royal and Dike Uys

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**4.11 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 9	
Real Right Extent	1125m <sup>2</sup>
Existing Building footprint	401m <sup>2</sup>
Existing Coverage	35.6%
Proposed allowable coverage - 35.6% or 401m <sup>2</sup> (25% = 281m <sup>2</sup> )	

05 DEC 2023

Plan number: 23/41/001/4.11

Date - 03/11/2023

Plan prepared by: Thian Jansen  
Based on surveys done by Geomatics Africa

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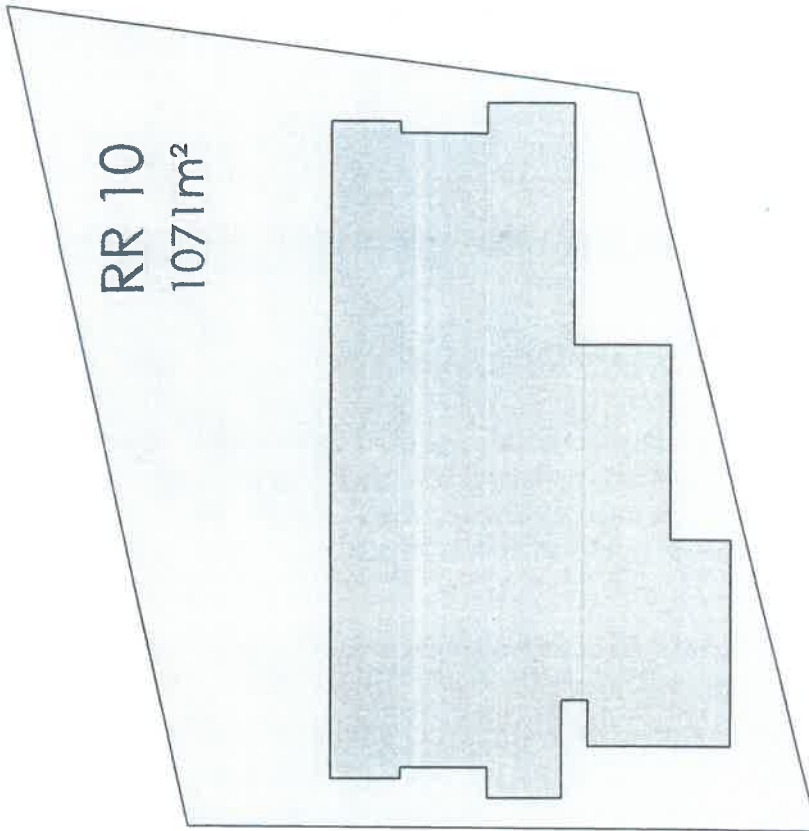
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Corner of Royal and Dikle Uys  
Street Hermanus, 7200

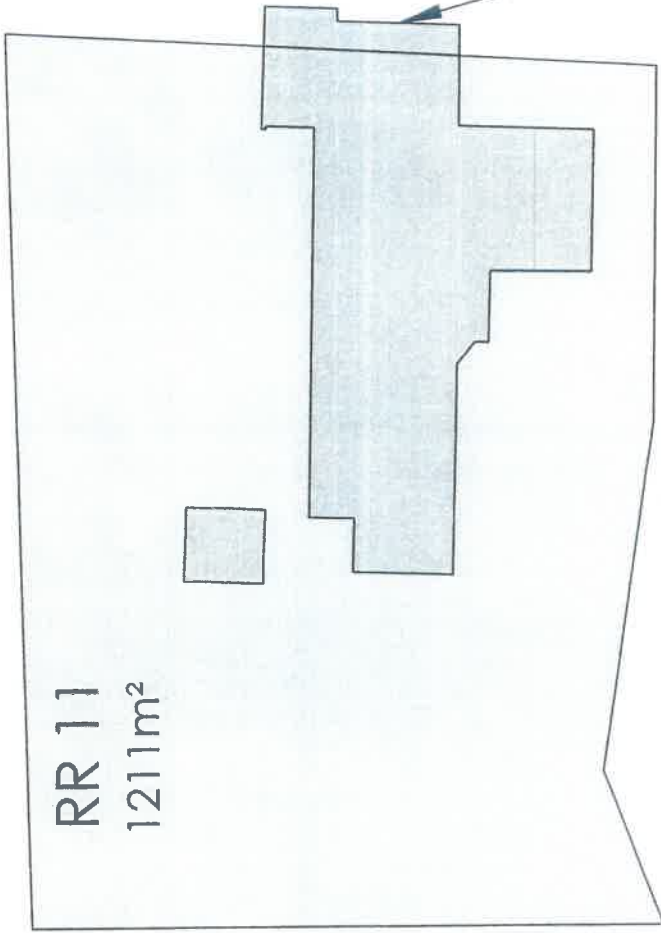
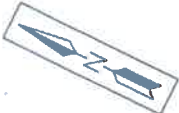


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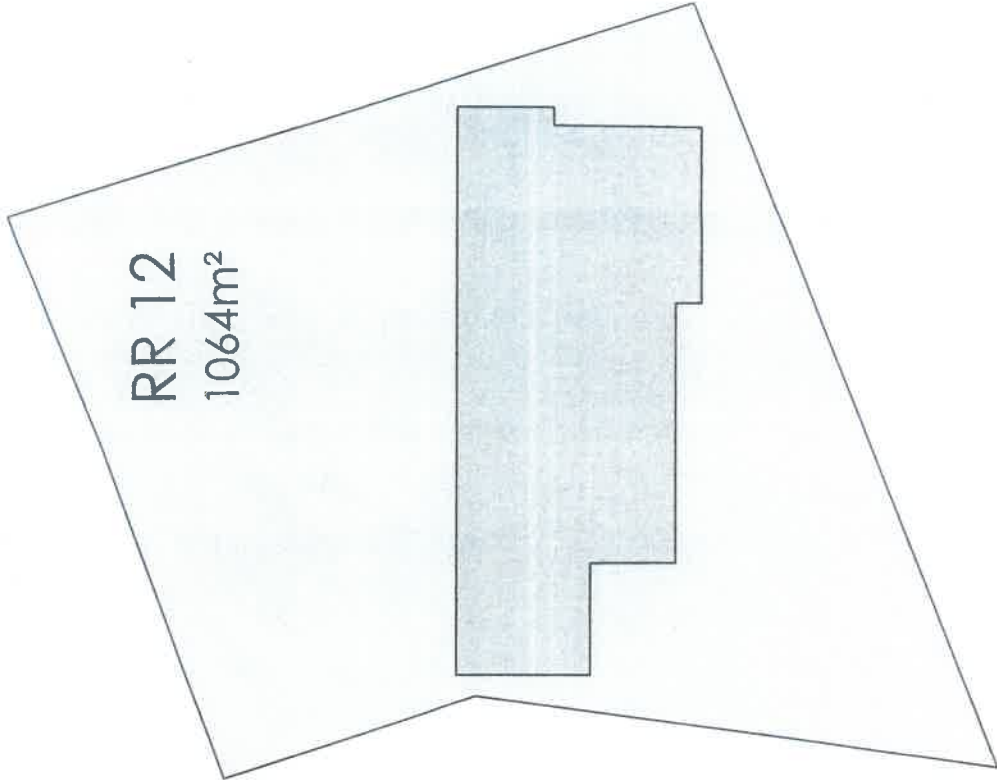


<b>4.12 Inset</b> <b>Proposed</b> <b>Site Development Plan</b>  Portion 15 of the Farm 587, Caledon	
Real Right 10	
Real Right Extent	1071m <sup>2</sup>
Existing Building footprint	468m <sup>2</sup>
Existing Coverage	44%
Proposed allowable coverage - 44% or 468m <sup>2</sup> (25% = 268m <sup>2</sup> )	
0 5 DEC 2023	
Plan number: 23/41/001/4.12 Date - 03/11/2023	
Plan prepared by: Thilan Jansen Based on surveys done by Geomatics Africa	
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Proposed boundary correction  
on the sectional title scheme

<b>4.13 Inset</b> <b>Proposed</b> <b>Site Development Plan</b>  Portion 15 of the Farm 587, Caledon	
Real Right Area 11	
Real Right Extent	1211m <sup>2</sup>
Existing Building footprint	342m <sup>2</sup>
Existing Coverage	28%
Proposed allowable coverage - 28% or 342m <sup>2</sup> (25% = 303m <sup>2</sup> )	
0 5 DEC 2023	
Plan number: 23/41/001/4.13 Date - 03/11/2023	
Plan prepared by: Thian Jansen Based on surveys done by Geomatics Africa	
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**4.14 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 12	
Real Right Extent	1064m <sup>2</sup>
Existing Building footprint	295m <sup>2</sup>
Existing Coverage	28%
Proposed allowable coverage - 28% or 295m <sup>2</sup> (25% = 266m <sup>2</sup> )	

**0 5 DEC 2023**

Plan number: 22/24/001/4.14

Date - 03/11/2023

Plan prepared by: Thlan Jansen  
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Unit 8, Standard House,

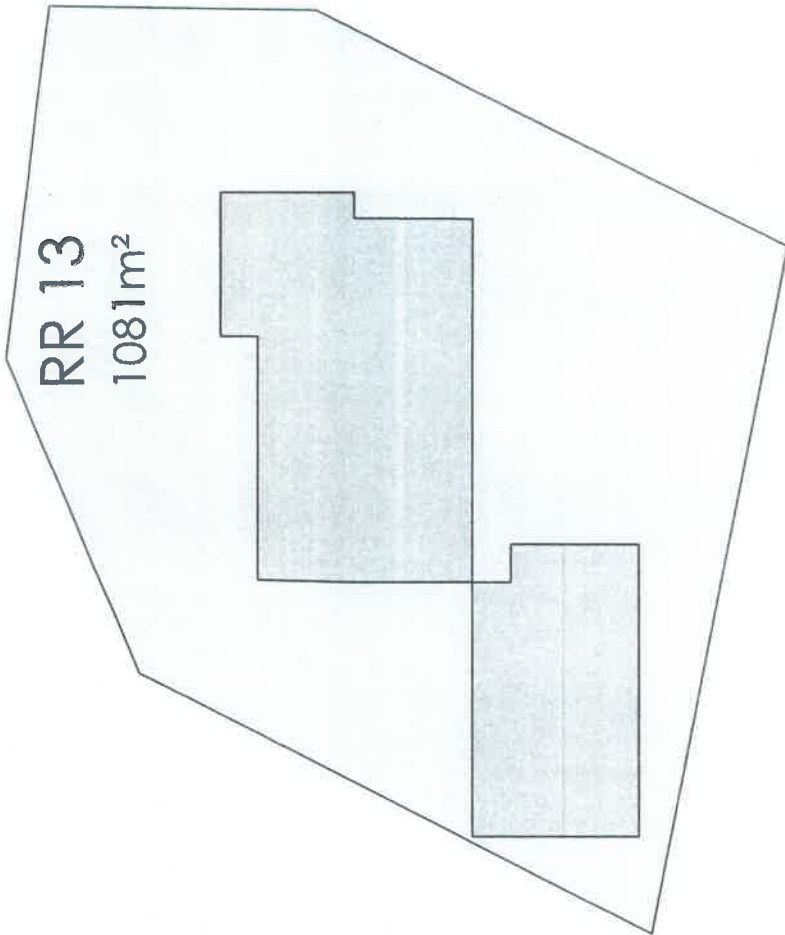
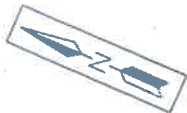
Corner of Royal and Dirkie Uys

Street Hermanus 7200



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Town Planning & Project Management

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**4.15 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

RR 13

Real Right Extent

1081m<sup>2</sup>

Existing Building footprint

247m<sup>2</sup>

Existing Coverage

23%

Proposed allowable coverage -  
25% or 270m<sup>2</sup>

05 DEC 2023

Plan number: 23/41/001/4.15

Date - 03/11/2023

Plan prepared by: Thian Jansen

Based on surveys done by: Geomatics Africa

All distances are approximate  
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Unit B, Standard House,

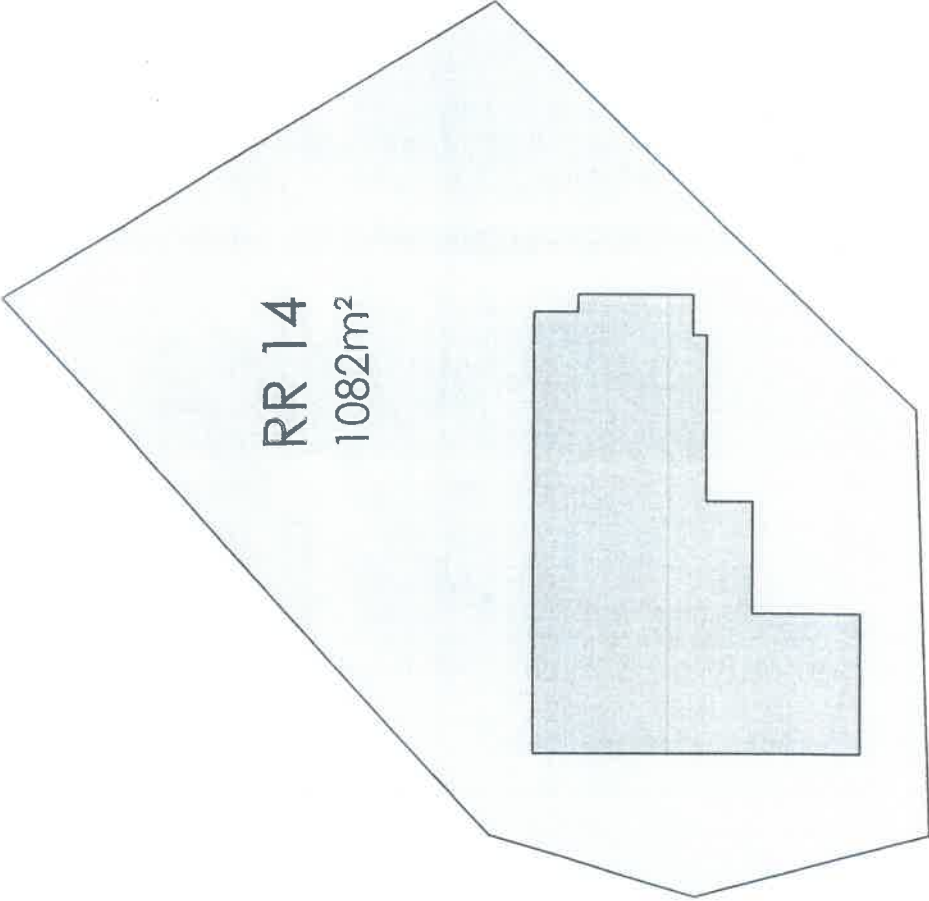
Corner of Royal and Dirkie Uys

Street Hermanus, 7200



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**4.16 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 14	
Real Right Extent	1082m <sup>2</sup>
Existing Building footprint	234m <sup>2</sup>
Existing Coverage	22%
Proposed allowable coverage - 25% or 271m <sup>2</sup>	

05 DEC 2023

Plan number: 23/41/001/4.16

Date - 03/11/2023

Plan prepared by: Thiam Jansen  
Based on surveys done by Geomatics Africa

All distances are approximate  
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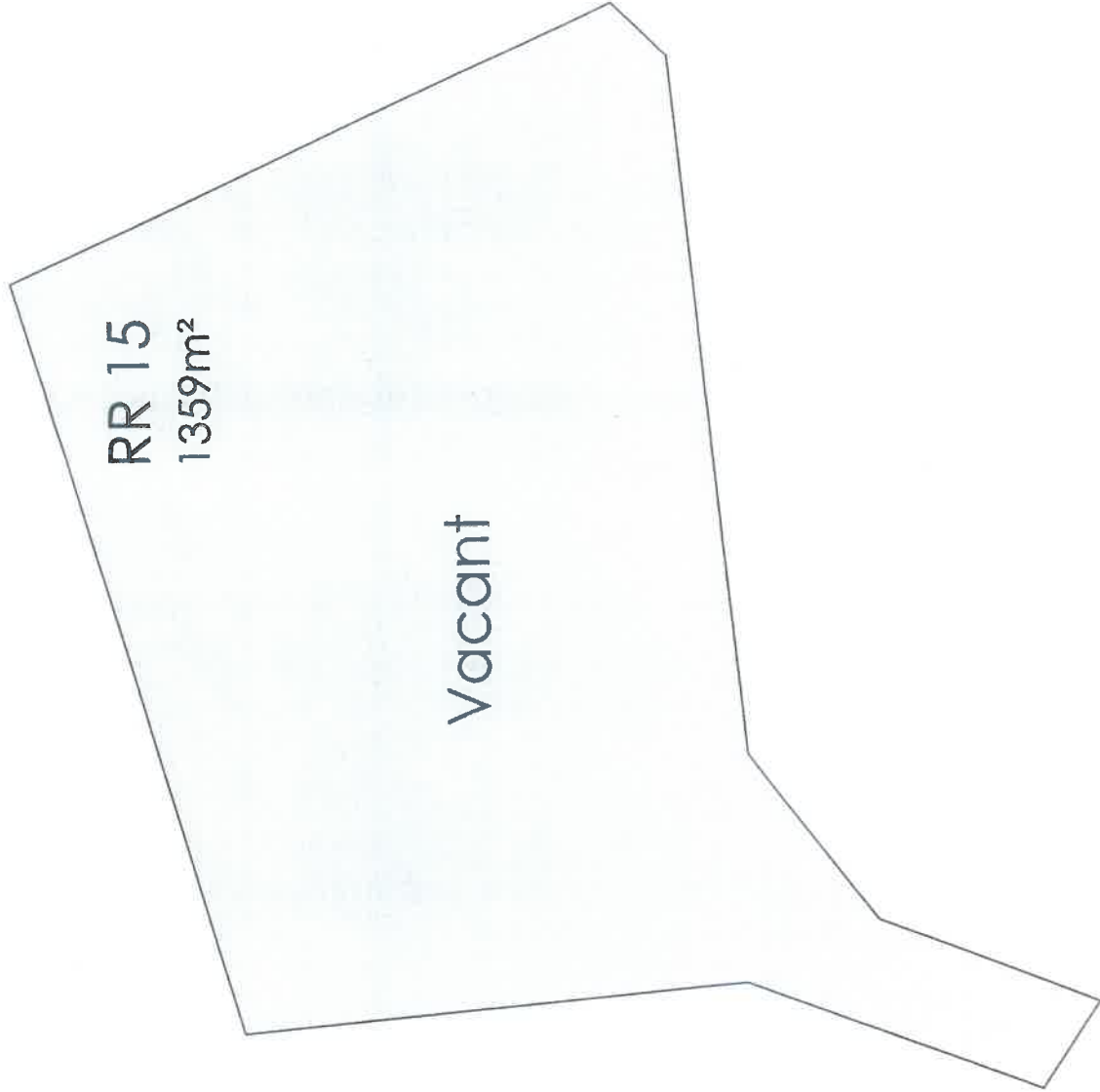
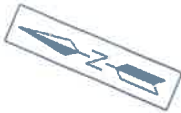
Unit B, Standard House,  
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Scale 1 : 250

**4.17 Inset**  
**Proposed**  
**Site Development Plan**

Portion 15 of the Farm 587,  
Caledon

Real Right 15

Real Right Extent	1359m <sup>2</sup>
Existing Building footprint	0m <sup>2</sup>
Existing Coverage	0%
Allowable coverage - 25% or 340m <sup>2</sup>	

0 5 DEC 2023

Plan number: 23/41/001/4.12

Date - 03/11/2023

Plan prepared by: Thian Jansen

Based on surveys done by Geomatics Africa

All distances are approximate  
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Corner of Royal and Dirkie Uys  
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