



REMAINDER OF PORTION 2 (WABOOMSRIVIER) OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION AND PORTION 13 OF THE FARM SONDAGS KLOOF NO. 672, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION, SUBDIVISION AND CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF IKONIQUE TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the above-mentioned properties, namely:

- ❖ **consolidation** in terms of Section 16(2)(e) of the By-Law, to consolidate Remainder Portion 2 of the Farm Sondags Kloof No. 672 and Portion 13 of the Farm Sondags Kloof No. 672 to create one (1) property approximately 105.7734ha in extent;
- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide the consolidated property into two (2) portions, namely Portion A approximately 51.8539ha in extent and Portion B approximately 53.9195 ha in extent; and
- ❖ **consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate tourist facilities (wedding venue, five (5) additional dwelling units and tourist accommodation) on Portion B.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 28 March 2025**, 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. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

RESTANT VAN GEDEELTE 2 (WABOOMSRIVIER) VAN DIE PLAAS SONDAGS KLOOF NR. 672, AFDELING CALEDON EN GEDEELTE 13 VAN DIE PLAAS SONDAGS KLOOF NR. 672, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM KONSOLIDASIE, ONDERVERDELING EN VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS IKONIQUE TRUST

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op die bogenoemde eiendom, naamlik:

- ❖ **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening, om Restant Gedeelte 2 van die Plaas Sondagskloof Nr. 672 en Gedeelte 13 van die Plaas Sondags Kloof Nr. 672 te konsolideer om een (1) eiendom ongeveer 105.7734ha groot te skep;
- ❖ **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, om die gekonsolideerde plaas in twee (2) gedeeltes te verdeel, naamlik, Gedeelte A ongeveer 51.8539ha groot en Gedeelte B ongeveer 53.9195ha groot; en
- ❖ **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, om toeristefasiliteite (trou venue, vyf (5) addisionele wooneenhede en toeristekommodasie) op Gedeelte B 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 Gansbaai Biblioteek, Hoofweg, Gansbaai. 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 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 28 Maart 2025**, 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. P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INTSALELA YESAHLULO SESI-2 (WABOOMSRIVIER) SEFAMA ISONDAGS KLOOF NO. 672, ICANDELO LASECALEDON KUNYE NESAHLULO SE-13 SEFAMA ISONDAGS KLOOF NO. 672, ICANDELO LASECALEDON, UMMANDLA KAMASIPALA WASEOVERSTRAND: ISICELO SOKUMANYANISWA, ULWAHLULO KUNYE NOKUSETYENZISWA KWEMVUME: MESSRS WRAP PROJECT OFFICE EGAMENI LE-IKONIQUE TRUST

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala), kwezi zicelo zilandelayo zisebenza kwezi propati zikhankanywe ngasentla, ezizezi:

- ❖ **ukuqinisa** ngokweCandelo le-16 (2)(e) loMthetho kaMasipala, ukuhlanganisa iNtsalela yeSahlulo sesi-2 seFama iSondags Kloof No 672 kunye neSahlulo se-13 seFama iSondags Kloof No 672 ukudala ipropati enye (1) malunga ne-105.7734ha ngokomlinganiselo;
- ❖ **ulwahlulo** ngokweCandelo le-16 (2)(d) loMthetho kaMasipala, ukwahlula-hlula ipropati edityanisiweyo ibe ngamacandelo amabini (2), angala iSahlulo A malunga ne-51.8539ha ngokomlinganiselo kunye neSahlulo B malunga neehktare ezingama-53.9195 ngokomlinganiselo; kwaye
- ❖ **ukusetyenziswa kwemvume** ngokweCandelo le-16 (2)(o) loMthetho kaMasipala, ukulungiselela izibonelelo zabakhenkethi (indawo yomtshato, iiyunithi zokuhlala ezongezelweyo ezintlanu (5) kunye neendawo zokuhlala zabakhenkethi) kwiSahlulo B.

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu, iSitalato iPaterson, iHermanus neThala leeNcwadi laseStanford, iQueen Victoria Street, eStanford. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngoLwesihlanu okanye **ngaphambi koko, 28 EyoKwindla 2025**, ucaphula igama lakho, idilesi kunye neenkukacha zoghagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo yomnxeba inokwenziwa **kuMchwangcisi weDolophu, uMnu. P Roux** ngo-028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.

1. LOCALITY PLAN
PORTION 2 & 13 OF THE FARM SONDAGS KLOOF 672, CALEDON

Plan prepared by: Thian Jansen

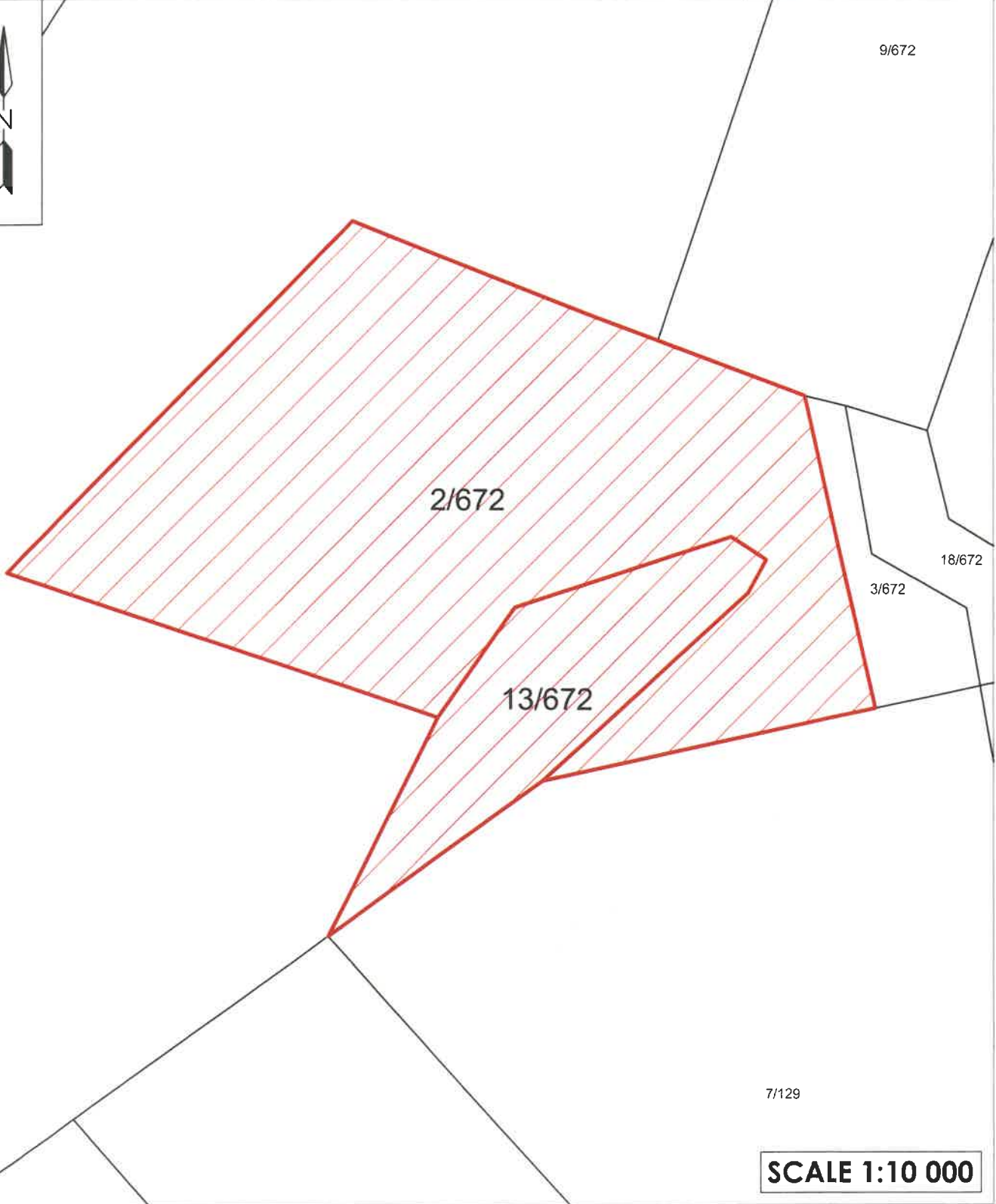
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Project Office
Town Planning & Project Management



7/129

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 |

2. PROPERTY DETAILS

| | |
|-------------------|---|
| Consultant | WRAP Project Office |
| Farm | Portion 2 and 13 of the Farm Sondags Kloof No. 672, Caledon |
| Extent | 88,0319 Ha & 17,7415 Ha |
| Zoning | Agriculture Zone 1: Agriculture |

3. BACKGROUND AND INTENT

The subject properties, Portion 2 and 13 of the Farm Sondags Kloof No. 672, Caledon, are located outside Stanford (refer to **Plan 1 - Locality Plan**). Both properties are owned by Ikonique Trust, who recently bought the farms with the intention to increase the viability of both farms.

In their pursuit of maximizing the use of these properties, the owners propose to realign the boundaries and create a more efficient operational system between the two properties.

With the proposed realignment process, the proposal is to subdivide the existing farms and create a more equal split between the two properties. It is important to note that the owner will retain both farms, and this is purely an administrative decision made to enhance the functionality of both farms. The property owners have instructed WRAP Project Office to submit a land use application and an application to the Department of Agriculture on their behalf (refer to **Annexure A - Power of Attorney**).

While proposing the realignment of the boundaries of the farm, the owners also aim to formalise tourist facilities on one of the farms that does not have large, cultivated areas. By introducing new tourist accommodation options and providing adequate tourist facilities on the property the proposal is to create new economic activities in an area where it is not currently offered. As a result, approval of the following applications is required:

- Consolidation of Portion 2 (88,0319 Ha) and Portion 13 (17,7415 Ha) of the Farm Sondags Kloof No. 672 Caledon;
- Subdivision of the consolidated farm into two portions, namely Portion A (±51,8539 Ha) and Portion B (±53,9195 Ha);
- Consent use for tourist facilities for a wedding venue;
- Consent use for additional dwelling units; and
- Consent use for tourist accommodation.



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 Consolidation of Portion 2 (88,0319 Ha) and Portion 13 (17,7415 Ha) of the Farm Sondags Kloof No. 672, Caledon.

4.2 Subdivision of the consolidated farm into two portions, namely Portion A (±51,8539 Ha) and Portion B (53,9195 Ha).

As mentioned in Section 3, the owners envision realigning the farm's boundaries, by means of the consolidation and re-subdivision of the consolidated farm into two portions.

Their intention is to create two functional farms, which is purely an administrative decision made to enhance the functionality of both farms (refer to Sections 4.3 and 4.4 for more information).

The proposal involves consolidating the two farms: Portion 2 of the Farm Sondags Kloof No. 672, Caledon (88,0319 Ha) and Portion 13 of the Farm Sondags Kloof No. 672, Caledon (17,7415 Ha). Refer to **Plan 4 – Consolidation Plan:**

| Proposed Consolidation | |
|---|-------------|
| Portion 2 of the Farm Sondags Kloof No. 672, Caledon | 88,0319 Ha |
| Portion 13 of the Farm Sondags Kloof No. 672, Caledon | 17,7415 Ha |
| Consolidated Farm | 105,7734 Ha |

The proposal is to subdivide the consolidated farm in two portions, refer **Plan 5 – Subdivision Plan:**

| Proposed Subdivision | |
|-----------------------------|-------------|
| Consolidated Farm | 105,7734 Ha |
| Portion A | ±51,8539 Ha |
| Portion B | ±53,9195 Ha |

The proposed subdivision of the consolidated farm into two more efficient portions offers significant advantages in terms of land use, agricultural productivity, and tourism development. By creating two distinct and functional farms, the land can be managed and utilized according to its specific agricultural and tourism potential, enhancing overall productivity and sustainability.

Each portion of the subdivided farm can be tailored to specific crops, livestock, or other agricultural practices, leading to more efficient and effective farming operations. This targeted approach not only results in higher yields and better resource utilization but also promotes improved environmental stewardship.

The subdivision aligns with the owners' vision to develop the farms as a tourist destination, contributing to the growth of agri-tourism in the region. By introducing tourist-related activities and accommodation, diversifying the local economy, attracting visitors and



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generating additional revenue for both the farms and the surrounding community. This approach is consistent with broader regional planning objectives that encourage the sustainable development of agricultural land and the promotion of rural tourism. Through this balanced development, the owners are contributing to the region's growth in harmony with the local environment and community needs.

Moreover, the proposal respects and preserves the rural agricultural character of the area. The subdivision and associated tourist activities are designed to complement the existing agricultural landscape rather than disrupt it. This ensures that the natural beauty and heritage of the region are maintained while allowing for modern, sustainable development.

4.3 Consent use for tourist facilities to allow a wedding venue on the proposed Portion B.

Portion 13 of the Farm Sondags Kloof No. 672 has been developed with several structures, and the owners are in the process of having these demolished due to their dilapidated state. Once approval is received, the owners will employ a local contractor to systematically demolish the existing structures, creating space for the proposed new development on the property.

Their intent is to locate the proposed structures on the historical footprints of the existing structures, utilising the disturbed area as a base for redevelopment. Once the existing structures, which include a main dwelling, three agricultural workers' accommodation, an agricultural barn, and other miscellaneous structures related to agricultural operations are demolished, the owners will submit building plans for a new main dwelling and a cottage for the farm manager to use during the property's development.

The plans will be linked to the positions depicted on the site development plan. refer to **Plan 6 – Site Development Plan**.

As part of the owner's ongoing improvements to the property and in response to identified opportunities, the introduction of a wedding venue is proposed. This venue will be split into two uses namely, the chapel where ceremonies are held and the venue where the reception will be held. Both these structures will be located on historically disturbed areas as they will be placed on the historic footings of the dwelling and the old barn. The wedding venue will be constructed as a barn fitting into the existing agricultural area and the ceremony area will include a bar area and a kitchen together with proposed ablutions situated in close proximity of the parking area. The maximum number of guests to be accommodated, will be 120.

The property has sufficient parking for the number of guests for the proposed wedding venue area, refer to **Plan 6 – Site Development Plan**.

The proposed wedding venue area aims to capitalize on the property's natural beauty, creating a picturesque setting for wedding ceremonies. This addition will not only enhance the property's appeal but also offer a unique experience for couples seeking a memorable location for their special day.



The establishment of a wedding venue area on the property will significantly boost local tourism. Wedding venues are known to attract guests from various regions, increasing the influx of visitors to the area. These visitors will likely spend money on local accommodation, dining, and other services, thereby contributing to the local economy. The wedding area will generate additional revenue streams for local businesses such as florists, photographers, and transportation services, fostering economic growth within the community.

The operation of the wedding venue will create employment opportunities for the local workforce. Roles may include event coordinators, catering staff, bartenders, and maintenance personnel. This not only provides stable jobs but also contributes to skills development and capacity building within the hospitality and event management sectors.

The wedding venue aligns with the principles of sustainable tourism by utilizing the natural landscape without extensive construction. By offering a unique ceremony space located on a historically developed area, which will minimize environmental impact and promotes an appreciation for the natural surroundings. This approach supports the municipality's vision of responsible tourism, ensuring the long-term preservation of Stanford's surrounding natural and cultural assets for future generations.

The proposed wedding ceremony area's design, to focus on the views of the fynbos and mountains, will make it a highly desirable location for ceremonies. The natural setting will appeal to couples looking for a unique and scenic backdrop for their wedding, setting this wedding area apart from traditional indoor spaces.

4.4 Consent use for additional dwelling units on Portion B.

4.5 Consent use for tourist accommodation on Portion B.

The proposal is to create additional tourist accommodation options in the area. The proposal is that the tourist accommodation will be an ancillary use to the wedding venue offering accommodation options. The advantage of this approach is the tourist accommodation could also function independently when no weddings are booked generating additional income.

The proposal is to accommodate five additional dwelling units, each approximately 200 – 250m² in extent which is aligned with the development parameters of the OMLUS, an additional dwelling unit is defined as:

“Additional dwelling units” means dwelling(s) in the Agriculture Zone 1 which are not required for the accommodation of bona fide persons involved in the agricultural practice on the property concerned.

Introducing tourist accommodation on the farms offers several benefits, especially given the extent of the farm and their limited capacity to sustain themselves solely through agricultural activities.

Firstly, **tourist accommodation provides a vital revenue stream** that can supplement the income generated from agricultural activities. Given the farm's location and its



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unsuitability for intensive, profitable agricultural farming, agricultural outputs may not be sufficient to cover operational costs and generate a substantial profit. By diversifying into tourism, the farms can access additional revenue, helping to stabilise and enhance their financial viability. This added income can then be invested in better farming practices, improved infrastructure, and the overall sustainability of the farms.

Secondly, **tourist accommodation can enhance the economic viability of the farm** by creating opportunities for increased investment and local job creation. The development of tourist facilities often requires hiring staff for operations, maintenance, and guest services, which can provide employment opportunities for local residents. Additionally, the influx of tourists can stimulate local businesses, such as restaurants, shops, and transportation services, further benefiting the community.

Moreover, **tourism can promote the preservation and enhancement of the farm's resources**. With the additional revenue from tourism, the farms can invest in sustainable agricultural practices and environmental conservation efforts. This can lead to improved land management, better resource utilization, and enhanced biodiversity, all of which contribute to the long-term health and productivity of the farms.

Tourist accommodation also provides a platform for showcasing the farm's unique features and agricultural practices. Visitors have the opportunity to experience the farm's operations firsthand, which can foster a greater appreciation for local agriculture and promote awareness of sustainable farming practices. This educational aspect of tourism can enhance the farm's reputation and attract a niche market of eco-conscious and agritourism enthusiasts.

Finally, **supporting tourist accommodation aligns with broader regional development goals**. Many regions encourage the integration of tourism with agriculture to promote balanced and sustainable growth. By supporting this initiative, local authorities and stakeholders contribute to regional objectives of economic diversification, rural development, and tourism promotion, which can ultimately lead to a more resilient and thriving local economy.

5. LAND USE ENVIRONMENT

The property is located in an agricultural area surrounded by other Agricultural Zone 1 properties. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

6. TITLE DEED

Title deed T41796/2024 of Portion 2 of the Farm Sondags Kloof No. 672, Caledon and title deed T41797/2024 of Portion 13 of the Farm Sondags Kloof No. 672, Caledon (refer to **Annexure B**) was perused and there are no restrictive conditions that prevent the proposal to consolidate and subdivide the farm portions and to obtain approval for a consent uses as motivated in *Section 4* of this report.



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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:

| AGRICULTURE ZONE 1: AGRICULTURE (AGR1) | | |
|---|---|---|
| Land Use Restrictions | | |
| Parameters | Proposal | Comply/ deviate |
| Primary use | Agriculture, Crèche, Dwelling House , Guest Rooms and Home Occupation. | 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. | Deviate 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 Buildings – Portion A: 260m ² Existing Buildings – Portion B: To be demolished Proposed Buildings – Portion B: ±2550m² (Refer to Plan 6.1 – SDP) | Comply |



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| <p>Building Lines</p> | <p>The street and common boundary building lines are determined in accordance with the area of the land unit as specified in the table below. Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m</p> | | Comply |
| <p>Height</p> | <p>The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m, provided that agricultural buildings other than dwelling units shall not exceed a height of 12,0 m, measured from the base level to the top of the structure, and where the Municipality is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height.</p> | <p>All structures are single storey and comply with the height requirements.</p> | Comply |
| <p>Parking</p> | <p>Parking and access shall be provided on the land unit in accordance with Chapter 17.1.</p> <ul style="list-style-type: none"> • Dwelling house = 2 on-site parking bays per dwelling unit • Place of assembly = 1 bay per 4 seats (wedding area) • Second dwelling = 1 bay per unit | <ul style="list-style-type: none"> • New Main dwelling house requires 2 parking bays; • Additional dwelling units requires 1 parking bay • Managers residence dwelling unit requires 1 parking bay; and • wedding venue (120 max. guests) requires 30 parking bays. <p>Total required: 38 parking bays Total provided: 80 parking bays</p> | 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, Water, Sewage and Solid Waste

The subject property is connected to the available existing networks in the area. Electricity is provided by ESKOM and the disposal of sewage is currently managed by the owners. Sewage will be collected in closed conservancy tanks that are serviced by private companies at the cost of the owners.

Water is obtained by collecting surface runoff and a proposed borehole. Portion 2 of the Farm Sondags Kloof No. 672, Caledon, has registered water rights, which may be used for the irrigation of gardens, vegetable gardens, and livestock. Refer to **Annexure C – Water Registration** for detailed information.

The second farm, Portion 13 of the Farm Sondags Kloof No. 672, Caledon, currently has no registered water rights, but they are in the process of having an existing borehole registered and obtaining a general authorisation.

The owners have appointed an environmental consultant to address the water registration on the farms and to ensure the water is allocated to the correct farm following the consolidation and subdivision.

Solid waste is collected and kept on-site and taken to the waste transfer station in the surrounding area.

Access and Egress

Access and egress to the subject property is gained from a divisional road traversing the farms. The approval and implementation of this proposal will not change this.

9. NEED AND DESIRABILITY

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

Need and desirability.

The need for the land use application 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 applications are required.

| | |
|-----------------------|---|
| Socio-economic impact | The proposed development on the subject properties is expected to have a significant socio-economic impact on the local community. By providing accommodation options for tourists and offering a wedding venue, the proposal can increase tourism activity, which may have a positive impact on the local economy. Increasing tourism activity may create new job opportunities, |
|-----------------------|---|

File 24/95

Portion 2 & 13 of the Farm Sondags Kloof No. 672

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| | <p>stimulate local businesses, and provide revenue streams for small businesses.</p> <p>Furthermore, by showcasing the natural beauty of the surrounding area, the proposal can help preserve the local environment and promote a more sustainable future for the community. This can have a positive impact on the community's well-being and future prospects, both economically and socially.</p> |
| Compatibility with surrounding uses | <p>The proposed development on the subject property is compatible with the surrounding area as it aligns with the area's existing land uses and promotes sustainable development. The surrounding properties are used for agricultural and tourism-related uses, and the proposed development is consistent with this.</p> <p>Additionally, the proposal aims to showcase the natural beauty of the surrounding area. This is compatible with the area's land uses and can help preserve the local environment. Moreover, the proposal aims to promote socio-economic growth in the area, which can have a positive impact on the local community's well-being and future prospects.</p> |
| Impact on the external engineering services | Refer to <i>Section 8</i> of this report. |
| Impact on safety, health and wellbeing of the surrounding community | It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the surrounding area as motivated throughout this report. |
| Impact on heritage | Portion 2 of the Farm Sondags Kloof No. 672 Caledon is listed in the OM Heritage Register; the structures are in the process of being demolished. Before this will occur the approval of all the necessary committees and authorities will be obtained. |
| Impact on the biophysical environment | Based on the information available, it is not expected that the proposal will have any adverse impacts on the biophysical environment. This is because the area where the proposed developments are planned have a history of being disturbed. |
| Traffic impacts, parking, access and other transport related considerations | The proposal will not have an impact on traffic, parking or access, as the subdivided portions A and B will still use the accesses as are currently being used. |



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

Impact on views, sunlight and character of the area

The subject property is located in an agricultural setting and the properties will be used for purposes aligned with the surrounding area. Due to the use being aligned, the surrounding properties are not expected to be affected by the proposed development on Portion B. The structures, therefore, it is not expected that to have an impact on the views, sunlight or character of the area.

Economic impact

The motivation above indicates that the operation of the proposed tourist facilities will create employment opportunities for the local workforce. Roles may include event coordinators, catering staff, bartenders, and maintenance personnel. This not only provides stable jobs but also contributes to skills development and capacity building within the hospitality and event management.

Opportunity cost

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

Environmental impact

A portion of the subject property is not located within an environmentally important area, with no critical biodiversity on the property. The proposed development is planned on historically disturbed areas which will ensure limited impact on the surrounding area.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located within the Riverine Environmental Management Overlay Zone, otherwise known as 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.

It is important to note that the proposed consolidation, subdivision and consent use will not have an impact in terms of the EMOZ as the development proposed is located away from this zone and can therefore, not have an impact on the overlay zone.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

File 24/95
Portion 2 & 13 of the Farm Sondags Kloof No. 672
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The subject properties are not located in the HPOZ.

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 provides the importance of non-agricultural land uses and state the economic viability thereof. These land uses include a wedding venue, tourist accommodation and tourist facilities, all of which are included in the application. The policy cites that rural tourism and recreational facilities and activities should not compromise farm production which is not the case with this application.

The policy document is considered a guideline document, and the proposed tourist-accommodation and facilities are aligned with several of the aspects contained within the document. The policy document continues to indicate that a clustered approach needs to be followed. The proposal follows this approach as all the structures for the tourist accommodation is clustered along a contour line and the tourist facility is located on the historical footprint of the existing agricultural store.

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



MOTIVATION

Throughout the PSDF, economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure that 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 options available, will have a positive impact on the Overstrand 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 district 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 that economic development take place in the OM, would ensure sustainable growth of the municipal area. As previously mentioned, the subject properties are located in an area where economic activity is low. The property owner is proposing utilising the subject property's unique location to develop another source of income that in turn will allow them to ensure employment opportunities are available on the farm. These uses, although a small economic link in the Overstrand Municipal economy, still has a role to play, which allows the proposed- and existing 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 to add additional uses to the subject properties that not considered to have a negative impact on past spatial injustices.

Spatial sustainability and Efficiency



MOTIVATION

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owner to stay on top of the requirements and movements of the demand.

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

In conclusion, the proposed realignment of boundaries of the subject properties offer a strategic and sustainable approach to rural development. By consolidating and subdividing Portion 2 and Portion 13 of Farm Sondags Kloof No. 672 Caledon into two functional units, the owners can create distinct, efficient land uses for both agricultural and tourism purposes. This administrative reorganisation not only improves the operational viability of the farms but also aligns with local planning objectives for balanced land use and rural economic growth.

The proposed wedding venue and associated tourism accommodation on Portion B provide an opportunity to capitalise on the natural beauty and historical character of the area. This scenic venue, offering views of fynbos-covered farmland and mountainous landscapes, meets growing demand for unique, nature-based event spaces while enhancing the farm's appeal as a tourist destination. The anticipated influx of guests can further stimulate the local economy, create jobs and increase patronage of nearby businesses.

Tourist accommodation is expected to provide a steady supplemental income stream, ensuring the farms' financial sustainability in the face of agricultural challenges. By diversifying revenue sources through tourism, the farms can reinvest in improved agricultural practices, infrastructure, and environmental stewardship, which are essential for long-term viability. The incorporation of additional dwelling units for tourist use also enables flexible accommodation options that generate revenue independently when the wedding venue is not in use, maximising profitability and visitor engagement.

Furthermore, the proposal reflects the region's goals for sustainable tourism by utilising existing development footprints and ensuring minimal environmental disruption. The initiative not only protects the rural aesthetic but also promotes a model of responsible tourism that supports local culture, landscape preservation, and ecological sensitivity. In supporting both agricultural and tourism uses, the project fosters a resilient local economy and aligns with regional objectives for sustainable growth, setting a precedent for balanced development in the area.

13. RECOMMENDATION

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

13.1 Consolidation of Portion 2 of the Farm Sondags Kloof No. 672, Caledon (88,0319 Ha) & Portion 13 of the Farm Sondags Kloof No. 672, Caledon (17,7415 Ha) in terms of section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;

13.2 Subdivision of the Consolidated Farm into Portion A (51,8539 Ha) and Portion B (53,9195 Ha) in terms of section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;

File 24/95
Portion 2 & 13 of the Farm Sondags Kloof No. 672
December 2024



EVALUATION & RECOMMENDATION

- 13.3 Consent use for tourist facilities for a wedding venue** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.4 Consent use for additional dwelling units** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.5 Consent use for tourist accommodation** in terms of section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



CONSOLIDATED FARM
±105,7734 Ha

Scale 1 : 2000

4. Proposed Consolidation Plan

Proposed Consolidation

Portion 2 of the Farm Sondags
Kloof 672, Caledon
=
88,0319 Ha

Portion 13 of the Farm Sondags
Kloof 672, Caledon
=
17,7415 Ha

**Proposed Consolidated
Farm Extent**
=
±105,7734 Ha

Plan prepared by: Tiaan Jansen on 2024/09/03

All distances are approximate
and subject to a survey

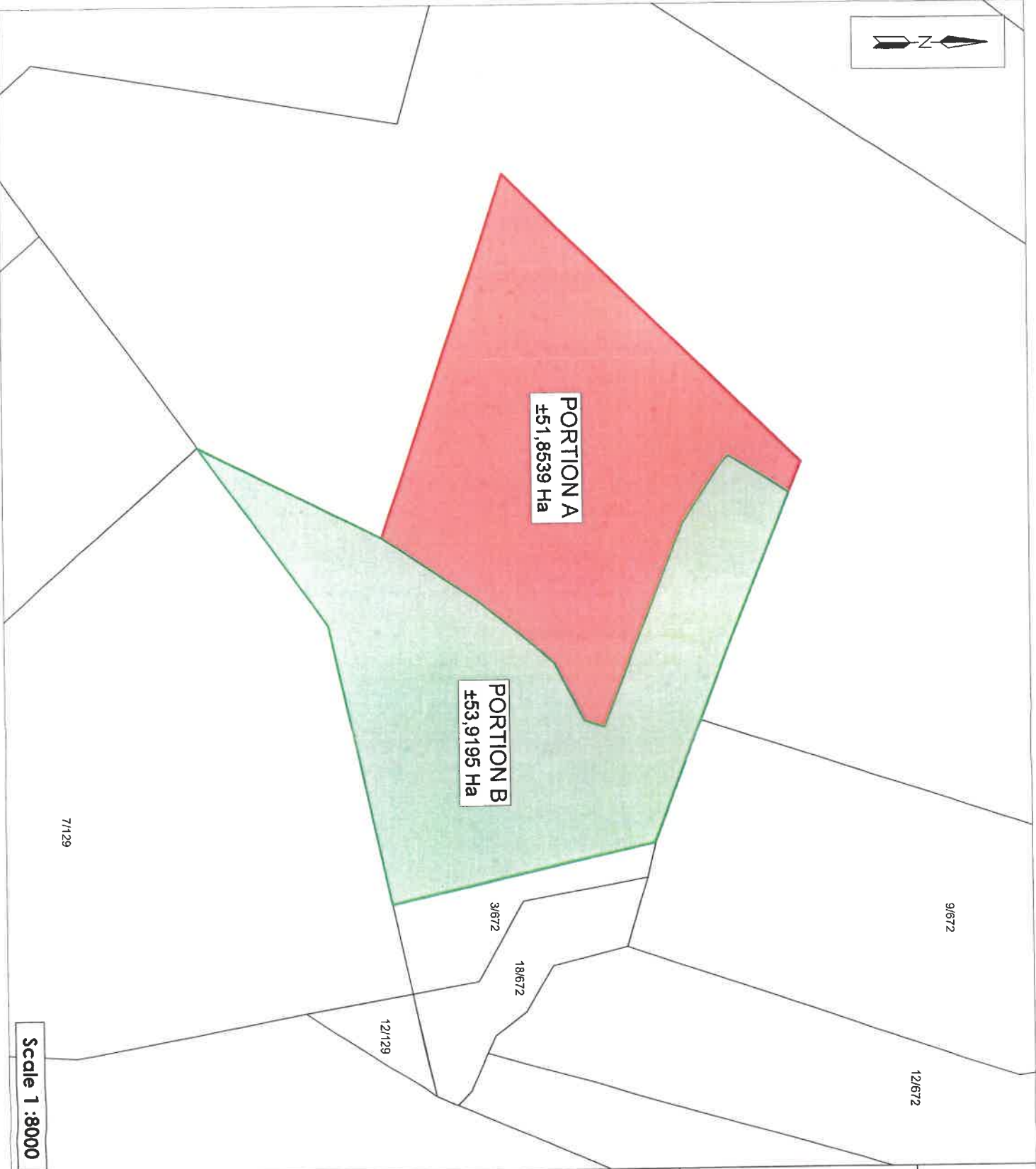
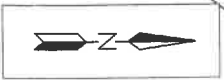
Tel: 028 313 1411

Email: admin@wrapp.co.za

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



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5. Proposed Subdivision Plan

PORTION 2 & 13 OF THE FARM SONDAGS
KLOOF 672, CALEDON

Proposed Subdivision

Proposed Portion A
= **±51,8539 Ha**
Proposed Portion B
= **±53,9195 Ha**

Plan prepared by: Thina Jansen on 2024/09/04

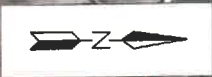
All distances are approximate
and subject to a survey

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Team Planning & Project Management



PORTION A
±51,853.9 Ha

PORTION B
±53,919.5 Ha

Scale 1 :8000

5. Proposed Subdivision Plan

PORTION 2 & 13 OF THE FARM SONDAGS
KLOOF 672, CALEDON

Proposed Subdivision

Proposed Portion A
= **±51,853.9 Ha**

Proposed Portion B
= **±53,919.5 Ha**

Plan prepared by: Tilton Jansen on 2024/09/04

All distances are approximate
and subject to a survey

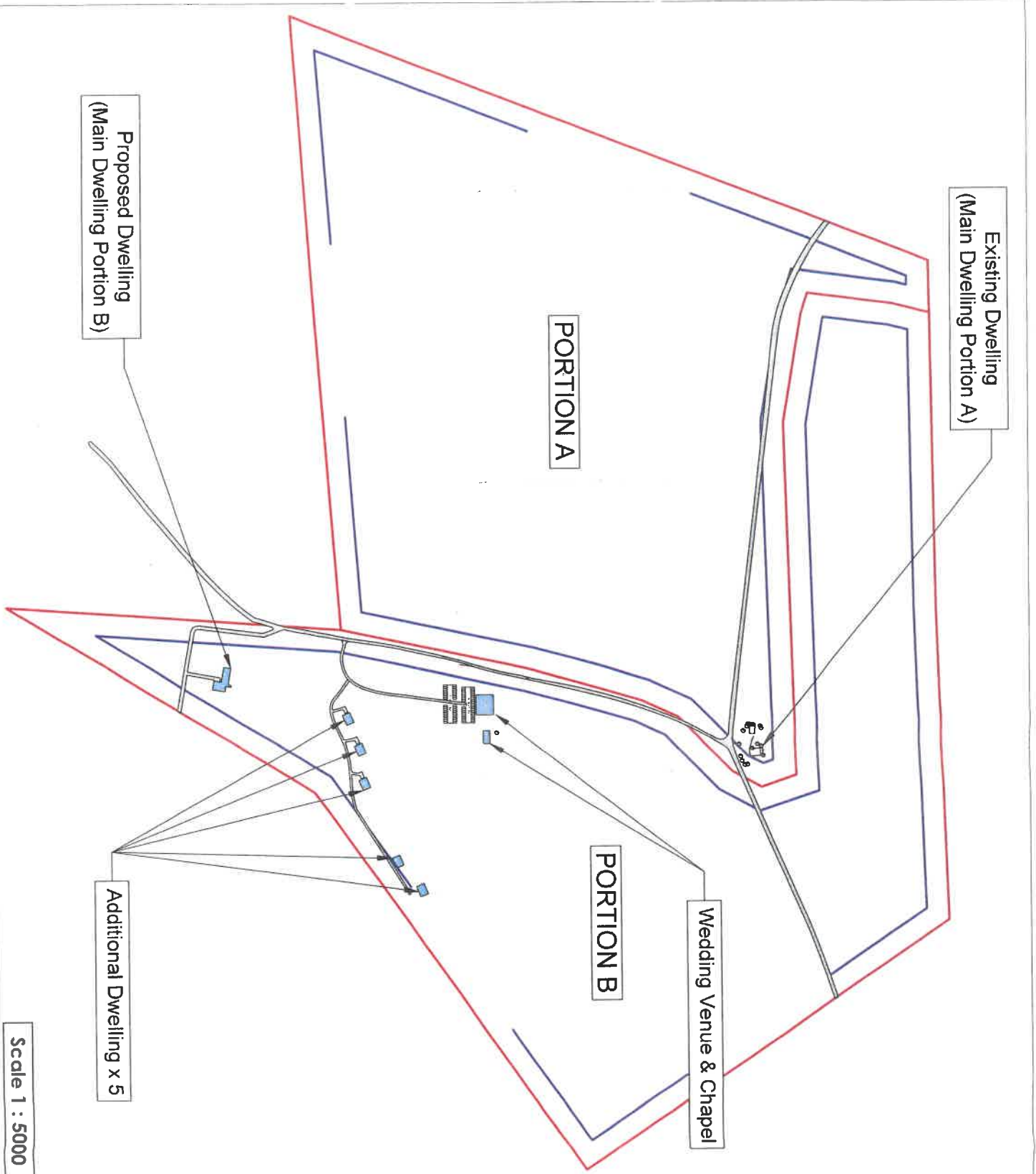
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6. SITE DEVELOPMENT PLAN

| Structures of Portion A | |
|-------------------------------------|--|
| Proposed | Approximate Extent |
| 1. Existing Dwelling & Outbuildings | 260m ² |
| TOTAL | 260m² |
| Structures of Portion B | |
| Proposed | Approximate Extent |
| 1. Wedding Venue | 600m ² |
| 2. Chapel | 200m ² |
| 3. Additional Dwelling Units | 200m ² - 250m ² Each |
| 4. Proposed Dwelling | 400 - 500m ² |
| TOTAL | 2550m² |

Plan based on plan prepared by Holloway and Doveil Architects
 Plan prepared by: Thlon Janzen on 2024/12/10

All distances are approximate and subject to a survey

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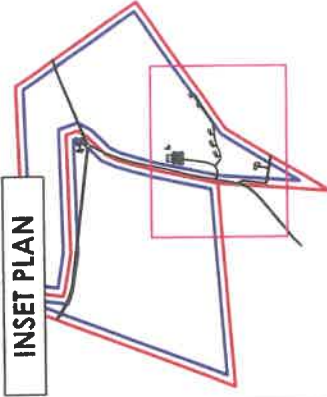
Scale 1 : 5000



6.1 INSET SITE DEVELOPMENT PLAN PORTION B

| Structures of Portion B | | Approximate Extent |
|-------------------------|---------------------------|--|
| Proposed | | |
| 1. | Wedding Venue | 600m ² |
| 2. | Chapel | 200m ² |
| 3. | Additional Dwelling Units | 200m ² - 250m ² Each |
| 4. | Proposed Dwelling | 400 - 500m ² |
| TOTAL | | 2550m² |

INSET PLAN



Plan based on plan prepared by Holloway & Doveel Architects

Plan prepared by: Thian Jonsten on 2024/12/10

All distances are approximate and subject to a survey

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Street Hermanus, 7200



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Wedding Venue & Chapel

Additional Dwelling x 5

Proposed Dwelling
(Main Dwelling Portion B)

Scale 1 : 2000