

MUNISIPALITEIT OVERSTRAND
PLAAS NR. 987, PLATBOS, AFDELING
CALEDON, OVERSTRAND MUNISIPALE
AREA: AANSOEK OM HERSONERING,
VERGUNNINGSGEBRUIK EN BEPALING
VAN 'N ADMINISTRATIEWE BOETE: PLAN
ACTIVE STAD- EN STREEKSBEPLANNERS
NAMENS FKM KRIGE

Kennis word hiermee gegee ingevolge Artikel 47 van die Overstrand Munisipaliteit Wysigings Verordening op Munisipale **Grondgebruikbeplanning, 2020** (Verordening) dat 'n aansoek ontvang is van toepassing op Plaas Nr. 987, Platbos vir die volgende:

- hersonering van Landbousone 1 na Oopruimtesone 1: Privaat Natuurreserveaat ingevolge Artikel 16(2)(a) van die Verordening;
- vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om die twee bestaande wonings, toeriste fasiliteite en personeel- en toeristeverblyf te wettig, en
- die bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening.

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 die Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **20 Augustus 2021**, stipuleer 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 028-3138900. 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.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 96/2021

OVERSTRAND MUNICIPALITY
FARM NO. 987, PLATBOS, DIVISION
CALEDON, OVERSTRAND MUNICIPAL
AREA: APPLICATION FOR REZONING,
CONSENT USE AND DETERMINATION OF
AN ADMINISTRATIVE PENALTY: PLAN
ACTIVE TOWN AND REGIONAL
PLANNERS ON BEHALF OF FKM KRIGE

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received applicable to Farm No. 987, Platbos for the following:

- rezoning from Agriculture Zone 1 to Open Space Zone 1: Private Nature Reserve in terms of Section 16(2)(a) of the By-Law;
- consent use in terms of Section 16(2)(o) of the By-Law to legalize the two existing dwellings, tourist facilities and staff- and tourist accommodation, and
- the determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law.

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 at the 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 **20 August 2021**, 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.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 96/2021

UMASIPALA WASE-OVERSTRAND
FARM NO. 987, PLATBOS, DIVISION
CALEDON, OVERSTRAND KUMMANDLA
KAMASIPALA: ISICELO SOKUCANDA
KWAKHONA, UKUVUMELA UKUSEBENZISA
UMHLABA NENGOIKELELO YEPENALTHI
YOLAWULO: NGABAKWAPLAN ACTIVE
TOWN AND REGIONAL PLANNERS EGAMENI
LIKA-FKM KRIGE

Umasipala waseOverstrand ukhuphe isaziso esimayela nemiba yeSoloty lama-47 elingokuHlomela Umthethwana kaMasipala wase-Overstrand OngeziCwangciso zokuSetyenziswa koMhlaba ku2020 (Umthethwana) isaziso eso sithi kufunyenwe isicelo esisebenza kwiFama Nomb. **987**, Platbos ngokwale miba ilandelayo:

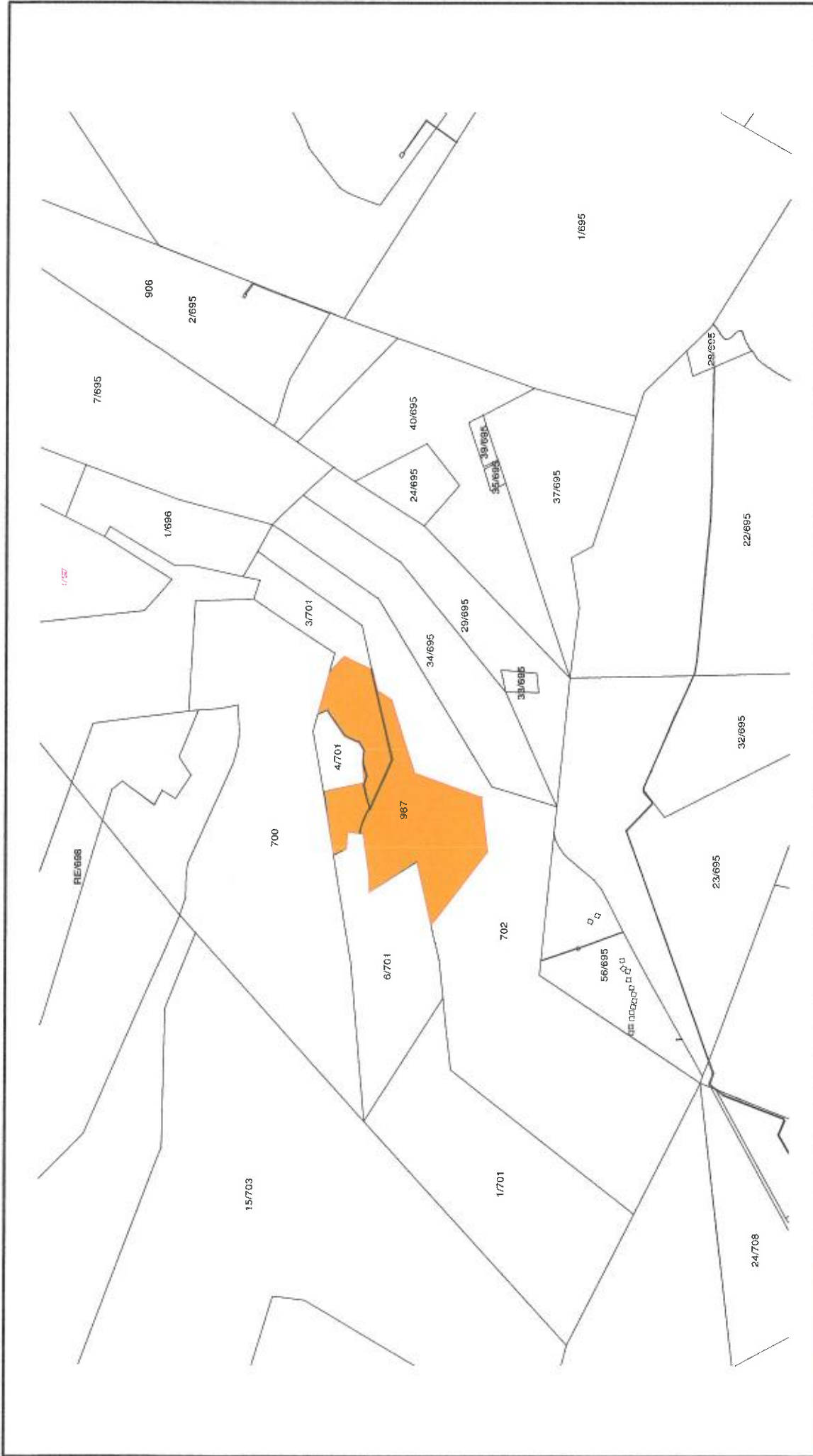
- ukucanda kwakhona iZoni 1 yeZolimo ibe yiNdawo Evulekileyo kuZoni 1: Indawo Yabucala Yokulondoloza Indalo iSoloty le16(2)(a) loMthethwana;
- ukuvumela ukusebenzisa umhlaba ngokwemiba yeSoloty le16(2)(o) loMthethwana wokumisela iindawo zokuhlala esezikhona ngokusemthethweni, iifasilithi zabatyeleli nabasebenzi- nendawo yokuhlala abatyeleli,
- nengqikelelo yepenalthi yolawulo ngokwemiba yeSoloty le16(2)(q) loMthethwana.

linkcukacha ezimayela nesi siphakamiso ziyafumaeka ukuze zihlothe kwiintsuku eziphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: IziCwangciso zeDolophu kwa16 Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai.

Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeSoloty lama-51 nelama-52 oMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **20 uAgasti 2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zomdla wakho kwesi siphakamiso. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi Omkhulu weDolophu, uMn. SW van der Merwe** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe leZicwangciso zeDolophu apho igosa likamasipala liza kukunceda ukuze afake isicelo sakhe ngokusemthethweni.

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala Nomb. 96/2021



Scale: **NTS**
 Drawing Nr: farm987i.drw
 Date: 08/2020

Plan Description:
LOCALITY MAP

Property Description:
**THE FARM
 PLATBOS NO.987**

All distances approximate
 and subject to survey.
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PLAN Stads- en Streeksbeplanners
 Town & Regional Planners
Active

**PROPOSED REZONING, CONSENT USES AND
DETERMINATION OF AN ADMINISTRATIVE
PENALTY**

FARM PLATBOS NR. 987

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by Mr. F. K. M. Krige, the owner of the Farm Platbos Nr.987 to apply for a rezoning, consent uses and determination of an administrative penalty in order to change the zoning to be in line with the declared nature reserve as per the Gazette Notice P.N. 116/2018. We have enclosed a copy of the Gazette Notice as Annexure A.

The subject farm, previously also known as Portion 5 of the Farm Platbos No.701 obtained approvals for consent uses and departures for the establishment of an additional dwelling unit, a nursery and a hiking trail. Please refer to the enclosed letter of approval dated 4 November 2008 as Annexure B.

In 2011 a portion of Portion 1 of the farm Strands Kloof No 702 was subdivided, as a portion of the Platbos Forest was situated on this portion of farm. Subsequently this subdivided portion and Portion 5 of the farm Platbos No. 701 was consolidated to form

the Farm No. 987, in order for the Platbos Forest to be situated in its entirety on one consolidated portion of land.

With reference to the Platbos Indigenous Forest website, <http://www.platbos.co.za/>, the background and history of Platbos is described as follows:

The Platbos forest, found on the slopes of the Baviaanspoort Hills, is located on the Grootbos Road between the fishing village of Gansbaai and the seaside town of Hermanus in the Western Cape Province. The vegetation surrounding the forest comprises low-growing limestone fynbos, coastal thickets, cultivated fields and dense stands of invasive alien vegetation. The discovery that the landscape also nurtures this unusual gem of an indigenous forest, takes many by surprise.

“Platbos”, an Afrikaans name, translates as “flat forest or bush”, a perfectly descriptive name of the farm. From the approaching valley road, Platbos looks like a flat green swath of fynbos or even alien-invasive vegetation. This has helped to keep Platbos Forest as one of the Overstrand’s best kept secrets. From the exterior, no inkling is given of the age-old trees found within the forest canopy. The pure forest air nurtures a myriad of lichens that mottle the tree bark in patterns of orange, pink and white. During the wet, winter months, the mosses and epiphytic ferns that make their home on the trees come to life in brilliant shades of green.

Since the 1960’s, botanists have been puzzled over the very existence of the Platbos Forest. Other relic forests survived the gradual temperature increases by retreating into the moister mountain ravines (kloofs) and riverbanks. In stark contrast, Platbos Forest occurs in deep sandy, alkaline soil on north-facing, gently undulating terrain. No river course feeds the forest and the relatively low rainfall of the region is generally not considered sufficient to support a forest. Certainly, the occasional coastal mists which blanket the forest in the early hours of the hot summer months are critical for not only sustaining the forest’s moisture levels, but also for the epiphytes and mosses that festoon many of the trees.

Despite these uncompromising conditions, aged trees - some estimated to be over 1000 years old - continue to survive.

Indigenous forests of the Western Cape are located in "fire shadows" - that is, in kloofs or on landscapes that have natural features protecting them from run-away veld fires. Platbos grows on a gentle, sunny slope and is exposed on all sides to the seasonal winds that blow on and off through the summer months. To the untrained eye, the forest does not appear to occur in a fire shadow yet this must be the case as there are ancient trees that have stood there for hundreds of years.

Whilst there is evidence that fire has nibbled at the forest's perimeters in places, the forest has not only remained largely intact but aerial photographs show that it has even increased in size. This is very encouraging information. There is a popular misconception that indigenous forests do not readily catch fire but as seen during a devastating blaze in the area in 2006, this is not the case. Platbos was fortunate to escape this fire unscathed; not so the beautiful kloof forest at neighbouring Flower Valley of which an estimated 70% of the indigenous trees burnt.

Many species of alien vegetation contain volatile oils that cause them to burn with a greater heat intensity than natural veld fires. Thus the dense alien stands on neighbouring land, if ignited by a run-away fire, represent a grave fire hazard to the forest. Funds generated from the Platbos Forest, forest trail contribute towards the costs of establishing and maintaining firebreaks in areas worst infested with alien vegetation.

The unlikely existence of this unique forest at the foot of Africa, birth place of humanity, serves as a powerful symbol of hope for the future. In spite of past logging activities, drought and threat from alien vegetation, Platbos Forest persists. This quiet tenacity is all the more compelling in the face of global warming and the threatening climatic changes this poses.

Yet more than a symbol of hope, this forest also offers a reforestation project. Since May 2008, more than 87 649 trees have been sponsored for planting at Platbos Forest. Like natural forests the world over, parts of Platbos were cleared-felled in days gone by to make way for cultivation. Today, many of these fields stand fallow and they are now being colonized by invasive alien vegetation. These dense stands of alien vegetation on neighbouring land pose a grave fire risk to the forest. Platbos

is a unique and ancient indigenous forest that requires active management in order to insure its long term survival.

The young tree saplings are supplied by the Platbos Forest Tree Nursery and only trees that are endemic to the forest are planted- they are adapted to drought and serve as an important food source for the bird and animal species that live here.

By actively planting trees in these once forested areas, they aim to achieve a number of objectives:

- Restore the forest back to its former integrity.
- Push back the boundary of the alien vegetation and create firebreaks so that the heart of the forest and the ancient trees found within it are better protected from run-away fires.
- Halt the advance of the encroaching alien thickets (the alien seed is unable to germinate beneath the forest canopy.)
- Conserve the biodiversity of this unique forest environment and increase its surface area for future generations and the many creatures that depend on it for their survival.
- Extend and amplify the forest's carbon sink capacity through tree planting and by so doing contribute towards world-wide efforts to counteract the effects of global warming and climate change.
- Increase employment opportunities for members of our disadvantaged local communities.
- Offer concerned individuals and corporations the opportunity to give something back to the Earth in a real and meaningful way.

The Farm Platbos Nr. 987 is held by Title Deed T3467/2012 and is 50.5782ha in extent.

The subject farm is primarily used as a nature reserve. There are 2 residential cottages established on site that is occupied by Mr. and Mrs. Krige respectively. Small scale tourist accommodation, tourist facilities and related uses that have very little impact on the property in general are also established on the site that will be described in detail later in this document.

2. APPLICATION DETAILS

Application is made for / in terms of:

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's revised By-law on Municipal Land Use Planning, 2020, for the rezoning of the Farm Platbos No. 987 from Agriculture Zone 1 to Open Space Zone 1, Private Nature Reserve.
- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's revised By-law on Municipal Land Use Planning, 2020, for consent uses for the Farm Platbos No. 987;
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

The Farm Platbos No.987 is situated on route from Grootbos Private Nature Reserve to Baardscheerdersbosch. Please refer to the enclosed locality map.

The farm is 50.5782ha in extent and is used primarily as a private nature reserve. The subject farm was registered as a private nature reserve in 2018 even though it retained its Agriculture Zone 1 Zoning. 2 Residential cottages, nurseries, auxiliary structures, tourist accommodation and associated structures are established on the subject farm as previously mentioned.

3.2 ZONING

The subject farm is zoned Agriculture Zone 1 and has the following primary land use rights and consent uses:

Primary uses are: agriculture, dwelling house, day care centre, guest rooms, home occupation;

Consent uses are: additional dwelling units, agricultural industry, animal care centre, aquaculture, crèche, farm shop/stall, guest house, hotel, institution, intensive animal farming, intensive horticulture, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, rooftop base station, service trade, tourist accommodation, tourist facilities, transmission tower, utility services, wellness centre, 4 x 4 trail.

The farm however has not been used for agricultural purposes, as mentioned earlier in this document. The farm has been registered as a private nature reserve and is used as such. The owner intends to formalise the zoning to be in line with the private nature reserve and to address all the existing uses on the farm.

3.3 LAND USE

As mentioned above, the farm is being utilised primarily as a private nature reserve with associated uses such as small scale tourist accommodation and tourist facilities to generate income for the upkeep of the forest.

2 Residential cottages are constructed on the farm that are occupied by Mr. & Mrs. Krige respectively. The following small scale infrastructure / land uses are also established on the site:

- Olive Cabin outdoor shower
- Store
- Solar Panels
- Olive Cabin
- Office
- Reception
- 2 Nurseries
- Tool Shed
- Staff Quarters
- Water Tanks
- Staff Toilet Facilities
- Store Room

- Office
- Bird Hide / Platform
- Owl Camp
- 4 Portable Toilets
- 2 Composting toilets
- Freezer Hut and wood store
- Informal parking areas
- Forest Camp
- Honey Bee Suite
- Bush Buck Suite
- Main Entrance

Land uses that occur on the farm portions in the vicinity consist of small scale sheep and cattle farming, private nature reserves, lifestyle farms, tourist accommodation and tourist facilities such as restaurants, conference facilities, wineries and wedding venues.

The predominant uses of farms in the area are therefore agricultural related uses with associated tourist facilities such as restaurants, wineries, wedding venues and tourist accommodation as mentioned.

3.4 PROPOSED DEVELOPMENT

- Rezoning of the Farm Platbos No. 987 from Agriculture Zone 1 to Open Space Zone 1, Private Nature Reserve.
- Consent uses for the Farm Platbos No. 987.

The owner of the Farm Platbos No.987, Mr. Krige intends to bring the zoning in line with the registered private nature reserve use and to apply for consent uses for associated land uses. The applications that require an approval from the Overstrand Municipality can be summarised as follow:

- The rezoning of the farm from Agriculture Zone 1 to Open Space Zone 1 (Private Nature Reserve).

- Legalising the existing tourist facilities, tourist accommodation and associated uses as consent uses;

The current land uses that approvals have been obtained for, but that will have to be readdressed due to the rezoning from Agriculture Zone 1 to Open Space Zone 1 can be summarised as follow:

- The main dwelling;
- The additional dwelling unit;
- The nursery;
- The hiking trails.

The detail of the existing land uses, that will not have to be addressed that fall within the ambit of the proposed primary rights, and the existing land uses that will have to be addressed as consent uses in terms of the proposed Open Space Zone 1 (Nature reserve) zoning, is as follows:

We have decided to split the existing uses into 6 categories namely:

- Existing uses that do not require an approval;
- Dwelling units;
- Staff accommodation;
- Tourist accommodation;
- Tourist facilities;
- Nursery.

3.4.1 Uses not requiring an approval

In terms of the revised Overstrand Municipality Land Use Scheme Regulations, 2020 the primary land use rights listed under the proposed zoning, Open Space Zone 1 (Nature Reserve) are nature reserve and conservation usage. The definitions of these uses read as follow:

“conservation use” means the use or maintenance of land in its natural state or rehabilitation to its natural state, with the objective of preserving the biophysical and heritage characteristics of that land, including flora and fauna on the land, and includes associated infrastructure required for such use, such as roads, pathways, water reservoirs and underground infrastructure;

“nature reserve” means a national park or environmental conservation area, whether in public or private ownership, that has been declared or registered as a nature reserve in terms of legislation for the purpose of conserving and managing wild life, flora and fauna in a predominantly natural habitat; it includes conservation use but does not include tourist facilities or tourist accommodation;”

In terms of the definitions above the following existing uses can be accommodated without additional approvals and fall within the ambit of the prescribed primary uses:

- **Water tanks.** The water tanks are labelled as No.4 on the enclosed site plan;
- **Stores,** labelled as No.5 and No.14 on the enclosed site plan. The one store is located in close proximity to the nursery and the other store is centrally positioned on the farm. These stores are being utilised for general storage purposes that also includes implements for the upkeep of the nature reserve. The store labelled as No. 5 is $\pm 18\text{m}^2$ in extent and the store labelled as No. 14 is $\pm 32\text{m}^2$ in extent. Please refer to the photographs below:

Store No.5



Store No.14



- **Offices**, labelled as No.6 and 15 on the enclosed site plan. The offices are being used for administrative functions of the nature reserve and is $\pm 18\text{m}^2$ and 24m^2 in extent respectively. Please refer to the photographs below of the 2 offices:

Office No.6



Office No. 15



- **Tool shed**, labelled as No.8 on the enclosed site plan. The tool shed is being used to store tools that is being used for the upkeep of the nature reserve and is $\pm 16\text{m}^2$ in extent. Please refer to the photograph below:



- **Staff toilet facilities**, labelled as No.10 on the enclosed site plan. The staff toilet facilities are used by staff members working in the nature reserve. The staff toilets are $\pm 24\text{m}^2$ in extent. Please refer to the photograph below:



The following land uses will have to be applied for as consent uses defined under the proposed zoning, Open Space Zone 1. The consent uses under the last mentioned zoning are:

“Dwelling units, environmental facilities, transmission apparatus (subject to the provisions of Chapter 16.10), tourist accommodation, tourist facilities, utility service and any other related uses permitted by the Municipality.”

The proposed consent uses are described as follow:

- **Dwelling Units** (Consent use approval required)

As mentioned earlier in this report, 2 dwelling units are established on the Farm Platbos No.987. The dwelling units are occupied by Mr. and Mrs Krige, respectively. The right to construct an additional dwelling unit was obtained in 2008 as mentioned earlier. In terms of the proposed rezoning from Agriculture Zone 1 to Open Space Zone 1, these 2 dwellings can now only be accommodated as a consent use.

The dwelling unit that is occupied by Mr. Krige is located in close proximity to the nursery, tool shed, store room and the office as mentioned above. The dwelling can best be described as a wooden cottage that consists of an open plan bedroom, living room and kitchen with a separate bathroom. The floor area of the cottage including the separate bathroom is $\pm 30\text{m}^2$ in extent. The cottage is indicated as No.7 on the enclosed site plan. Please refer to the photograph below of the cottage:



The dwelling occupied by Mrs. Krige is centrally located on the Farm Platbos No.987 and is labelled as Number 16 on the site plan. This dwelling is also a wooden structure and consists of an open plan living room and kitchen, 2 bedrooms, a bathroom and a storage shed. The footprint of this dwelling is $\pm 115\text{m}^2$ in extent and the footprint of the storage shed $\pm 12\text{m}^2$. Please refer to the photographs below:





With reference to the 2 existing dwelling units that were accommodated as a primary right and a consent use in terms of the former Zoning Scheme, we are now applying for a consent use to make provision for these dwellings. These 2 dwellings will continue to be used as dwellings in the future.

- **Staff Accommodation** (Consent use approval required)

As mentioned earlier in this report, environmental facilities are listed as a consent use under the proposed Open Space Zone 1 Zoning in terms of the revised Overstrand Municipality Land Use Scheme Regulations, 2020. The definition of environmental facilities read as follows:

“environmental facilities” means facilities for the management, study, interpretation, education and public appreciation of a predominantly natural area or heritage site and include accommodation of staff, support services and associated infrastructure;

Staff accommodation from our perspective is similar to labourer’s cottages that is a primary right under the farm’s current zoning that is currently Agriculture Zone 1. With reference to the proposed rezoning of the Farm Platbos No.987, it is required that we apply for a consent use to make provision for staff accommodation. Staff

accommodation is being provided for in the building labelled No. 13 on the site plan. The staff accommodation is provided south-west of the nursery labelled No.9 on the site plan. The staff accommodation is $\pm 65\text{m}^2$ in extent.

- **Tourist Accommodation** (Consent use approval required)

5 small scale tourist accommodation units have been constructed on the Farm Platbos that sleeps a total of 15 people and can be listed as follow:

- The Old Olive Cabin;
- The Forest Camp;
- The Owl Camp;
- The Honey Bee;
- The Bush Buck.

The detail of the tourist accommodation listed above is as follows:

- **The Old Olive Cabin**

The Old Olive Cabin, shower and toilet facilities are labelled No. 1 and 2 on the site plan.

The Olive Cabin and its facilities are located on the forest edge nearby an ancient Wild Olive tree. All the accommodation, including this cabin is eco-friendly, and "off-grid" and has solar power for lights and a small bar fridge. The Old Olive Cabin is ideal for the accommodation of two guests, but the cabin can sleep up to a maximum of three guests and is $\pm 36\text{m}^2$ in extent.

The Old Olive Cabin forms part of the Platbos Forest Reserve and as such has been designed to cause as little disturbance to the forest environment as possible. The Old Olive Cabin has a bedroom with a double bed, and a sleeper couch in the sitting room-cum-kitchenette that folds out into a double bed. All linen and towels are provided. An indoor fireplace makes the Old Olive Cabin a cosy

option for winter stays. The kitchenette is fully equipped and has gas for cooking and a minibar fridge with a small freezer compartment.

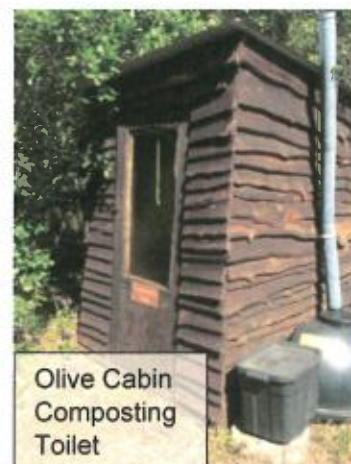
The ablutions - basin and shower - are semi-enclosed: designed to make your stay at Platbos a true forest experience and is $\pm 4\text{m}^2$ in extent. The composting toilet and the ablutions are free-standing and are located a short distance from the cabin and is $\pm 2\text{m}^2$ in extent. Hot water is supplied via the old fashioned 'donkey boiler system'. Please refer to the photographs below depicting the Old Olive Cabin, shower facility and composting toilet.



Olive cabin



Olive Cabin Shower



Olive Cabin
Composting
Toilet

The cabin is accessed via a forest pathway that is roughly 100 metres in length. A wheelbarrow is provided to ferry your luggage from the parking area to the cabin.

All the facilities are for the exclusive use of the Old Olive Cabin guests. This cabin is situated a distance away from the other accommodation.

- **The Forest Camp**

The Forest Camp and Forest camp composting toilet are labelled No. 26 and 22 respectively on the site plan.

The eco-friendly, "off-grid" Forest Camp provides private, tented accommodation for a maximum of 4 guests. Like all the accommodation, this venue is exclusive in that guests enjoy having this unique and beautiful site all to themselves. The Forest camp makes provision for a couple, a small group of friends of four, or a family of four, the Forest Camp and its facilities are for their exclusive use.

The Forest camp provides rustic and comfortable accommodation providing guests with a sense of being at one with the forest environment. This camp sleeps 4 guests in two tented rooms which are set approximately 45 metres apart. The tented rooms are $\pm 9\text{m}^2$ each. This camp is orientated around a magnificent and ancient white stinkwood. A private pathway from the camp gives guests access to the main forest trail.

Each tented room has two single beds with all bedding and linen provided. There is an open-air, free-standing, semi-enclosed kitchen with gas for cooking and is $\pm 9\text{m}^2$ in extent. The ablutions - basin and shower - are also semi-enclosed and designed to make your stay at Platbos a true forest experience and is $\pm 4\text{m}^2$ in extent. The composting toilet that is $\pm 2\text{m}^2$ in extent is located just outside the camp on the fire break. Hot water is supplied via the old fashioned 'donkey boiler system'. These facilities are for the exclusive use of the Forest Camp guests.

The Forest Camp is situated not far from the Honey Bee and Bush Buck Suites. Screened from one another as they are by the dense forest, it is easy to imagine that you have the forest all to yourself. No large groups are permitted.

Please refer to the photographs below depicting the Forest Camp.



Bush Camp
Tented Room



Bush Camp
Tented Room



Bush Camp
Kitchen



Bush Camp
Composting Toilet

- **The Owl Camp**

The Owl Camp is labelled No. 18 on the site plan.

This is the only camping site that is available for campers to bring along their own tent or 4 x 4 camper van. Being a small stand, tucked in under sheltering but low-growing forest, this camp is perfect for a couple or a group of 4 companions. The site is unfortunately not suitable for caravans, or for vehicles that exceed 3 metres in height. The Owl Camp is set apart from the other overnighting facilities and has a secluded and remote atmosphere. The Owl Camp is totally off-grid with the following facilities.

- Parking space for 4 X 4 Camper van (which does not exceed 3 metres in height)
- Old fashioned Donkey Boiler for hot water.
- Sink for washing up and food preparation.

- Fire Pit and braai grid.
- Use of communal freezer found in the "Freezer Hut" on the Fire Break.
- Open air shower.
- Picnic Table.
- Composting Toilet

Please refer to the photograph below depicting the camp site:



- **The Honey Bee Suite**

The Honey Bee Suite and its associated composting toilet are labelled No. 28 and 25 respectively on the site plan and are $\pm 9\text{m}^2$ and $\pm 4\text{m}^2$ in extent, respectively.

The site of the Honey Bee Suite is orientated around a magnificent and ancient white stinkwood tree. The Honey Bee Suite offers private and secluded accommodation and sleeps 2 guests in a free-standing tented room with a double bed. A mosquito net is supplied for the summer months and the bedroom has drop-down canvas blinds that form the walls of the unit. The kitchenette and the ablutions consisting of a composting toilet, basin and shower are separate from the tented bedroom and are semi-enclosed.

Hot water is supplied via the old fashioned 'donkey boiler system'. The hot tub is set beneath a beautiful white stinkwood tree and uses untreated river water. Guests operate the wood-fired tub themselves.

The Honey Bee Suite is accessed via a short forest pathway from the designated parking area, labelled as No.26 on the site plan, and all facilities are for the exclusive use of the Honey Bee Suite guests. This unit is a short walk from the Bush Buck Suite but they are screened from one another by dense forest. A private pathway from the suite gives guests access to the main forest trail.

Please refer to the photographs below of the Honey Bee Suite:



- **The Bush Buck Suite**

The Bush Buck Suite is labelled No. 29 on the site plan.

The site of the Bush Buck Suite is orientated around a magnificent and ancient white stinkwood tree and is $\pm 18\text{m}^2$ in extent. The Bush Buck Suite offers private and secluded accommodation and sleeps 2 guests in a double bed. The cabin has drop-down canvas blinds along the front façade.

The cabin is open-plan with a kitchenette and fire place. The ablutions consisting of a flush toilet, basin and shower are separate from the cabin and are semi-enclosed and is $\pm 4\text{m}^2$ in extent. Hot water is supplied via the old fashioned 'donkey boiler system'.

The Bush Buck Suite is accessed via a short pathway from the designated parking area and all facilities are for the exclusive use of the Bush Buck Guests. This unit is a short walk from the Honey Bee Suite, but they are screened from one another by dense forest. A private pathway from the suite gives guests access to the main forest trail.

As mentioned above, the Bush Buck suite offers an open plan bedroom, sitting area and kitchen with a double bed and indoor fireplace. The kitchen is fully equipped with pots, pans, cutlery and crockery. Gas is used for cooking purposes and a cooler box is stored at the "Freezer Hut". An outdoor fireplace is also provided. The hot water for the open air Bathroom comes from an old-fashioned donkey boiler. Other features are a washstand, basin and flush toilet.

Please refer to the photograph below depicting the Bush Buck Suite below:



Bush Buck Suite



Bush Buck Suite Bedroom



Bush Buck Suite Kitchen



Bush Buck Suite Bathroom Facilities

- **Tourist Facilities** (Consent use approval required)

The following tourist facilities are established on the Farm Platbos No.987.

- Reception and Information Centre;
- Bird Hide Platform;
- Portable Toilet Facilities;
- Freezer Hut and Wood Store;
- Walking Trails;
- Nurseries.

The abovementioned land uses resort within the ambit of tourist facilities and requires a consent use approval to be established on a property with a proposed zoning of Open Space Zone 1.

- The Reception and Information Centre

The reception and information centre are located at the T-junction towards the nursery, Mr. Krige's dwelling unit and the Old Olive Cabin. The reception and information centre are labelled No.12 on the site plan and are $\pm 26\text{m}^2$ in extent. Information and information pamphlets can be obtained from the reception and information centre.

Please refer to the photograph below depicting the reception and information centre:



- The tourist facilities consisting of:
 - Reception and Information Centre;
 - Bird Hide Platform;
 - Portable Toilet Facilities;
 - Freezer Hut and Wood Store;

Rights have been previously obtained for the additional dwelling unit, nursery and walking trails. We have only readdressed the approved uses due to the change of land uses and consent uses that would occur with the proposed rezoning from Agriculture Zone 1 to Open Space Zone 1.

The owner now intends to legalise the land uses as mentioned and a surveyed site development plan and building plans will be submitted after the land use approval has been obtained.

In terms of **Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020** an application is made for the determination of an administrative penalty for unauthorised land use. In terms of Chapter 9, Section 90(1), "A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned".

In terms of **Chapter 9, Section 90(3)**, of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 the applicant must, to the satisfaction of the municipality, provide the following:

a) **The Nature, duration, gravity, and extent of the contravention**

The farm Platbos No. 987 was purchased to be utilised as a nature reserve due to the already established indigenous forest. The owner has done his utmost best to put in

place a reforestation plan, the clearance of alien vegetation, pest control and the upkeep of firebreaks on the farm and surrounds. The owner obtained rights for a nursery, walking trail and an additional dwelling. The nursery is utilised as a growing facility of indigenous trees that are used for reforestation purposes and also to provide other nurseries with saplings of indigenous trees. The income derived from the nursery and walking trails was not enough to sustain the expenses and subsequently the owner established tourist accommodation on site in order to create additional income in order to properly manage the Nature Reserve.

The extent of the unauthorised uses that is contradictory to the zoning scheme and building size can be tabled as follows:

No.	Land Use	Size (±m ²)
1	Olive Cabin outdoor shower (4+2)	6
2	Olive Cabin	36
12	Reception	26
17	Bird Hide / Platform	N/A
18	Owl Camp	9
22	Forest Camp Composting Toilet	2
23	Freezer Hut and wood store	16
25	Honey Bee Composting Toilet	2
26	Forest Camp (9+9+9)	27
27	Honey Bee (9+4)	13
28	Bush Buck (18+4)	22
Total m²		159

The approximate dates of when the various tourist accommodation facilities were established are as follow:

- The Old Olive Cabin: 2012
- The Owl Camp: 2017
- The Forest Camp: 2014
- The Honey Bee Suite: 2015
- The Bushbuck Suite : 2016

The owner of the Farm Platbos No. 987 intends to provide his full co-operation to the Overstrand Municipality to rectify the unauthorised uses.

The position and nature of the unauthorised uses mentioned above are unobtrusive, hand crafted wooden, wooden and canvas structures that are located in a natural setting and do not impact negatively on the indigenous forest and the surrounding properties. No complaints from surrounding property owners have been received.

b) The conduct of the person involved in the contravention

The main priority of the owner is to maintain the indigenous forest located on the Farm Platbos No. 987. In order to do so the owner established a nursery, walking trails and tourist accommodation on the farm in order to create an income for this purpose. The Farm is ±50ha in extent and well maintained due to the fact that all the money derived from the above mentioned facilities are used for the upkeep of the nature reserve. The upkeep of the forest consists of the reforestation of certain areas, removal of alien vegetation, pest control and the upkeep of firebreaks. The facilities are hand crafted and primitive in order to have the least impact on the forest.

c) Whether the unlawful conduct was stopped

The owner is in the process of rectifying the contravention by applying for the rezoning of the farm and to simultaneously apply for consent uses and the determination of an administration penalty. The low impact structures in relation to the tourist facilities and tourist accommodation are already completed.

d) A report by a quantity surveyor in matters of unauthorised building/construction

If the Overstrand Municipality finds it necessary that an administrative penalty fee needs to be enforced for the unauthorised uses, a report from a quantity surveyor with reference to the unauthorised uses will be furnished at a later date. The reason being that if there is a chance that no penalty fee is imposed the report from a quantity surveyor will be unnecessary at this stage.

e) **Whether a person involved in the contravention has previously contravened this By-Law or a previous planning law**

To the best knowledge of the applicant and as confirmed by the landowner, he has never previously contravened this By-Law or any other previous planning law. We appeal to the Overstrand Municipality to take into consideration the low impact that the unauthorised uses have on the surrounding area. It should also be considered that **no** complaints from surrounding property owners have been made with regards to the illegal building works and that the money derived from the tourist facilities and tourist accommodation has been used for the upkeep of the Platbos Forest.

With the proposed application the owner intends to rectify the unauthorised uses on the farm and will also submit a surveyed site development plan and building plans in order to obtain the necessary approvals from the building control department as soon as the land use application has been concluded. We therefore respectfully request that a penalty fee **not** be imposed on the property owner for the reasons given above.

3.5 CHARACTER OF THE ENVIRONMENT

The Farm Platbos No.987 is situated within an area of natural beauty. The properties situated within the area are actively farmed and have also diversified in order to provide a number of tourist related uses.

The proposed change of zoning from Agriculture Zone 1 to Open Space Zone 1, to bring the zoning in line with the registered nature reserve and to diversify the farm Platbos No.987 by means of providing dwelling units, tourist facilities, tourist accommodation, nurseries and related uses described in Section 3.4 above is in line with the land use tendency found in the area.

The nature reserve's appearance will remain the same, due to the fact that all structures already exist and will be utilised to accommodate the various uses indicated on the site plan. Subsequently the proposed rezoning and consent uses will not have a negative impact on the appearance of the nature reserve and will not have a negative impact on the environmental value of the nature reserve.

With reference to the proposed rezoning and consent uses that are in line with land use tendencies of the area it is clear that the proposal will not have a negative impact on the character thereof.

3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The farm, as previously mentioned, is situated within an area of natural beauty and has been registered as a nature reserve since 2018. The farm is a great example of an indigenous forest that is being well managed and maintained. The proposed tourist facilities, tourist accommodation, dwellings and related uses open up another sector for guests to now be accommodated within the Platbos forest and will have the opportunity to experience the nature within a beautiful indigenous setting.

The rezoning and consent uses, in order to accommodate the various land uses, do not have a negative impact on the existing land use of the reserve and would create a number of job opportunities and also create income for the owner to continue to manage the nature reserve that is a great asset to the Overstrand region and making this nature reserve a viable establishment. The tourist accommodation and tourist facilities will also have the effect that more visitors will spend more than just a day in the area and will also have positive spinoffs towards tourist facilities in the vicinity that will also be supported by guests to the farm.

In the light of the above it is clear that the proposed rezoning and consent use can be supported from a desirability point of view due to the fact the proposal is in line with

land use tendencies within the area. It is also compatible with the current agricultural land uses and tourist related land uses found in the area and that it will be an asset to the Overstrand.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

Water:

General Authorisation has been obtained for the taking of 2600 m³ of water per annum, which is sourced from a leiwater system originating from the mountain and from a groundwater spring. The water reaches Platbos via two servitudes. 80 % of the water is pumped from a dam located on Portion 3 of the Farm No.701 and the remaining 20% of water is gravity fed from Portion 6 of the Farm No.701.

The 2600m³ of water has been secured. Please refer to the enclosed water use registration certificate for your records. The water is gravity fed via a 90mm pipe to the water holding tanks. The water supply will comply with the required SANS 0241 standards for the provision of domestic water.

The water uses are estimated as follow:

Land Use	Water use l/week	Water use m³/ annum
House 1	1500	78
House 2	1000	52
Staff Cottage	1000	52
Nursery	20 000	1040
Owl Camp	500	26
Forest Camp	500	26

Old Olive Cabin	500	26
Bush Buck Suite	550	28.6
Honey Bee Suite	1500	78
TOTAL	27 050	1406.6

According to the above calculations the registered water supply is more than enough to cater for the various land uses.

Sewerage and greywater disposal:

Sewage is being disposed of by means of septic tanks, composting toilets and a pit system.

The 2 dwellings, the Bush Buck Suite and nursery staff toilets make use of separate septic tanks. The Old Oliva Cabin, Forest Camp, and Honey Bee Suite use a sealed, dry system known as “sun-domes” that were purchased and built in. This system makes use of the heat of the sun and a chimney ventilator to dry out and render the inert content in this holding tank. The owl camp makes use of a “pit system”.

The shower's and basin's grey water is disposed of via a shallow soak away that was dug beneath each shower and filled with stone chip. Guests are supplied with natural biodegradable soap. The same apply for washing up facilities. Washing up liquid and disinfectant that are supplied are also biodegradable and nontoxic (GNLD).

The portable toilets are placed onsite as required, for personnel when they are working in the forest. These toilets are movable and will be relocated as required.

Electricity:

There is ESKOM electricity available but the farm as a whole makes use of solar energy only. Solar panels are located in close proximity to the nursery and are numbered on the site plan as No.11. Solar panels have also been placed strategically at the dwelling (No.26) and at the reception and staff quarters. The Tourist accommodation facilities make use a 12 volt lighting system and gas. Hot water is supplied via wood fired “donkey” water heating systems as mentioned earlier in this motivation.

Solid Waste:

The solid waste will be privately disposed of at the nearest municipal landfill site on a regular basis.

Conclusion:

It can be concluded that the proposed development could be largely self-sufficient as far as services provision is concerned.

3.7.2 TRAFFIC IMPACT, PARKING AND ACCESS

With this application for rezoning and consent uses it is proposed that the existing access from Minor Road 4026 be used. This access is located $\pm 700\text{m}$ after the 5km marker on the said road.

Internal roads consist mainly of informal tracks and firebreaks. Only 5 tourist accommodation facilities are provided and the total number of overnight guests that can be accommodated on the reserve is 15 guests. The walking trails are mainly used by overnight guests and the nurseries are not open to the general public to purchase indigenous tree saplings. The nurseries are mainly used to grow indigenous tree saplings used for the reforestation of the Platbos Nature reserve and tree saplings are supplied in bulk to other nurseries. The general public and guests visiting the Platbos Nature reserve have the option to sponsor a tree online to be planted on the reserve.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed rezoning and consent uses are to the benefit of the Platbos Nature Reserve. All the structures on the farm are hand crafted using wood and a combination of wood and canvas. The footprints of the tourist accommodation and facilities are minimal and the total coverage of all the structures on the nature reserve constitutes a mere 0.1%.

It is our opinion that the tourist accommodation, tourist facilities, 2 dwellings, staff quarters and nurseries do not impact negatively on the biophysical environment and are much needed for the upkeep of the Platbos Nature Reserve, as previously mentioned.

We have enclosed a copy of the Platbos Forest Nature Reserve Integrated Management Plan 2018-2023. In terms of this management plan is it clear the main concern is the conservation of the Platbos Nature Reserve and that the auxiliary uses applied for are much needed to generate income for the upkeep of the reserve.

3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

The ***Overstrand Spatial Development Framework (2006)*** earmarks the area where the farm Platbos No.987 is situated, as an Agricultural Core and Conservation Agriculture Buffer area. The application consists of a rezoning and consent uses to formalise the Platbos Nature Reserve and to make provision for auxiliary uses to generate income for the upkeep of the reserve. A rural character is still maintained.

The ***Overstrand Municipal Growth Management Strategy (OMGMS, 2010)*** does not address areas outside the urban edge and is therefore not applicable.

The proposed application is for the rezoning and consent uses of the Farm Platbos No.987 from Agriculture Zone 1 to Open Space Zone 1 and to make provision for small

scale tourist accommodation, tourist facilities and other related uses. The proposals are in line with the **Overstrand Municipality Spatial Development Framework (May 2020)**.

From the above it is evident that the proposed rezoning and consent uses adhere to the spatial planning policies for the area and consequently falls within the existing planning for the area.

3.11 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed rezoning and consent uses for tourist facilities, tourist accommodation, 2 dwelling units, staff quarters and nurseries will create employment opportunities for the local residents of the area. The income derived from the tourist facilities, tourist accommodation and nurseries are utilised for the upkeep of the nature reserve. The primary aim of the management of the farm Platbos No.987 is the conservation of an indigenous forest.

Spatial sustainability: The low impact tourist accommodation, tourist facilities and auxiliary uses are accommodated within an established natural area consisting of many tourist attractions. The proposed application will have no impact on the conservation worthy areas and the land use will be in line with the rural character of the area.

Efficiency: The proposed tourist facilities, tourist accommodation and auxiliary uses are easily accessible and conveniently located in a rural area in close proximity of many tourist attractions.

Spatial Resilience: Spatial resilience is not applicable to this application.

Our company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning.

4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- The application for the rezoning of the farm Platbos No.987 will bring the registered nature reserve in line with the correct zoning.
- There are no Title Deed conditions that restrict the proposed rezoning and consent uses for the Farm Platbos No.987.
- The impact of services is minimal and can be provided on the subject farm portion to the satisfaction of the Overstrand Municipality;
- Tourism is the fastest growing land use in the Overstrand area of which the farm Platbos No.987 will add another facet to the industry;
- With the approval of this application the owner of the Platbos Nature Reserve will be in a financial position to continue to manage and maintain the farm to guarantee its future existence.
- Diversification of the reserve would have the effect that the owner would make a further income to maintain the nature reserve and that guests would make use of the surrounding tourist attractions that the area has to offer.
- The proposed rezoning and consent use do not have a negative impact on the surrounding land uses of other farms in the area and is a true asset to the Overstrand area;
- The proposal is compatible with the existing land uses of the area.

- The proposed consent uses will give the farm the opportunity to be managed as a viable nature reserve of which the revenue generated can be used for the upkeep of the nature reserve.

It is our opinion that the proposal for the rezoning and consent uses can be supported for your favourable evaluation as it would have no negative impact on the surrounding farms. We also appeal that no administrative penalty be imposed.



no.	Land Use	no.	Land Use	no.	Land Use
1	1 Olive Cabin outdoor shower	11	11 Staff Panels	21	21 Portable Toilet
2	2 Olive Cabin	12	12 Reception	22	22 Coastal Camp Composting Toilet
3	3 Nursery	13	13 Staff Quarters	23	23 Freezer Hut and wood store
4	4 Water Tanks	14	14 Store Room	24	24 Portable Toilet
5	5 Store	15	15 Office	25	25 Honey Bee Composting Toilet
6	6 Office	16	16 Office	26	26 Honey Bee Composting Toilet
7	7 Residential Cottage	17	17 Honey Bee	27	27 Honey Bee
8	8 1st and 2nd	18	18 Cow Camp	28	28 Honey Bee
9	9 Nursery	19	19 Portable Toilet	29	29 Human Block
10	10 Staff Toilet Facilities	20	20 Portable Toilet	30	30 Human Entrance

PLAN
Active Town & Regional Planners

Stake on Stakeholders
Town & Regional Planners

All materials, agreements
and subject to survey
OWNER RIGHT RESERVED

THE FARM
PLATBOS NO. 987

SITE PLAN

1:5,000
Drawing No. 1000/2017
Date: 04/2020

