

MUNISIPALITEIT OVERSTRAND
GEDEELTE 156 VAN DIE PLAAS
BAARDSCHEERDERS BOSCH NR. 213,
AFDELING BREDASDORP: AANSOEK OM
VERGUNNINGSGEBRUIK: TOWN & COUNTRY
CREATIVE LAND SOLUTIONS NAMENS CM
RILLEMA

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), word hiermee kennis gegee vir 'n aansoek wat ontvang is wat van toepassing is op die bogenoemde eiendom, naamlik:

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening, om 'n wynmakery en wynproefasiteit op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za voor of op **Vrydag, 13 September 2024**, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

DGI O'Neill
MUNISIPALE BESTUURDER
 Munisipaliteit Overstrand
 Posbus 20
HERMANUS
 7200

Munisipale Kennisgewing Nr. 117/2024

OVERSTRAND MUNICIPALITY
PORTION 156 OF THE FARM
BAARDSCHEERDERS BOSCH NO. 213,
BREDASDORP DIVISION: APPLICATION FOR
CONSENT USE: TOWN AND COUNTRY
CREATIVE LAND SOLUTIONS ON BEHALF OF
CM RILLEMA

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of an application received applicable to the abovementioned property, namely:

Consent use

Application in terms of Section 16(2)(o) of the By-Law, to accommodate a winery and wine tasting facility on the property.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **Friday, 13 September 2024** quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment 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.

DGI O'Neill
MUNICIPAL MANAGER
 Overstrand Municipality
 P O Box 20
HERMANUS
 7200

Municipal Notice No. 117/2024

UMASIPALA WASE-OVERSTRAND
INXALENYE 156 YEFAMA I-
BAARDSCHEERDERS BOSCH NO. 213,
KWICANDELO LASEBREDASDORP: ISICELO
SOKUFUMANA IMVUME
YOKUSEBENZISA: ABAKWA-TOWN AND
COUNTRY CREATIVE LAND SOLUTIONS
EGAMENI LIKA-CM RILLEMA

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo ngokumayela nepropathi echazwe ngasentla, ukuba:

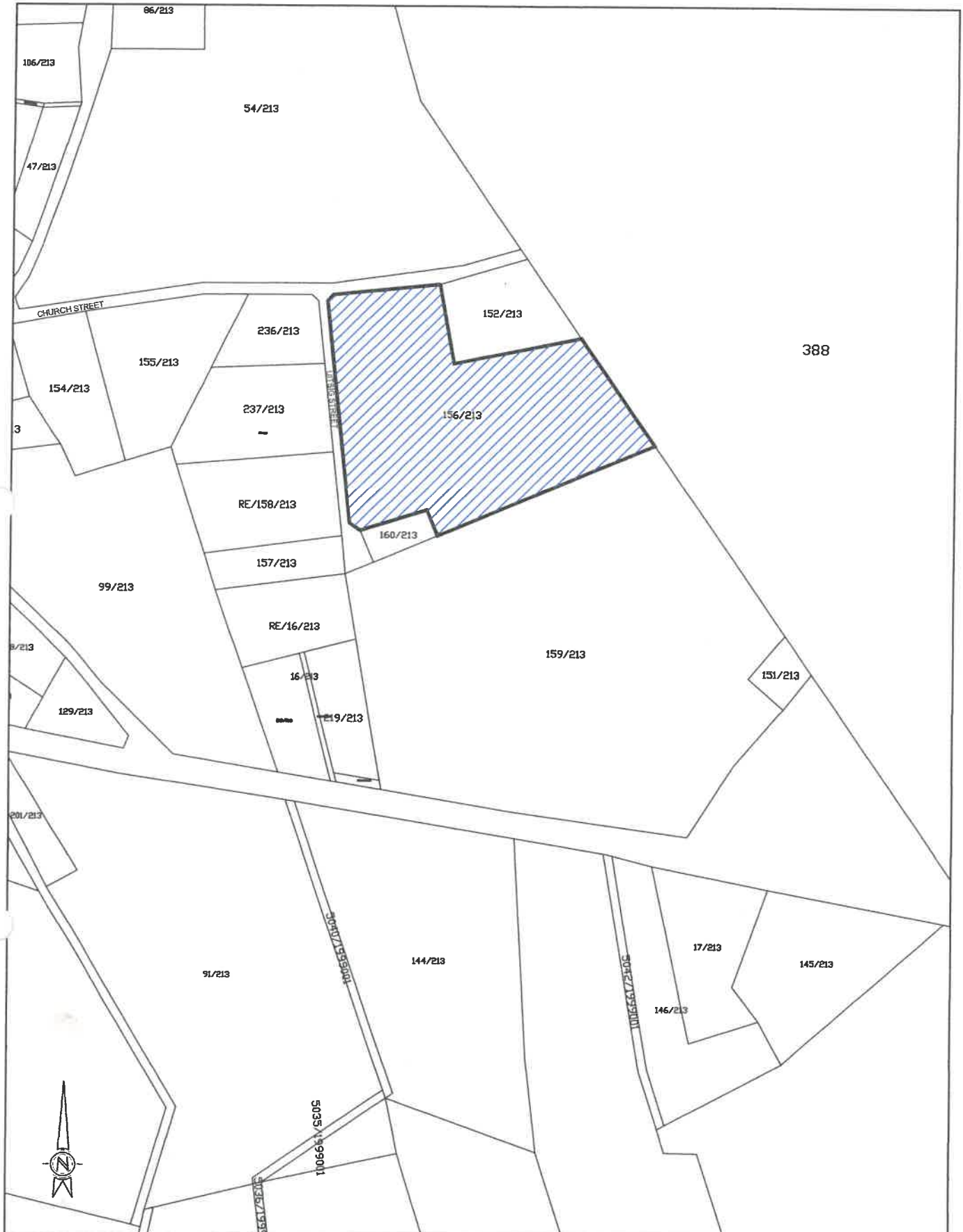
Imvume yosetyenziso:

Isicelo ngokumayela neCandelo 16(2)(o) loMthetho kaMasipala ukuze kubekho indawo yokwenza iwayini nendawo yokungcamla iwayini kwipropathi.

linkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, Hermanus nakwithala leencwadi lase Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotyama lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi komhla we **13 EyoMsintsi 2024** uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mnu. SW van der Merwe** kwa-028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.


DGI O'Neill
UMPHATHI KAMASIPALA
 Umasipala iOverstrand,
 Ibhokisi yePosi 20
HERMANUS
 7200

Inothisi kaMasipala iNomb. 117/2024



Town & Country
Creative Land Solutions
 P.O. Box 1085
 Bredasdorp
 7280
 Tel. 028 424 1545
 Fax. 028 425 2085
 E-mail: towncountry@vodamail.co.za

PROJECT
**LOCALITY PLAN: PORTION 156 OF FARM 213,
 BREDASDORP DIVISION
 OVERSTRAND MUNICIPALITY**

 **Town & Country**
Creative Land Solutions

Land Surveyors • Town Planners

DRAWN	CHECKED
LT	LT
SCALE	DATE
1: 2 500	MAY 2024
DWG No.	REVISION
Notes:	



OVERSTRAND MUNISIPALITEIT
 REKORDBEHEER
 27 MAY 2024
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY

Land Surveyors • Town Planners

REF: BRE/3152

20 May 2024

For Attention: Mr Schalk van der Merwe
 Overstrand Municipality
 P.O Box 20
 Hermanus
 7200

TP - A Theart
 (S vd Merwe)

Sir

PROPOSED CONSENT USES FOR A BOUTIQUE WINERY AND TASTING FACILITY: PORTION 156 OF FARM BAARDSCHEERDERS BOSCH NO 213, DIVISION BREDASDORP

With reference to the above, please find attached the following:

1. A Motivation Report
2. Overstrand Application Form
3. Title Deed
4. Power of Attorney
5. Locality Plan
6. Diagram
7. Site Plan
8. Proof of payment of application fees

We hope you find the above in order.

Yours Faithfully

Louna Truter
 For Town & Country

FILE NO. Pth 156/213
 Baardscheerdersbosch
 SCAN NO.
 COLLABORATOR NO.
 2053222

MOTIVATIONAL REPORT

PROPOSED CONSENT USE FOR A BOUTIQUE WINERY AND TASTING FACILITY: PORTION 156 OF FARM NR 213, BREDASDORP DISTRICT

Ref. BRE/3152

1. INTRODUCTION & BACKGROUND

This office was appointed by Caroline Rillema to prepare the town planning application for a consent use on Portion 156 of Farm Baardscheerders Bosch No 213, Bredasdorp. The application is required to allow for a boutique winery and very small tasting and sales facility inside the cellar on the farm.

Caroline Rillema is an established wine retailer and also boutique wine maker. Her wine trade under the label Celestina, meaning 'little celestial one'. She bought the property in 2004 and established a small vineyard shortly after. She's now seeking to apply for a winery on the farm from where the grapes of the farm, can be processed. The wine was previously made at a cellar close to Elim. The owner would like to now make her own wine on site in an existing building.

Application is made for a consent use to allow for a small winery and tasting facility on the farm, to ensure that planning approvals and the required liquor licenses are in place.

2. APPLICATION

Application is made for:

- A Consent Use for an agricultural industry (winery), to include a tasting room and sales on the "Agriculture Zone I" zoned property; The Overstrand Municipality Land Use Scheme is applicable.

In terms of the Overstrand Municipality Land Use Scheme: "agricultural industry" means an enterprise for the processing of agricultural related products on or close to the land unit where these agricultural products, whether land, or marine-based (such as aquaculture), are grown, harvested and raised where processing in such proximity is necessary due to the nature, perishability and fragility of such agricultural products or promotion of tourism related activities,

and includes, inter alia, dairies, wineries, distilleries, olive processing facilities, breweries and other facilities required for the processing of agricultural products where produce packed is not produced on the land unit but does not include service trades;

“winery” means a place where wine is made and may include a selling point to the general public, tasting facilities and the provision of light meals but does not include a distillery and restaurant’

At this point, it should be noted that the EIA Regulations (Listing notices of 2017), as amended and promulgated in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) are not applicable to the subject property as:

Listing Notice 1

(8) the development of related operation of hatcheries or agri-industrial facilities outside industrial complexes where the development footprint covers an area of 2000 square meters or more.

The area used for the winery is only 73m² and will therefore be less than 2000 square meters.

(27) The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-

(i) the undertaking of a linear activity; or

(ii) maintenance purposes undertaken in accordance with a maintenance management plan.

No area will be cleared, as the proposal is inside an existing farm building.

(28) Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

The area is outside an urban area, no new land will be developed.

(56) The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometer-

(i) where the existing reserve is wider than 13,5 meters; or

(ii) where no reserve exists, where the existing road is wider than 8 metres;

excluding where widening or lengthening occur inside urban areas.

No roads will be widened by more than 6 metres, or lengthened by more than 1 kilometre.

All roads are existing.

Listing Notice 3

(4) The development of a road wider than 4 metres with a reserve less than 13,5 metres. Areas outside urban areas;

(aa) Areas containing indigenous vegetation;

(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined;

No new roads area created.

3. PROPERTY DESCRIPTION

Portion 156 of Farm 213 Bredasdorp RD is registered under T938/2004. GPS coordinates of the farm is 34°35'16.44"S and 19°34'.30.71"E.

TOTAL AREA	3,1397ha
REGISTERED OWNER	Caroline Maaïke Rillema
Boundaries: North	Church Street and Portion 43 of Farm 213
East	Farm 388
South	Portions 159 and 160 of Farm 213
West	Portions 236, 237, 158, 157, 16 and 213 of Farm 213

The subject property is located on the eastern side of Baardskeerdersbos. The farm falls under the jurisdiction of the Overstrand Municipality and is situated amongst other farm portions in this area. The farm is developed with a dwelling and outbuildings, with the majority of the farm planted with vineyards. Please see attached a locality plan.



Aerial image, indicating the farm extent.

4. TITLE DEED CONDITION

There is a condition in the title deed in favour of the Provincial Administration of the Western Cape under the provision of Act 21 of 1940:

1. Daar mag slegs van bestaande toegange tot die Afdelingspaaie gebruik gemaak word. Ingeval dit nodig mag word om 'n bestaande toegang te verskuif of 'n nuwe toegang daar te stel waar 'n erf op die oomblik geen toegang het nie, moet aansoek daarvoor gerig word aan die padowerheid.

2. Met die uitsondering van bestaande strukture mag geen strukture van enige aard op enige erf binne 'n afstand van 95m vanaf die middel van die Afdelingspaaie opgerig word sonder die goedkeuring van die Beherende Gesag nie.

3. Die erwe mag slegs vir bona fide residensiële doeleindes gebruik word en slegs sulke strukture wat daarmee gepaard gaan, mag daarop opgerig word. Waar daar tans grondgebruike bestaan ander as residensieel, moet aansoek vir goedkeuring daarvoor aan die Beherende Gesag gerig word.

In response to conditions 1 and 2, it can be confirmed that no access is taken from any provincial / district road to Portion 156 and that the development is further than 95m.

In response to condition 3, it should be mentioned that the farm is used for agricultural purposes, as per its zoning. Application is then made to allow for the small 75m² winery to be able to process grapes from the farm. It is not believed that this limited activity will have a notable impact on any provincial / district road.

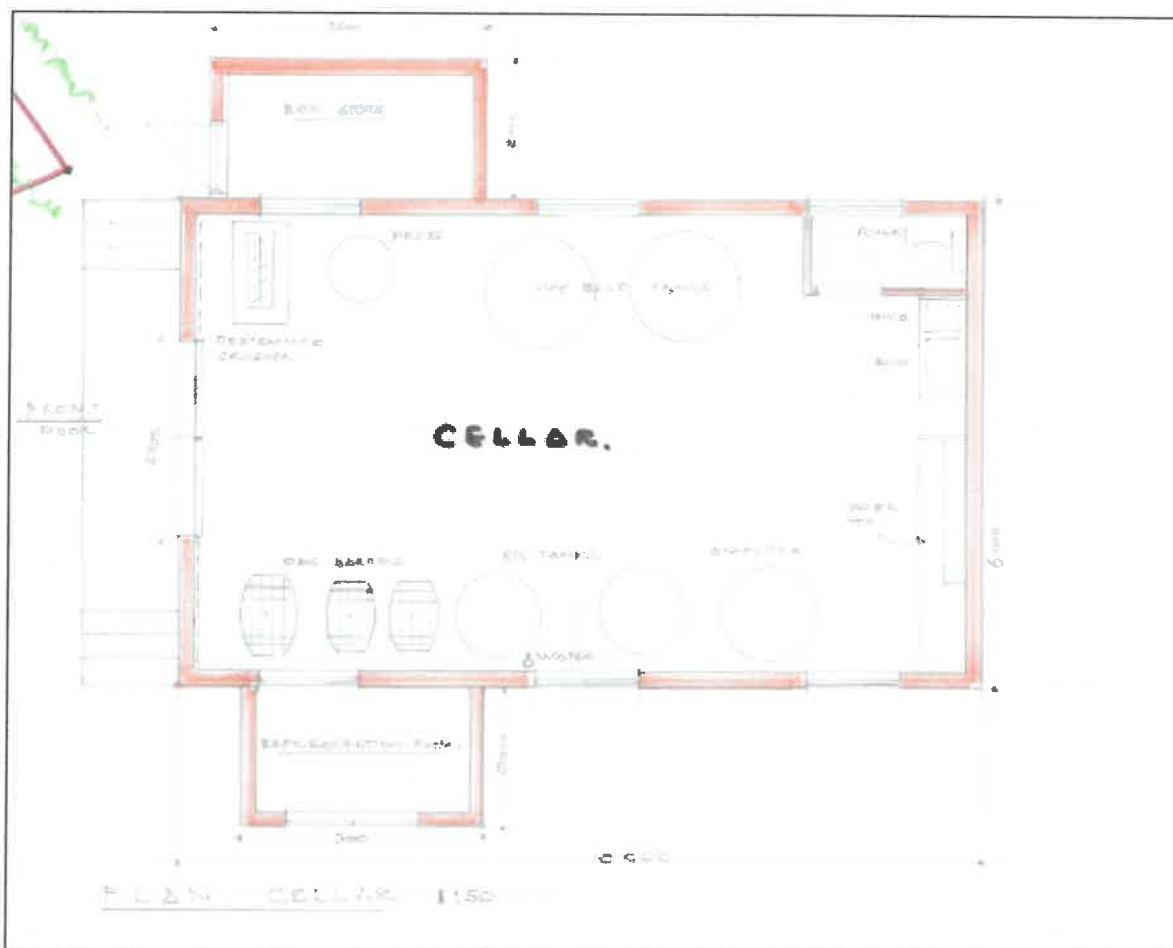
5. CURRENT ZONING

The subject property is zoned as "Agriculture Zone I" in terms of the Overstrand Integrated Zoning Scheme. No change in zoning is proposed and the primary use remains agriculture.

6. THE DEVELOPMENT PROPOSAL

Due to the farm being small, the Remainder of Portion 156 of Farm 213 has limited agricultural potential. The farm was developed with approximately 1,2ha of vineyards and include Sauvignon Blanc, Semillon, Shiraz and Grenache Noir. Water for irrigation is obtained from their own dam, but is hardly ever used since very little irrigation is required after the vines are established in this area.

The application is for a maximum 10-ton boutique winery, that will represent a niche, exclusive, small wine brand. Approximately 5000 bottles of wine will be produced per year. Everything is as far as possible done by hand. The winery is accommodated in the existing barn. A section of the buildings will be used to warehouse the wine, another for refrigeration purposes and the rest as the cellar. Tasting on appointed will also be accommodated inside the cellar area.



Floor plan of the cellar.

Only grapes harvested on Portion 156 of Farm 213 will be used in the cellar. It is not anticipated that any grapes will be bought in. The cellar will have a storage capacity of approximately 5 000 liters.

The barn, in which the cellar is located, has a footprint of 73m². All infrastructure is in place and water and electricity is available at the building. Bottling of the wine will be done with a mobile bottling unit and doesn't require any permanent infrastructure.

Approximately 6000 liters of water is required for wine production and cleaning purposes per year. Water required for the wine production and also cleaning is very little and is mostly obtained from rainwater harvesting. All access water will be collected and recycled for re-use in the cellar. Water will be screened to collect all solid material.

Grape skins will be dried and then sprinkled in the vineyard as compost. Any other solid waste will be sold to Brenochem.

The facility will not have any visual impact since it is located inside an existing building, underneath a clump of bluegum trees. It is not visible from any public road.

The tasting facility will be open on appointment only and will be accommodated inside the small cellar, amongst the wine barrels. Parking will be provided at the main house and visitors will walk to the cellar.



Photo 1. Photo of the barn in which the winery is proposed.

7. ACCESS & ADDITIONAL TRAFFIC

- Access to the farm is existing and taken from Church Street.
- Parking is provided at the main house as prescribed by the relevant regulations.
- The proposed winery will not attract high volumes of traffic, with the winery being small and the wine tasting only available on appointment.
- There is an open area in front of the cellar building, that will be used for loading and offloading.

8. SERVICES

Water

A rainwater harvesting tank are already in place next to the cellar, but water can also be obtained from the dam next to the cellar.

Sewerage

A closed system conservancy tank is used and will be emptied by the Municipality as required.

Electricity

Electricity is provided by ESKOM and already available at the cellar building.

Rubbish removal

All rubbish that cannot be recycled, will be removed to a licensed municipal dumping site.

Cellar Effluent

It is estimated that approximately 50m³ of effluent will be generated annually from the cellar. Effluent will however be screened and recycled.

9. ENVIRONMENTAL APPLICATION

A basic assessment in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) will not be required, since none of the regulations are triggered.

10. EXISTING POLICY FRAMEWORKS

10.1 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK

From the document the following:

'Overstrand Municipality works towards creating a An Environmentally Sustainable and Resilient Overstrand

Environmental management towards achieving sustainability is a vital component of sound urban and regional planning. It can be explained as a combination of spatial planning and land-use management of urban and rural areas, focused at meeting the needs of the current population without unduly compromising the natural environment or the ability of future generations of meeting their needs. A key component of environmental sustainability is environmental resilience, referring to the ability of ecosystems to recover from the impacts of natural hazards in the short to medium term and to adapt to future scenarios such as climate change in the long term. Some landscape features are more likely to support biodiversity resilience to climate change than others.

The key contributors to achieving an environmentally sustainable and resilient area are spatial planning and design that considers environmental attributes and physical constraints, judicious rural land-use management and the safeguarding of biodiversity features that provide key ecosystem services. Areas important for climate change resilience need to be managed and conserved through a range of mechanisms including land-use planning, environmental impact assessments, protected area expansion, and collaboration with industry sectors to minimise their spatial footprint and other impacts.

One of the important aims will be to Protect Biodiversity and agricultural resources. This can be achieved through:

- i. The existing pattern of development should be maintained and the establishment of new nodes or settlements should not be encouraged. If, however, the Municipality deem a new node or settlement to be desirable, the proposed development thereof should take place in a manner consistent with the overarching long term vision and spatial directives of this MSDF.*
- ii. Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles.*
- iii. Prevent unsustainable change in land use of biodiversity rich rural areas, existing agricultural activity and soil with agricultural potential to other uses.*
- iv. Ensure that existing agricultural activity and soils with high production potential is retained.*
- v. Minimise the fragmentation of rural land by managing rural development based on the Overstrand SDF Rural Land Use Policy.*
- vi. Subdivision of agricultural land should be strongly resisted except where it is consistent with the requirements as stipulated by Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) and the related policy of the responsible department (SDF Policy P.1, 2006).*
- vii. The desirability of designating mining areas should take into account the worth of the material to be extracted against the long term costs to the visual quality of the area, the potential loss in agricultural production, as well as the impacts on existing rights of neighbouring property owners*

The Spatial Development Framework indicates that Baardskeerdersbos has a rural residential and associated agricultural production function. It is noted that: 'The majority of the privately owned land in the northern part of the settlement consist of biodiversity corridors and was therefore included in an urban conservation EMOZ.

The document notes that the following should be promoted:

- the role of the area as an agricultural zone of special significance.
- appropriately scaled tourism development based on the agricultural and heritage value of the region;
- rural cottage industries;
- appropriate residential development on a scale and in a form that retains the village character of Baardskeerdersbos;
- the role of the area as an agricultural zone of special significance;
- appropriately scaled tourism development based on the agricultural and heritage value of the region.

The document indicates Portion 156 of Farm 213 outside the Urban Edge.

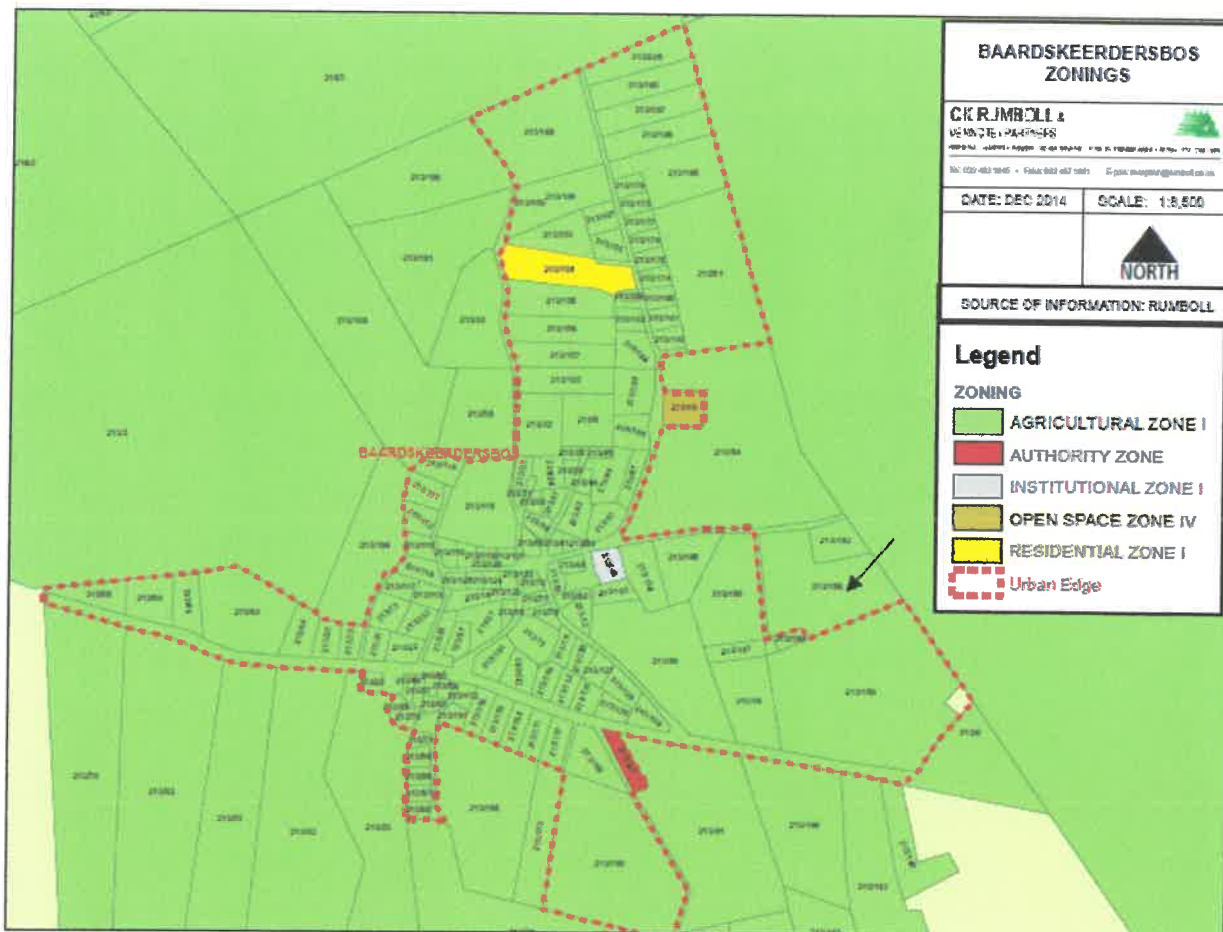
The proposal complies with this document, seeing that the winery is located in an existing building and of a very small scale. The tourist facility is of an appropriate scale and will not have an impact on the agricultural or heritage value of the area.

10.2 OVERSTRAND GROWTH MANAGEMENT STRATEGY

The Overstrand Growth Management Strategy is not applicable to Baardskeerdersbos, since no significant densification is proposed.

10.3 BAARDSKEERDESBOS PRECINCT PLAN

A Precinct plan was drafted by a multi-disciplinary professional team and finalised in 2015. The team was appointed by the Department of Rural Development and Land Reform. In this precinct plan Portion 156 of Farm 213 is indicated as outside the proposed Urban Edge, please see below.

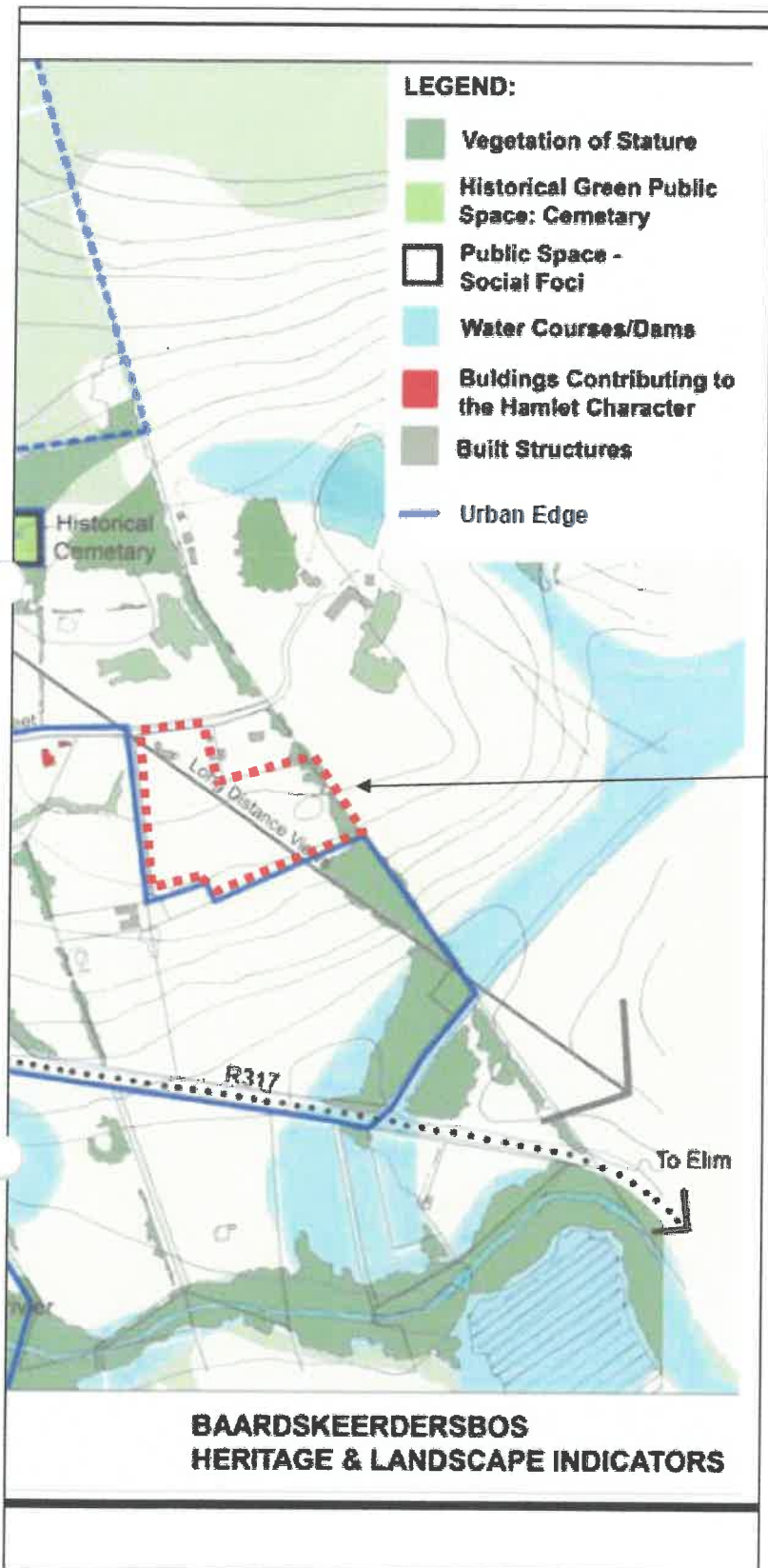


Extract from the zoning plan, indicating the position of the Urban Edge.

Development Parameters proposed in this document:

7.1.2 Development parameters:

1. Erven in the Hamlet portion should be a minimum of 4000m².
2. The architecture should conform to the Cape vernacular and in particular with regards to mass, form and height.
3. The landscaping on large erven should be more intense, and agriculture is encouraged.
4. Permission to be sought from local authority to build an additional dwelling. The footprint of the additional dwelling should be smaller than the footprint of the main dwelling.



Portion 156 of Farm 213

Heritage and Landscape indicators applicable to Portion 156 of Farm 213

From this document no buildings or vegetation were indicated to be of high conservation significance. No vegetation will however be removed for the proposed winery.

10.4 MUNICIPAL HERITAGE AND ENVIRONMENTAL OVERLAY ZONE REGULATIONS

The purpose of the Overlay Zones is 'to protect and manage undeveloped conservation-worthy public owned land within the Overstrand's urban edge, and adjacent buffer areas, while promoting the retention of viable priority ecological corridors in areas that are to be developed, to ensure an integrated 'conservation and development' approach that will enhance living conditions for the communities of the Overstrand'.

An Ecological corridor is indicated on the EMOZ-plan over Portion 156 of Farm 213. The majority of the farm has been agriculturally developed more than 20 years ago, but no additional disturbance is envisioned. The proposed cellar area is in a shed that was developed on an old footprint and did not disturb any natural vegetation. There are no heritage conservation worthy buildings on the farm.

10.5 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF)

The PSDF is prepared at a provincial level and therefore sets out important principles that inform decision making at a local level. The document contains a complex set of policies that are applicable to the whole province. The most applicable challenges and opportunities set forth in this case are:

- Undeveloped potential in tourism markets, especially in some rural areas where new product opportunities for cultural, adventure and ecotourism exist. This potential should be utilised, but in an environmentally responsible manner;
- Environmental damage due to inadequate environmental management. Uncontrolled growth and development will start affecting the 'landscape' resource. A symbiotic relationship needs to be developed where features are protected as assets for tourism, while tourism generates the motivation and finances to protect environmental resources;

- Linking of tourism resources by theme, promotion, product differentiation, transportation can create a better offer, thereby drawing a larger market;
- Increase variety of tourist attractions and activities in focus areas to induce tourists to stay longer, and encourage returns;

10.6 SECTION 42 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) AND CHAPTER 6 OF THE LAND USE PLANNING ACT (LUPA)

The Spatial Planning and Land Use Management Act (SPLUMA) and Land Use Planning Act (LUPA) are applicable. One of the main objectives of these acts is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA and Chapter 6 of LUPA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- development principles set out in Chapter 2 of SPLUMA
- protect and promote the sustainable use of agricultural land
- national and provincial government policies
- the municipal spatial development framework; and take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

SPLUMA and LUPA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial justice
2. Spatial sustainability
3. Efficiency (optimising the use of existing resources and infrastructure)
4. Spatial resilience (allow for flexibility in spatial plans)

5. Good administration

Compliance with SPLUMA & LUPA Principles:

As discussed in this report, this development proposal is consistent with the approved statutory y spatial policy framework for the area, as well as the Provincial Spatial Development Framework. The table below indicates how the proposed development will be consistent with the SPLUMA principles.

SPLUMA & LUPA Principle	Compliance
Spatial Justice	The cellar and tasting facility will contribute towards strengthening existing tourist facilities in the area, by providing visitors with an alternative experience, thereby giving them reason to visit the area for longer and more often.
Spatial Sustainability	<p>The proposal is in line with existing overhead planning documents.</p> <p>The development proposal is sensitive to the natural environment and developed agricultural land by accommodating the proposal inside an existing building.</p> <p>It's got a small infrastructure and services footprint that already exists.</p>
Spatial Efficiency	<p>The proposed uses make use of existing resources.</p> <p>The development add value to the existing farm activities.</p>
Spatial Resilience	The proposed uses will help to make the existing farm activities economically more sustainable.

Good Administration	This principle has no direct bearing on the application; however, the Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.
----------------------------	--

11. DESIRABILITY

11.1 Title Deed

- There are conditions in the title deed in terms of Act 70 of 1970. Comment and approval are sought from the Western Cape Department of Road Planning.

11.2 Physical Characteristics of the Property

- The proposed uses will not impact negatively on the physical characteristics of the property, since no additional permanent structures are proposed outside the existing built-up area.

11.3 Overhead Planning

The project complies with the overhead planning for the area:

- The proposal is in line with the Spatial Development Framework and other overhead planning documents for this area by making use of existing infrastructure, having an environmentally friendly approach and by maintaining agricultural land.

11.4 Compliance with SPLUMA & LUPA

The proposal is in compliance with the principles of SPLUMA & LUPA.

11.5 Agricultural Activities

The consent use will diversify the use of the farm, without impacting on the agricultural potential of the farm, or impacting on the integrity of the environment.

16.6 Character of the Area

The area surrounding the farm is characterised by agricultural uses and rural dwellings. With no significant additional structures proposed, the facilities will fit in with the character of the area, without having a negative impact.

11.7 Visual Impact

The proposed use will be entirely inside an existing building and will not have any visual impact. It is also not visible from a public road or surrounding properties.

11.8 Potential of the Site

By making use of existing infrastructure, inside existing buildings, optimal use is made of available resources. The use will not have any impact on existing farming activities or on any sensitive environmental area.

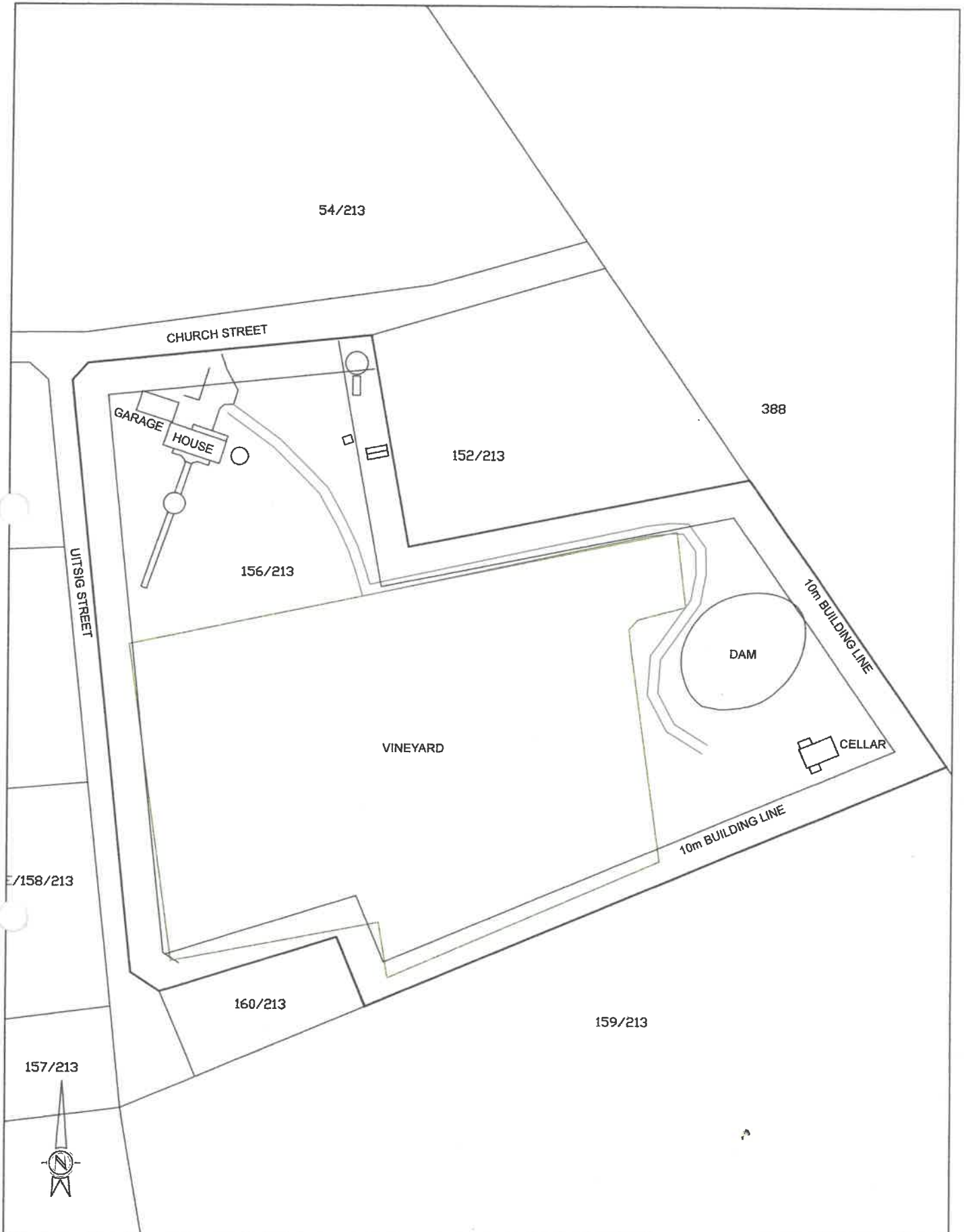
The farm has, as mentioned earlier, limited agricultural potential. The winery, along with the vineyards, will contribute towards making the farm more sustainable.

11.9 No impact on Existing Rights

Given the fact that the proposal is consistent with spatial planning policy, and the fact that these facilities are located inside existing buildings, it is the considered opinion that the proposed application will not have an undue impact on any of the existing land use rights.

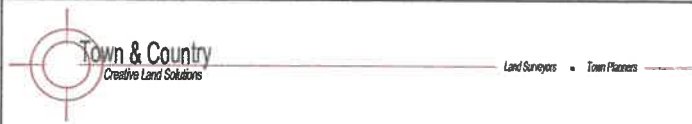
12. CONCLUSION

The proposed consent use will result in a low impact development, making use of infrastructure and resources that are already available and in place. The proposal will not have an undue negative impact on surrounding neighbours. The consent use will not impact negatively on the character of the farm. The proposal is in line with national and provincial legislation, as well as policy documents and is acceptable in terms of desirability. A use of this nature contributes towards strengthening the entire tourism market.



Town & Country
Creative Land Solutions
 P.O. Box 1085
 Bredasdorp
 7280
 Tel. 028 424 1545
 Fax. 028 425 2085
 E-mail: towncountry@vodamail.co.za

PROJECT
**SITE PLAN: PORTION 156 OF FARM 213,
 BREDASDORP DIVISION
 OVERSTRAND MUNICIPALITY**



DRAWN LT	CHECKED LT
SCALE 1:1500	DATE MAY 2024
DWG No. BRE/3152	REVISION
Notes: ALL AREAS AND DISTANCES SUBJECT TO SURVEY	

