

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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**6. REMAINDER ERF 3969, 272 SEVENTH STREET, VOëLKLIIP, HERMANUS,  
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: A LOUW**

**Rem Erf 3969 HVK(2718)**

**H van der Stoep (028) 313 8900**

**Hermanus Administration**

**16 February 2015**

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**RESOLVED :**

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Remainder Erf 3969, Voëlkliip in order to relax the lateral building line from 2m to 1,125m and 0m, respectively and the rear building line from 2m to 0m to accommodate existing buildings, which consists of a garage and maid's quarters., **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the relaxation of the building lines as indicated on plan no. 25102014, as submitted with the application;
  - (b) that no future extensions transgressing the building lines be allowed;
  - (b) that building plans be submitted to the Building Department for approval;
  - (c) that the use of the structures transgressing the building lines are used for a garage and maid's quarters;
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



Erf 3969 Voelklip  
Locality Map



THIS WAS A EMPTY SITE IN 1998 AND VALUED AT R150,000  
BUILDINGS ERECTED IN 1999

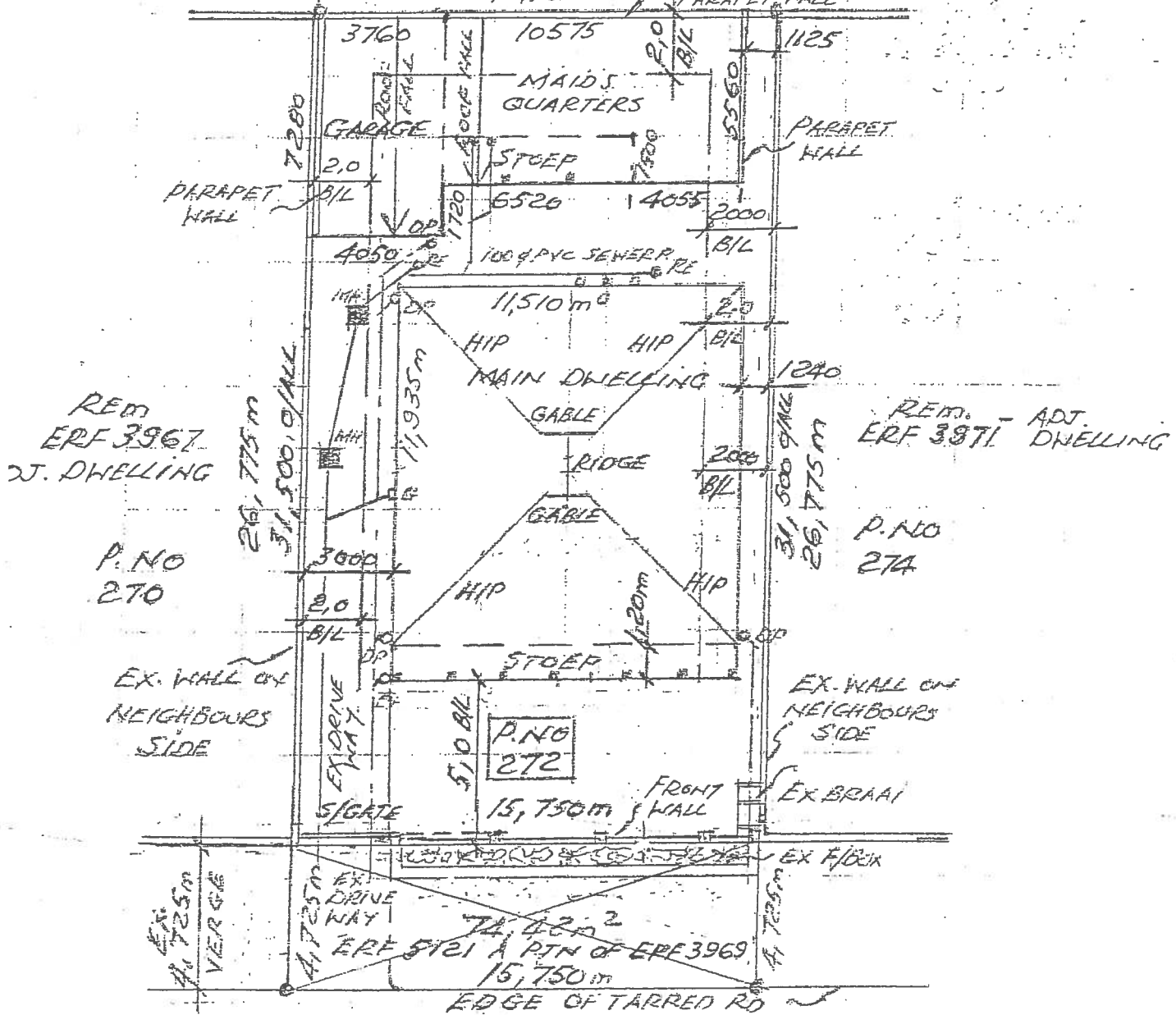
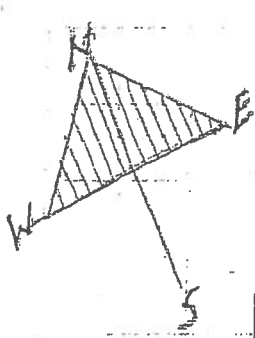
• AREA OF REM OF ERF 3969  
 = 496,125 m<sup>2</sup>

• AREA OF ERF 5121 A PORTION  
 OF ERF 3969 HERMANUS = 74,42 m<sup>2</sup>

AREA = 496,125 m<sup>2</sup> - 74,42 m<sup>2</sup>

= 421,705 m<sup>2</sup> TITLED EED READS  
 421,00 m<sup>2</sup>

ERF 3970  
 HERMANUS  
 ADJ. DWELL. 15,750 m

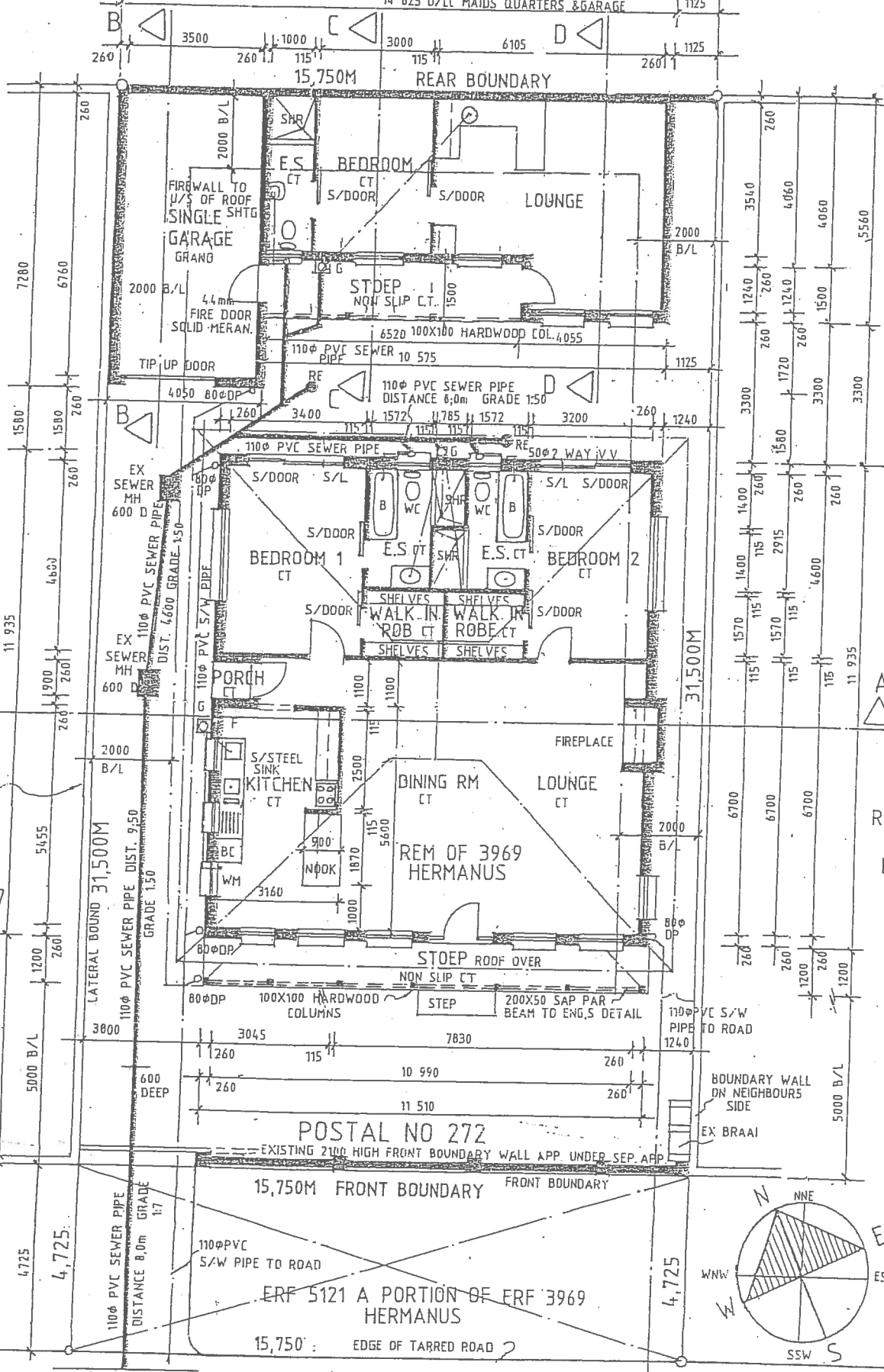


7TH - STREET  
REM OF ERF 3969 & ERF 5121 A PTN OF  
ERF 3969  
SITE PLAN  
SCALE 1:200

SOUTH OF SOUTH WEST ELEVATION  
SCALE 1:100

762X230 FOUND

15 750m OVERALL TO BOUNDARY  
ERF 3970 HERMANUS  
14 625 D/LL MAIDS QUARTERS & GARAGE



EX LATERAL BOUNDARY

762X230

REM OF ERF 39 HERMANUS  
P NO 274

2100 HIGH WALL ON NEIGHBOURS SIDE  
REM OF ERF 3967 HERMAN.

POSTAL NO 272

15,750M FRONT BOUNDARY

ERF 5121 A PORTION OF ERF 3969 HERMANUS

15,750 EDGE OF TARRD ROAD ?

MUN. MAIN SEWER

7 TH STREET  
FLOOR PLAN AND SITE PLAN-SCALE 1:100

**DIRK J WALTERS (Sole Proprietor)**

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST ST  
1726

Tel : (028) 3122868

Fax : 086 718 0439

Cell : 0788942654

E-mail : [dwalters@telkomsa.net](mailto:dwalters@telkomsa.net)

6 Guthries Way

Mariners Village

Westcliff

HERMANUS 7200

30 September 2014

Die Stads Beplanning Departement  
Overstrand Munisipaliteit  
HERMANUS

Geagte Meneer/Mevrou,

Volgens die Belasting Department was No. 272, 7de Straat, Voëlklip nog 'n oop erf, No 3969 in 1998 en 'n waardasie was gedoen op die grond vir R150,000.

In 1999 was daar twee geboue opgerig, naamlik 'n hoofhuis en 'n waenhuis met 'n bediende kamer. Die waenhuis was op die sygrens en agterste grens gebou, so ook die bediende kamer wat teenaan die waenhuis en op die agterste grens gebou was.

Die hoofhuis was 3 meter van die linkerkantse grens gebou om toe te laat vir 'n rylaan en die regerkant was 1240 meter van die grens af gebou. Volgens die stads beplanning regulasie moet daar 2 meter vanaf alle grense gebou word en die voorkant van die huis 5 meter vanaf die voorste grens. Soos u kan sien op die liggingsplan wat al die geboue aandui is daar net die voorste grens wat volgens die regulasie reg was naamlik 5 meter en die res van die geboue die regulasies oortree het. 'n Bouplan vir die voorste muur, Nr 12903, was ingedien and goedgekeur op 9/07/07.

Verkoper, Andre Louw, wat intussen die eiendom aan Mnr en Mev Drury verkoop het, was verplig om 'n goedgekeurde plan aan die koper Mr Drury te verskaf en toe was daar uitgevind dat daar nie 'n goedgekeurde plan in die Munisipaliteit op register was nie.

Ek, as 'n Senior Tegnologus, ST 1726, was toe genader deur the prokureur van Mr Andre Louw, Lucas Steyn om planne op te trek en die posisies van die gebou aan te dui met al die boulyne van toepassing.

Ms v d Stoep, 'n Dorpsbeplanner van die Statsbeplanning afdeling, het toe aanbeveel om aansoek te doen vir afwykings volgens artikel 15 van Ordinasie 15 van 1985 en 'n bedrag van R2200 is betaalbaar aan die Munisipaliteit vir goedkeuring daarvan. Die Munisipaliteit sal al die afwykings hanteer en geregistreeerde briewe aan die bure stuur vir toestemming.

Dankie by voorbaat,

Die uwe.



DIRK J WALTERS

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
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**7. ERF 1252, 3 MELKHOUTPARK, DE KELDERS, OVERSTRAND MUNICIPAL  
AREA : PROPOSED DEPARTURE : JS COETZEE**

**Erf 1252 GDK (2566)**

**SW van der Merwe (028) 384 8300**

**Gansbaai Administration**

**16 February 2015**

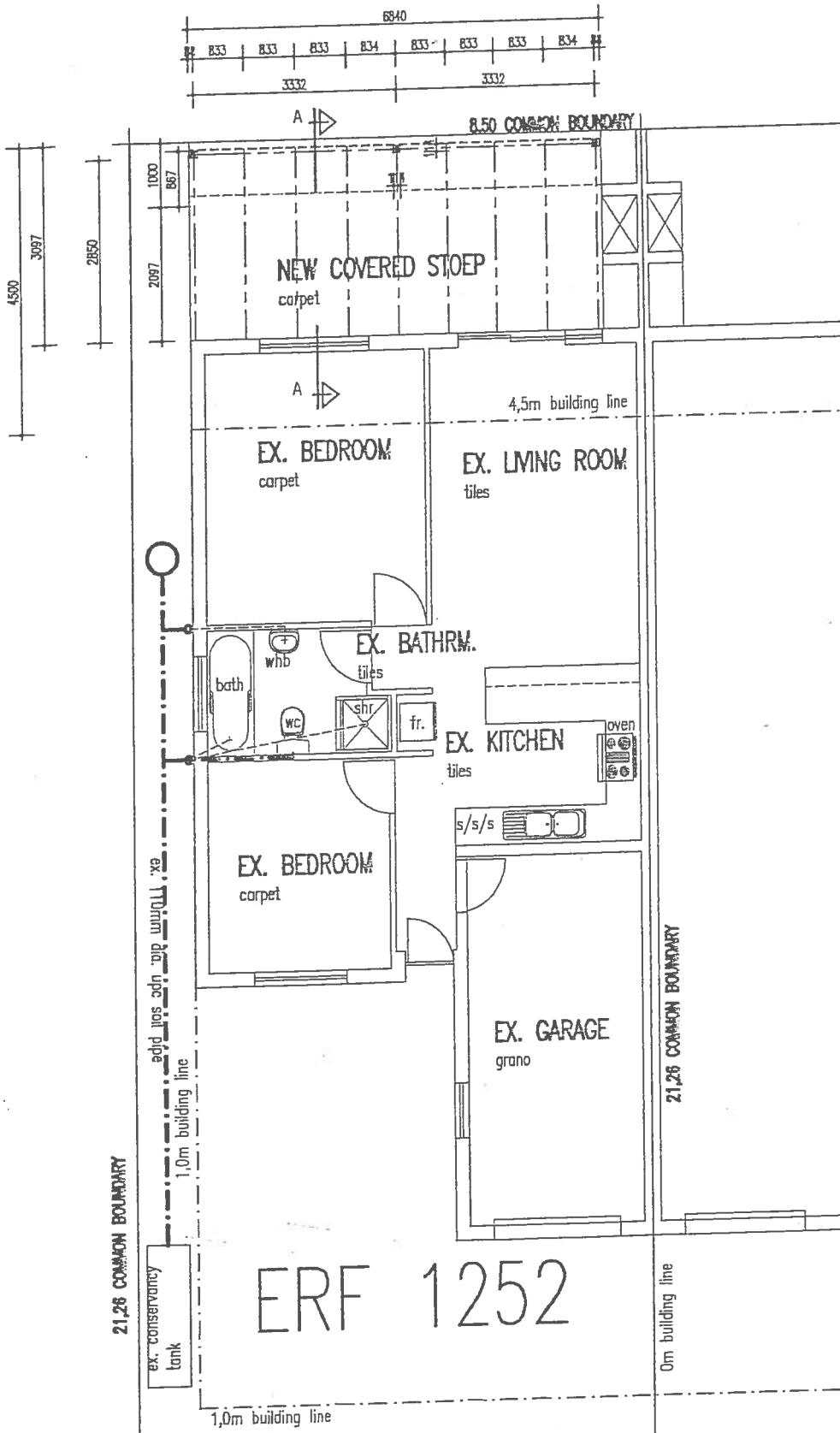
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**RESOLVED :**

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 1252, De Kelders in order to relax the rear building line from 4,5m to 0m in order to add a covered stoep and barbeque to the property, **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the relaxation of the rear building line as indicated on Drawing No. DJ/05 dated 29 July 2014 as submitted with the application;
  - (b) that the covered stoep may not be enclosed.
  - (c) that building plans be submitted to the Building Department for approval;
  - (d) that the conditions imposed by Fire Services be adhered to;
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
  
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



**COETZEE FAMILIE TRUST**  
ERF 1252, DE KELDERS, GANSBAAI



**SITE & GROUND FLOOR PLAN** 8.50 STREET BOUNDARY  
ROAD  
SCALE 1:100

**NOTES**

- Design and type of reproduction of this drawing or part thereof is reserved by S.A. DESIGNERS.
- Dimensions and measurements in words, all levels, heights and structures are in m, and to check same against the drawings, before putting any work in hand.
- Quality of all materials and workmanship to comply with the relevant SANS and BCS specifications.
- The contractor is responsible for correct setting out on the proposed works.
- Contractors are to ensure that all details shown on the drawings are in complete accordance with local authority by-laws and regulations.
- On matters not in detail and liable, existing practice for the site, and are to be in accordance with the relevant SANS and BCS specifications.
- Contractors shall be responsible for securing the structural stability of all structures of their work and ensuring that the main structure is capable of supporting all loads imposed thereon.
- Contractors are to ensure that their work, as shown, is adequately protected at all times, making good, and the responsibility for any damages incurred shall be on the contractor and not on the architect.
- Contractors are to ensure that all work is in accordance with the drawings and specifications, and to ensure that all work is in accordance with the drawings and specifications, and to ensure that all work is in accordance with the drawings and specifications.
- This drawing is not to be used for any other purpose without the written consent of the architect.
- Any queries or variations should be made at the time of the contract, and to be approved by S.A. DESIGNERS in consultation with the contractor at any time.

**GENERAL:**

- Site covered with natural vegetation and stone.
- Site covered with 100mm concrete with 120mm above level.
- Proposed concrete slabs with 30mm concrete above level of slabs and over openings of 30mm concrete to be constructed in situ.
- Reinforcement to be provided in concrete to be in accordance with SANS 10162.
- Sanitary pipes to be placed in 100mm or larger and shall have 100mm concrete cover.
- Water and drainage of 100mm of floor area and minimum 100mm depth.
- Fit of building to be in accordance with 100mm above level of building level (BL) of sewer connection.
- Storage area to be in situ. 100mm above level of building level (BL) of drainage connection.
- All earth work to be built up to the level of a minimum of 30mm above surface and above of slabs.
- Any building shall be 100mm of any structure to be in accordance with the drawings.
- 100mm concrete "bricks" shall comply with the drawings.
- 200mm thick to be not less than 100mm above the finished ground level and not less than 100mm below the center of the lowest floor serving any sanitary fixture.
- 100mm concrete (see 2 to 3) or permanent site to be in accordance with the drawings.
- 100mm above surface structure shall be 100mm above level and 100mm above level.
- 100mm concrete with drainage area to be in accordance with the drawings.
- 100mm of sand and heavy duty cover to be in accordance with the drawings.
- 100mm concrete area to be in accordance with the drawings.
- 100mm concrete and level to be in accordance with the drawings.
- 100mm concrete to be in accordance with the drawings.

SITE AREA	180.71 SQM
EXISTING COVERAGE	92.2 SQM
NEW COVERED STOEP	19.7 SQM
TOTAL COVERAGE	112 SQM
PERCENTAGE COVERED	62 %

**COVERAGE CALCULATION**

DESIGNERS SIGNATURE \_\_\_\_\_

CLIENTS SIGNATURE \_\_\_\_\_

**S. R. DESIGNERS**

PACKET (No. 10/2004)  
SHAWN R. NOEMMO

10 BUSHMAN STREET, WELDE, DE KELDERS  
PHONE: 021 440 8070 021 440 8070 021 440 8070  
01 440 8070

**PROPOSED COVERED STOEP FOR COETZEE FAMILIE TRUST ON ERF 1252 DE KELDERS GANSBAAI**

**COUNCIL SUBMISSION**

DATE	DATE
29 JULY 2014	1: 100
THRESHOLD	SWIN
PROJECT	PROJECT
DJ/05	1903

The Coetzee Property Trust



+27 (083) 784 1309  
Email: johnc@uvestmail.co.za

47 Landskroon Street,  
Van Riebeeckshof, BELLVILLE 7530



4 August

TP- A Theart  
(S vd Merwe)

OVERSTRAND MUNICIPALITY  
GANSBAAI.

Att: Mr H. Bosshoff

ERF 1252 MELKHOUTPARK DE KELDERS

I would like to request that it be allowed for us to install an undercover patio area at the above property which will not exceed the boundary of the property however will also not be within the 1m limitation from the boundary.

The reason for my request is that patio area that has been quoted on is the perfect addition to the property and people would get great use out of this area. This would also add value to our properties and to the complex.

We ask that you please look into this matter and consider our request as there is nothing that will be obstructed from this covered patio area as there is open fields on the other side of the boundary wall with no further intentions of buildings being built.

Regards,

John Shane Coetzee  
Trustee  
The Coetzee Property Trust  
ID: 611116 5170 084

Charlotte Alida Coetzee  
Trustee  
The Coetzee Property Trust  
ID: 660109 0002 089

FILE NO:	EL 1252 DK
SCAN NO:	
COLLABORATOR NO:	648767

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
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**8. ERF 1318, 44A SHORT MARKET STREET, STANFORD, OVERSTRAND  
MUNICIPAL AREA : PROPOSED DEPARTURE**

**Erf 1318 SSS (2723)**

**SW vd Merwe**

**(028) 313 8900**

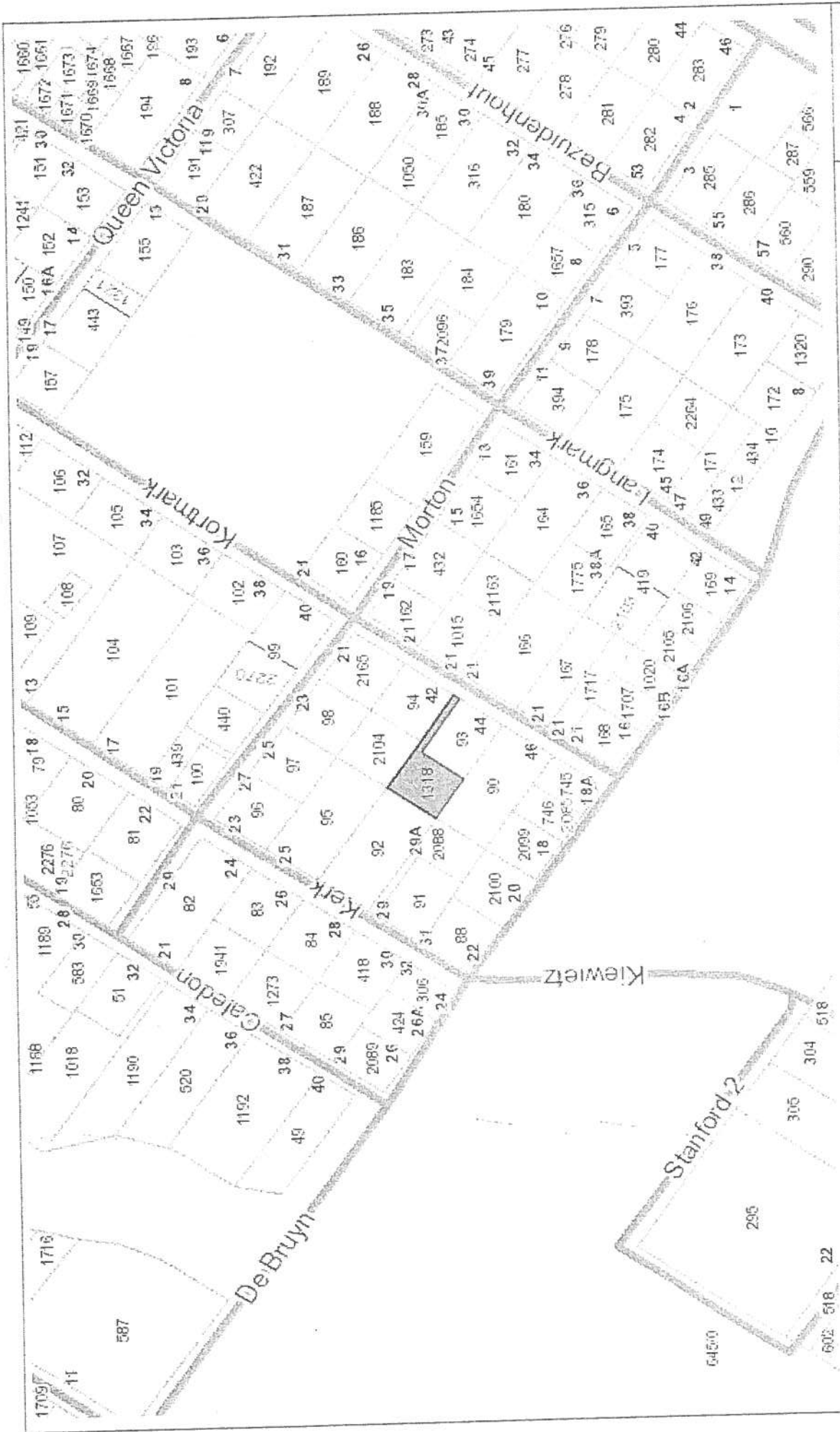
**Hermanus Administration**

**19 February 2015**

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**RESOLVED :**

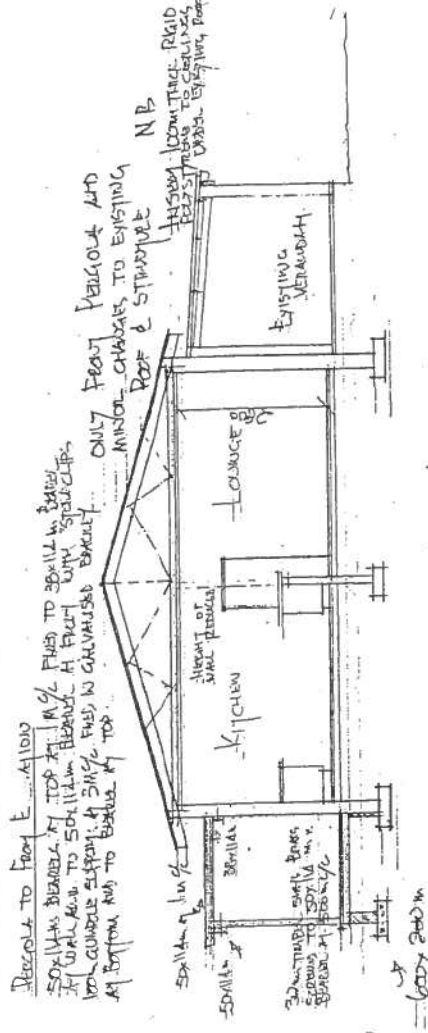
1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), application for a departure from the Scheme Regulations on Erf 1318, Stanford in order to relax the 2m lateral building line to 0m to construct a store room at the rear of the existing garage, **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the relaxation of the lateral building line as indicated on Drawing No. H/19/1, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



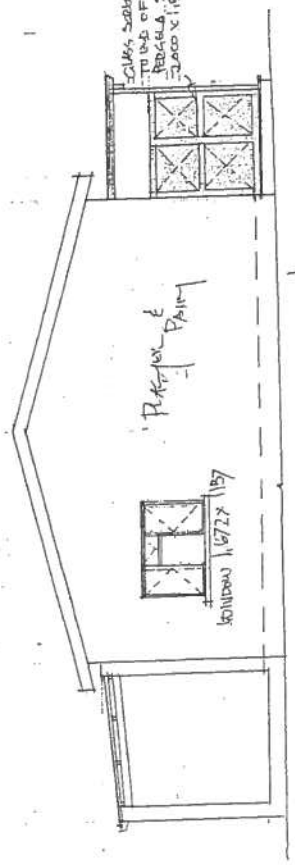
Erf 1318 Stanford  
Locality Map



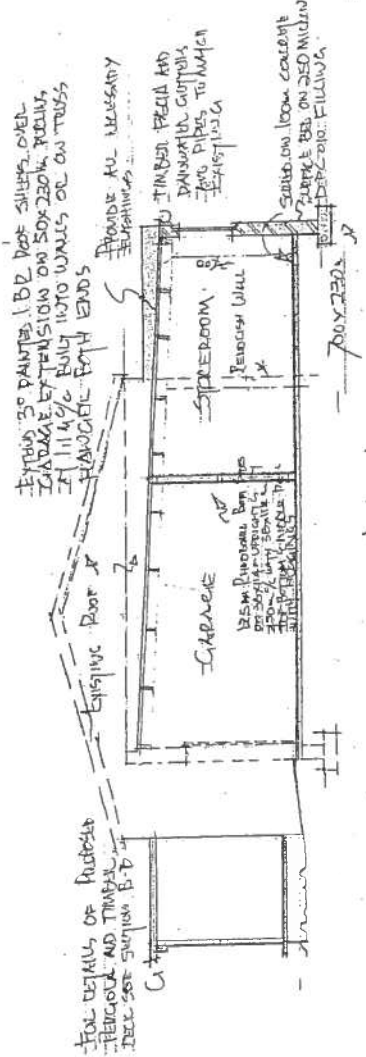




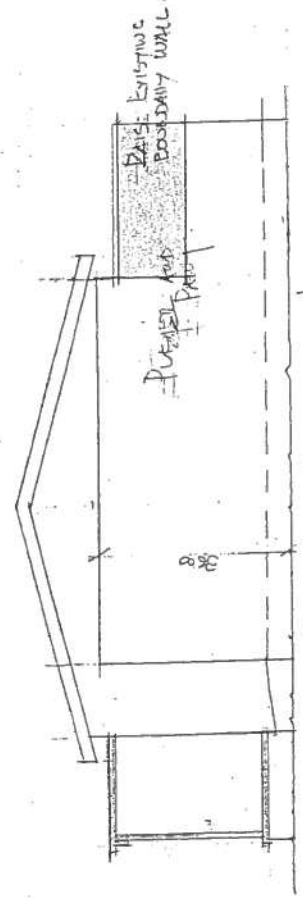
SECTION B.B 1:100



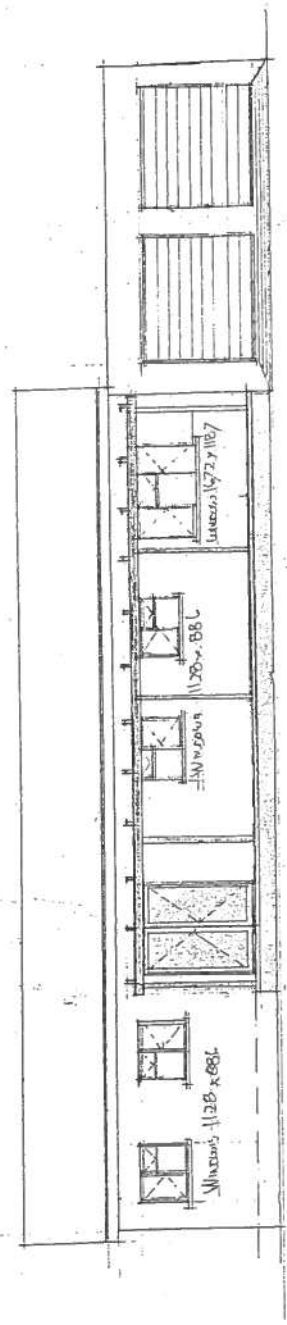
SOUTH WEST ELEVATION 1:100



SECTION A.A 1:100



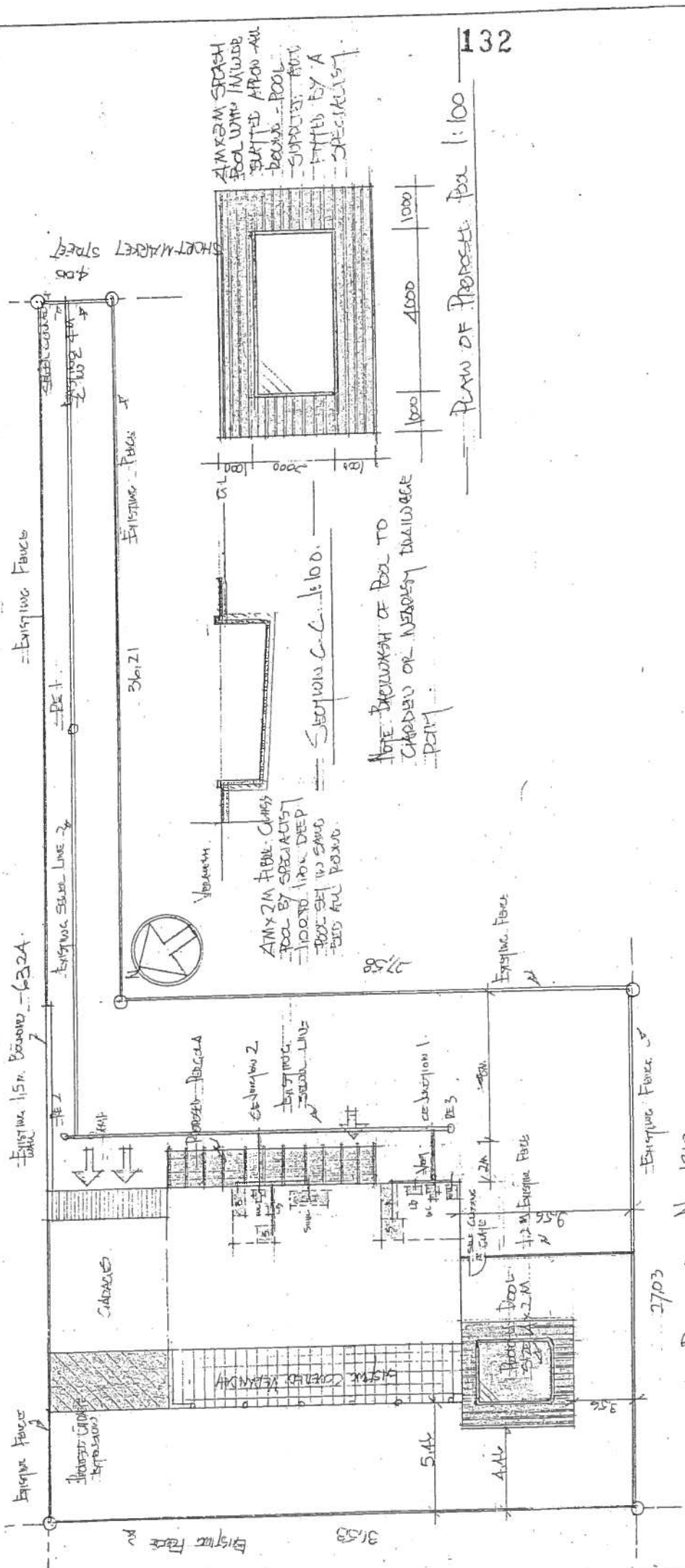
NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

PROPOSED ADDITIONS & ALTERATIONS TO HOUSE FOR  
MIE & MRS HARVEY - ERF N° 1316, STANFORD, CAPE  
DATE: 10/2014 1:100 DRAWING: DRAWN BY P.C. SICKLE REG T11.  
SCALE: 1:100 10/11/15 TEL: 08 28 222 646

6/1/2014  
Handwritten signature and date



AMX2M SPASH POOL WITH INLINED SLATED APPROX 1000 DEPTH - POOL SUPPLIED BY A BITTER BY A SPECIALIST

NOTE: BROADENING OF POOL TO CHANGING OR NECESSARY DRAINAGE PERM.

PLAN OF PROPOSED POOL 1:100

AREA OF ERF No. 1318 STAFFED = 999 M<sup>2</sup>  
 AREA OF EXISTING BUILDING = 225.46 M<sup>2</sup>  
 ADDITION TO EXISTING CARPARK = 1816.9 M<sup>2</sup>  
 ADDITION OF FRONT PERGOLA = 23 M<sup>2</sup>  
 TOTAL COVERAGE OF THE SITE = 2674.6

SITE PLAN - ERF No 1318

DATE: 6/1/2014  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE	SCALE	DESIGNED BY	PROJECT NO.
JAN 2014	1:200	MIR & MIRA HAMLETT	1318 STAFF
DATE	SCALE	DESIGNED BY	PROJECT NO.
H/19/3	1:100	MIR & MIRA HAMLETT	1318 STAFF
DATE	SCALE	DESIGNED BY	PROJECT NO.
DEC 2014	1:100	MIR & MIRA HAMLETT	1318 STAFF

Mr J R & Mrs M U Hamlett  
44 A Shortmarket Street  
Stanford  
7210

22 September 2014

The Town Planner  
Overstrand Municipality  
Stanford

Dear Sir

**J R & M U HAMLETT - TOWN PLANNING APPLICATION FORM IRO ERF 1318 STANFORD**

The above matter refers.

We wish to erect a storeroom on said property as indicated on the attached plan.

We confirm that the proposed building

- (i) does not exceed a height of one storey;
- (ii) No wall on the property boundary is higher than 3,50 m above the existing ground level.
- (iii) The length of the structure does not exceed one third of the boundary concerned;
- (iv) No doors and windows shall be permitted in any wall closer than 1,0 m to the rear or side boundary;
- (v) The property is not being accessed via a private street
- (vi) No runoff of rainwater from a roof shall be discharged directly onto adjoining properties;
- (vii) The outbuilding shall be included in the calculation of coverage on the land unit;
- (viii) The Council is satisfied that the structure does not pose a fire hazard and is constructed of appropriate material to its satisfaction; and
- (ix) Where the written consent of the immediate neighbours is obtained the Council need not advertise the application further.

The total length of the garage and storeroom is 9,5m and as this exceeds the regulation by ,5m we submit that this ,5m departure is negligible and will not have a detrimental effect on the adjoining property.

Kindly consider our application for the departure.

Yours faithfully



John & Mandy Hamlett

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015**

**(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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**9. FARM NO. 764, DIVISION CALEDON : APPLICATION FOR CONSENT USE AND DEPARTURE : MESSRS PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF STANFORD HILLS ESTATE (PTY) LTD**

**Farm No. 764 (2447)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**17 February 2015**

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**RESOLVED :**

1. that in terms of the provisions of Section 5.7 of the Section 8 Zoning Scheme Regulations and Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for consent use received from Messrs PlanActive Town- and Regional Planners on behalf of Stanford Hills Estate (Pty) Ltd, in order to establish a tourism facility (restaurant, wine tasting facility and venue), two additional dwelling units, a three bedroom guest house and departure to utilize the two additional dwelling units for tourist accommodation purposes (self catering accommodation), **be approved;**
2. that the approval in 1. above be subject to the following conditions:
  - (a) that the guesthouse be restricted to three bedrooms only;
  - (b) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by *bona-fide* guests of the establishment;
  - (c) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence;
  - (d) that commercial rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (e) that the restaurant, wine tasting facility and venue facility as well as the guesthouse complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (f) that a single non-illuminated sign that complies with the Municipal By-Law on signage, may be displayed on the premises;
  - (g) that this approval is not transferrable and should the owner sell the property or there is a successor in title to the property for whatever reason, the approvals mentioned in paragraph 1. above will lapse;

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- (h) that Council reserves the right to rescind this approval without payment of compensation should any justified objection be received to the manner in which the guesthouse is conducted or should the operation of the guesthouse be found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (i) that a R918.00 Certificate of Acceptability (COA) must be applied for at the Overberg District Municipality;
  - (j) that the conditions of the Department of Transport and Public Works, (attached as Annexure H) be adhered to;
  - (k) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
  - (l) that the accommodation establishment be registered at the local Tourism Bureau;
  - (m) that fire safety must be in compliance with SANS 10400 T: 2011-4.58. NBR Occupation category H5-Maximum occupation sixteen persons @ two per room subject to a Fire Safety Compliance inspection;
  - (n) that all the conditions in the Services Report (attached as Annexure I) be complied with;
  - (o) that the comments from the Building Department (attached as Annexure G) be adhered to;
  - (p) that parking layout be implemented, marked out in accordance with the Site Development Plan (attached as Annexure B);
  - (q) that written proof demonstrating compliance with the conditions of approval be submitted within 30 days from the final approval to the satisfaction of the Senior Manager: Town Planning, and
  - (r) that the applicant should adhere to the agreement with the objector as per paragraph 2 of the attached letter from Messrs Wrap, dated 20 February 2014 (attached as Annexure E);
3. that the applicant be notified of their right of appeal in terms of the provisions of the Municipal Systems Act, 2000 (Section 62) with regard to the conditions of approval as set out above.

THE FARM WELTEVREDE  
NR. 764

LOCALITY MAP

Skala  
Scale NTS



Plan  
Town and Regional Planners  
Statens Bygghetningsvesen

COPYRIGHT RESERVED

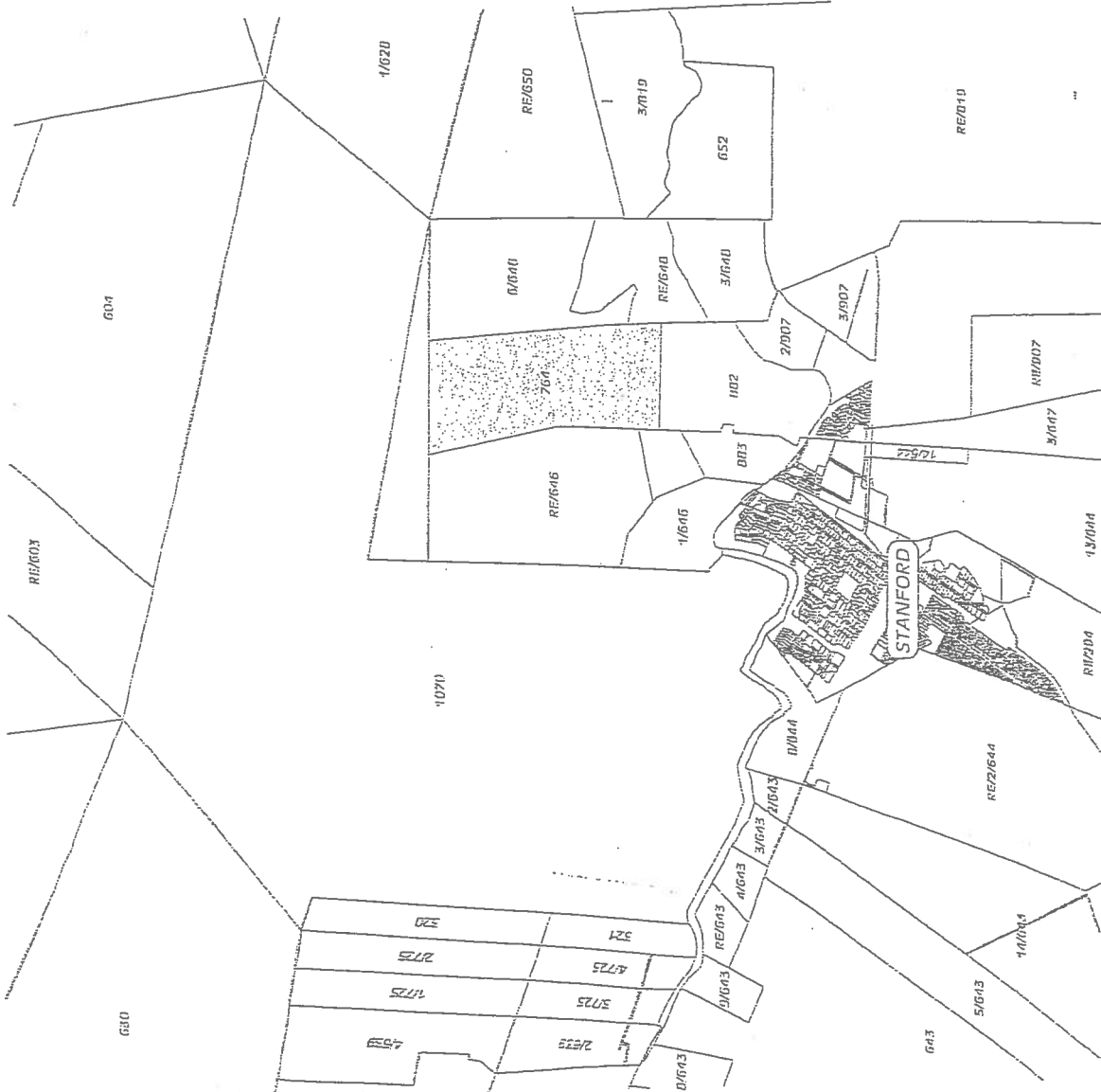
NOTICE:

ALL DISTANCES APPROXIMATE  
AND SUBJECT TO SURVEY

DRAWN PLAN NR./NO.

P.A. FARM 764 L. DRW

DATE: JUNI 2013

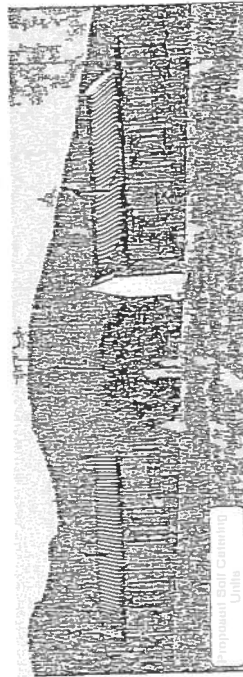
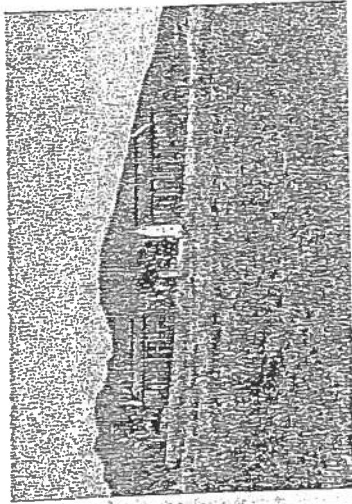




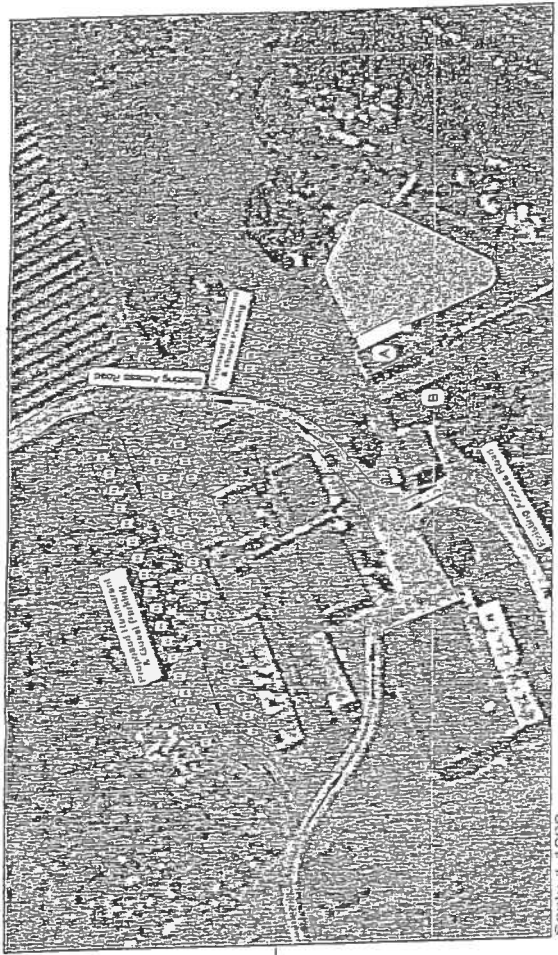
Scale: 1:1000

Notes:  
Key:

- D Existing Labourer's Cottages that were removed to be used as self catering unit. The unit consists of 2 Bedrooms, bathroom, lounge and kitchen.
- E Existing Labourer's Cottage that were removed to be used as a self catering unit. The unit consists of 2 bedrooms, bathroom, lounge and kitchen.



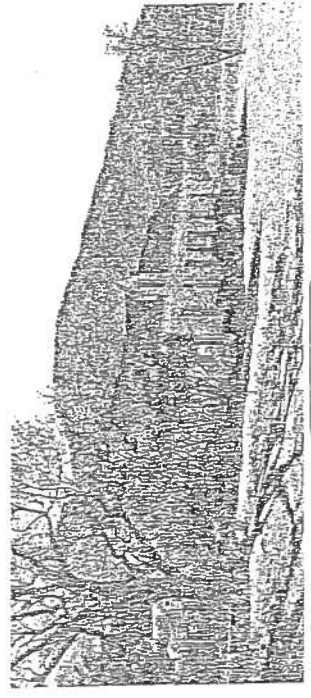
<b>PA</b> ctive Town & Regional Planners	Stads- en Streeksheplanners Town & Regional Planners	Property Description: <b>THE FARM                  NR.764</b>	Plan Description: SITE DEVELOPMENT PLAN B	Scale: 1:15 000 Drawing Nr: 00017/0001/15/010 Date: 01/04/2013
	All distances approximate and subject to survey. COPY RIGHT RESERVED	© 2013		



- Notes:**
- Key:**
  - (A) Proposed restaurant within an existing outbuilding. The existing and slop area is 270m<sup>2</sup> in extent.
  - (B) Existing abolition facilities for the restaurant.
  - (C) Lawned area in front of the proposed restaurant to be used for functions such as weddings, parties etc. No permanent structures will be constructed. Erection Tents will be pitched on this lawned area overlooking the client.



- Notes:**
- Key:**
  - (C) Existing Minor House to be used as a guesthouse with 2 guest rooms. These guestrooms include an on-suite bathroom.
  - (1) Guestroom Number 1
  - (2) Guestroom Number 2
  - (3) Guestroom Number 3.



Scale 1:1000

**PLAN Active**

Slacks-on Streetscape Planners  
Town & Regional Planners

**Property Description:**

**THE FARM  
NR.764**

**Plan Description:**

**SITE DEVELOPMENT  
PLAN A**

All distances approximate and subject to survey.

**COPY RIGHT RESERVED**

**Scale:** 1:15,000

**Drawing Nr:** 000764/01a.dwg

**Date:** 09/09/2013

APPLICATION FOR CONSENT USE AND DEPARTURE  
THE FARM Nr.764

OVERSTRAND MUNICIPALITY

CALEDON DISTRICT

1. BACKGROUND

The Owner, Stanford Hills Estate (Pty) Ltd, committed themselves to apply and promote sustainable farming practices. To ensure the viability of the farm through diversification, the owner established vineyards and a winery on the farm. An application for consent use for a service trade was also recently approved for an airfield that is being used by African Wings air charters on the property.

Due to the popularity of the wines produced on the farm and the number of tourists that visits the wine tasting facility and also making use of the services that African Wings have to offer they have decided to further diversify the farm. It is proposed that a guesthouse, restaurant / wedding venue and 2 self catering units also be applied for. In order to accommodate the above mentioned land uses the company Plan Active was appointed to apply for consent uses to accommodate the guesthouse, tourist facilities and additional dwellings with a departure to be used as self catering cottages on the subject farm.

Please take note that the primary use of the farm will remain agricultural. The proposals and current land uses will be described in detail further in this document.

## 2. APPLICATION DETAILS

### 2.1 Property Description

The Farm Nr.764 is 131.8595ha in extent, held by Title Deed T33150/2005 and is situated  $\pm$ 2.5km north east of Stanford and approximately 22km from Hermanus.

The property is within an area of natural beauty and is primarily used for agricultural purposes.

### 2.2 Application

It is the owner's intention to accommodate a restaurant that includes a wine tasting facility, a wedding venue and 2 self catering cottages on the farm. They also intend to use the existing manor house as a guesthouse with 3 lettable rooms. The farming activities on the farm and the new proposal will complement one another. Application is therefore made for the following:

- Application for a Consent Use for a guesthouse as provided under Agriculture Zone I;
- Application for a Consent Use for tourist facilities as provided under Agriculture Zone I;
- Application for a Consent Use for additional dwelling units as provided under Agriculture Zone I;
- A departure in terms of Section 15(1)(a)(i) to utilise the proposed additional dwelling units as self catering cottages.

## 3. ZONING

The Farm Nr.764 is zoned Agriculture Zone I in terms of the Section 8 Scheme Regulations with an approval for a winery and an airfield.

## 4. LAND USE

The land use of the farm is primarily agricultural and consists of the following land uses:

CULTIVATED LAND	
Vineyards (Chardonnay, Pinotage, Sauvignon Blanc & Shiraz)	±12ha
Proteas and Pincushions for export purposes	±15ha

With reference to the above mentioned table, flower picking takes place from July to December.

Other farming activities that take place on the subject farm consist of a wine cellar where ±20 000 bottles of wine are produced per year and a wine tasting facility. African Wings air charters also operate from the farm making use of the hangar and airfield.

With reference to the enclosed site development plan the farmstead forms a distinct compact settlement covering a small portion of the farm. The werf defined by the surrounding buildings could serve as an important communal outdoor space.

The harmonious architectural characters of these buildings reinforce the rural ambience and have created a strong sense of place to the farm. Individually these buildings are the following:

- A Manor house
- Wine tasting facility
- Associated farm stores

With reference to the above mentioned structures please refer to the photo inserts on the proposed site development plan. The whole werf area has a well maintained lawn surrounding each of the structures mentioned above.

Due to the position of the werf area relative to the close proximity of internal access routes, and the werf area being clustered it has no effect on the ongoing daily farming activities mentioned above.

## 5. PROPOSAL

Due to the popularity of the winery, wine tasting facility, air charters and beautiful setting of the farm the owner intends to further diversify the farm by adding tourist related uses that can be accommodated as consent uses and departures under the current agricultural zoning.

There is a great demand for tourist accommodation, wedding venues and other tourist related uses in the area and the owner intends to make use of existing structures to accommodate the proposals.

The guesthouse, restaurant, wine tasting facility, wedding venue and self catering units are allocated within 4 existing buildings and can be described as follow (Please refer to the enclosed site development plan):

- Building A

The building labelled as A on the site development plan is  $\pm 70\text{m}^2$  in extent. The wine tasting facility is currently situated within this building. The owner wants to use this building as a restaurant and wine tasting facility combined that can seat up to 40 people. Seating will be provided inside the building and on the covered stoep.

Existing ablution facilities are located within the building labelled as B on the site development plan.

The owner furthermore wants to use the lawn area between the proposed restaurant and dam to host weddings. The restaurant will then function as a catering hub and the guests will be accommodated on the lawn area in Bedouin tents. No permanent structures will be erected. They would want to be able to cater for up to a 100 guests.

Parking will be dealt with later in this report under the heading "Provision of Services".

The above mentioned land uses can be accommodated as a consent use for tourist facilities. The definition of tourist facilities reads as follow:

"Tourist facilities means amenities for tourists such as lecture rooms, restaurants, gift shops and restrooms permitted by Council as a consent use, but does not include overnight accommodation."

- Building C

Building C is the manor house and the owner wants to utilise the building as a guesthouse. The guesthouse will have 3 lettable rooms each with its en-suite bathroom. A total of 6 guests can be accommodated within the 3 lettable rooms.

Guests to the farm will have access to the swimming pool area and they also offer the following:

- Hiking trail;
- Horse riding;
- Wine tasting;
- Whale watching and scenic flights.

The guesthouse is well maintained and situated within a pristine area situated on the foothills of the Kleinrivier Mountains. The farm is easy accessible from Cape Town and is on route to Stanford, Rivieronderend and Gansbaai (Kleinbaai) that is a well known tourist destination to do shark cage diving.

- Building D & E

Buildings D & E are 2 labourer's cottages that are not being occupied. The owner decided to renovate the 2 cottages and want to rent them out as self catering units. The 2 cottages are located in close proximity to the airfield on the southern section of the farm.

Each self catering unit consists of a lounge, kitchen, 2 bedrooms and an en-suite bathroom. Each unit sleeps 4 people. The cottages are accessible from the main access road bisecting the farm and a road along the eastern boundary of the farm.

Due to the fact that self catering units cannot be accommodated on farms other than by means of a departure we are proposing that the two labourer's cottages be accommodated as 2 additional dwelling units as consent use with a departure to be utilised as self catering units for short term rental purposes to tourists.

We request that with the approval of the new Overstrand Municipality Zoning Scheme that the proposed departure automatically be changed to a consent use

as tourist accommodation.

## 6. ACCESS ROADS

Access to the subject farm is obtained from the R43 and a minor road bisecting the farm into a northern and southern portion. This access road also provides access to the surrounding farm portions. Please refer to the enclosed site development plan. No additional access roads will be required for the proposed consent uses and departures.

## 7. PROVISION OF SERVICES

All services with regards to the provision of water, electricity, sewerage and refuse removal exist. Water for the manor house, proposed restaurant / wedding facility, wine tasting facility and self catering units is obtained from the mountain, a registered water source, that is used to fill 3 dams which meet the needs of the farm.

Electricity is currently supplied by ESKOM and no additional electrical capacity is required.

All bathroom / ablution facilities exist and no additional services would be required and refuse is currently being taken to the municipal refuse transfer station.

Ample parking is available on the subject farm as indicated on the proposed site development plan. The parking can be summarised as follows:

- Building A: Parking bays are provided for the proposed restaurant and wedding venue at a ratio of 1 parking bay per 2 seats. One parking area is provided north of the proposed restaurant and accommodates 12 parking bays. Parking bays 13 -50 are located north of an existing store in close proximity to the proposed restaurant and wedding venue.

- Building C: Parking for the guests at the guesthouse is provided directly south of the guesthouse as depicted on the layout plan. 3 guestrooms are proposed and therefore 3 additional parking bays have been created. Buildings D & E: Parking bays for both the self catering cottages are provided north of each self catering unit. 2 Parking bays per unit are proposed.

Please note that access routes to the proposed parking areas exist and no hardened surfaces will be created. The parking is provided on already lawned or disturbed areas.

#### RECOMMENDATION

- The special consent uses and departure will not have a negative effect on the current character and land values of the surrounding farms.
- The Farm Nr.764 is within an area of natural beauty and the existing resources are being utilised in order to create a unique venue.
- With reference to the current state of the farm and the completed structures, which are of a high standard, it is clear what the owners' intentions are.
- It is also clear what the current trends and requirements are with regards to development and tourist accommodation within the area.
- It should be taken into account that the money generated by the tourist facilities and overnight accommodation will be used to further develop and expand farming activities. While the proposed development will help diversify the farm, the primary use would remain agricultural.
- Tourism is currently the fastest growing industry in the area and this development would be an asset to the region.
- The area is already disturbed and the infrastructure exists within a well maintained werf setup and will not have a negative impact on the existing farming activities.
- A minimalist approach was taken in order to minimise disturbance of the

character of the area, the ongoing farming concern and to compliment the functional farm.

- With the requests that the current owner are experiencing from a tourism point of view, it is clear that there is a definite need for the proposed restaurant and wedding venue with combined accommodation within a unique rural setting.
- The structures as per the proposal are clustered in order to minimalise the disturbance of the area and the proposed facilities are accommodated within the existing buildings on the werf.
- The proposal creates great economic potential while it retains the integrity of the farm.

With regards to the above mentioned it will be appreciated if Council would approve the proposed:

- Application for a Consent Use for a guesthouse as provided under Agriculture Zone I;
- Application for a Consent Use for tourist facilities (restaurant / wedding venue / wine tasting facility) as provided under Agriculture Zone I;
- Application for a Consent Use for additional dwelling units as provided under Agriculture Zone I;
- A departure in terms of Section 15(1)(a)(i) to utilise the proposed additional dwelling units as self catering cottages.