



OVERSTRAND MUNISIPALITEIT
GEDEELTE 164 VAN DIE PLAAS NR.
213, BAARDSCHEERDERS BOSCH,
AFDELING BREDASDORP,
OVERSTRAND MUNISIPALE AREA:
AANSOEK OM
VERGUNNINGSGEBRUIK: MNRE
PLAN ACTIVE STAD- EN
STREEKSBEPLANNERS NAMENS
MNR JJ NEL & DR AL RABIE

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om vergunningsgebruik in terme van Artikel 16(2)(o) van toepassing op Gedeelte 164 van die Plaas Nr. 213, Baardscheerders Bosch, Afdeling Bredasdorp ontvang is, ten einde 'n gemengde grondgebruik (intensiewe tuinbou, toeriste fasiliteite, landbou industrië, plaaswinkel, kwekery en toerisme akkommodasie (selfsorgwooneenheid) op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en die Gansbaai Biblioteek, Gansbaai.

Enige kommentaar op die voorstel moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **15 Oktober 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** by 028313 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.

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

Munisipale Kennisgewing Nr.134 /2021

OVERSTRAND MUNICIPALITY
PORTION 164 OF THE FARM
NO. 213, BAARDSCHEERDERS
BOSCH, DIVISION BREDASDORP,
OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE:
MESSRS PLAN ACTIVE TOWN AND
REGIONAL PLANNERS ON BEHALF
OF MR JJ NEL & DR AL RABIE

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipal Land Use Planning Amendment By-law, 2020 (By-Law) that an application for consent use in terms of Section 16(2)(o) of the By-law has been received, applicable to Portion 164 from the Farm No. 213, Baardscheerders Bosch, Division Bredasdorp in order to accommodate a mixed-use development comprising intensive horticulture, tourist facilities, agricultural industry, farm store, nursery and tourism accommodation (self-catering unit) on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and the Gansbaai Library, Gansbaai.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **15 October 2021**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **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 to formulate their comment.

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

Municipal Notice No. 134/2021

UMASIPALA WASE-OVERSTRAND
INXALENYE YEFAMA 164 EYINGU
NOMB. 213, BAARDSCHEERDERS
BOSCH, DIVISION BREDASDORP,
KUMMANDLA KAMASIPALA
WASEOVERSTRAND: ISICELO
ESINGOKUVUMELA
UKUSEBENZISA: MESSRS PLAN
ACTIVE TOWN AND REGIONAL
EGAMENI LIKA MR JJ NEL & DR AL
RABIE

Kukutshwe isaziso esimayela nesolotyama-47 nelama-48 loMthethwana ongeZicwangciso zokuSetyenziswa koMhlaba kaMasipala waseOverstrand ku2020 (uMthethwana) othi kufunyenwe isicelo sokuvunyelwa ukusebenzisa inxalenye yefama ngokwemiba yeSolotyama le16(2)(o) loMthethwana esisebenza kwiNxalenye enguPortion 164 kwifama engunombolo 213 (Farm No. 213), Baardscheerders Bosch, Division Bredasdorp ukuze kulungiselelwe uphuhliso-oluxubileyo oluquka ukusebenza ngezityalo, iifasilithi ezilungiselelwe ezotyelelo, ushishino ngezolimo, ivenkile yefama, indawo yokukhulisa izithole nendawo yokuhlala abahambi (iyunithi yokuzilungiselela ukutya kwabo bangabahambi) kulo mhla ukwesi siza.

linkcukacha ezipheleleyo ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku eziphakathi evekini ukusukela kwintsimbi yesi08:00 ne16:30 kwiSebe: ngeZicwangciso zeDolophu 16 Paterson Street, Hermanus nase Gansbaai Library, Gansbaai.

Naziphi na izimvo ezibhaliweyo zingafika kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **15 Okthobha ku2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ngabuzwa ku**Mnu SW van der Merwe** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe LeZicwangciso ngeDolophu apho igosa likaMasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni.

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

Inombolo yeNothisi kaMasipala. 134/2021



Scale: NTS
 Drawing Nr: Farm213Pin164L.drw
 Date: 05/2021

Plan Description:
LOCALITY MAP

Property Description:
**PORTION 164 OF THE
 FARM NR.213**

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

**PROPOSED CONSENT USES, DEPARTURE FROM
THE PRESCRIBED STREET BUILDING LINE AND
ACCESS IN TERMS OF THE TITLE DEED**

**PORTION 164 OF THE FARM
BAARDSCHEERDEBOSCH NO. 213**

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by Mr. J. J. Nel & Dr. A.L. Rabie, the owners of the Portion 164 of the Farm Baardscheerdersbosch Nr. 213 to apply for consent uses, a departure from the street building line prescribed in the Title Deed and to change the position of the existing access from the Main Road.

The farm portion is located west of and abutting Main Road within the Baardskeerdersbos town and is currently vacant. The new owners intends to develop a variety of small-scale tourist related and small scale agricultural industrial uses on the subject farm portion. The idea is to create a facility that can be enjoyed by local and international tourists, and day visitors of all ages other than what is established in Baardskeerdersbos already. Something similar to the Spice Route Tourist Attraction established close to Paarl, but only at a smaller scale. It is not the owners vision and intent to accommodate uses that would be in competition to existing tourist facility establishments in the area, but to provide tourist facilities that will be different and auxiliary to the established land uses promoting tourism in the area. In order to

accommodate such a development on the subject farm it would be required that we apply for consent uses.

Portion 164 of the Farm Baardscheerdersbosch No. 213 is in the process of being transferred. Please refer to the enclosed confirmation letter from the transferring attorneys, Booth Attorneys for records. The Title Deed number for the subject farm portion reflecting the new owners is not yet available. We have attached a copy of the Draft Title Deed submitted to the Deeds Office for registration purposes. Portion 164 of the Farm Baardscheerdersbosch No.213 is 3 039m² in extent.

2. APPLICATION DETAILS

Application is made for / in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's revised By-law on Municipal Land Use Planning, 2020, for consent uses for Portion 164 of the Farm Baardscheerdersbosch No. 213;
- Application for the relaxation of the street building line imposed in favour of the District Roads Engineer in terms of Act 21 of 1940 and to change the position of the existing access.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Portion 164 of the Farm Baardscheerdersbosch No. 213 is situated within the small town of Baardskeerdersbos that is located approximately 20km east of Gansbaai and approximately 10km north-north-east of Pearly Beach. Please refer to the enclosed locality map.

The farm is 3 039m² in extent and is currently vacant.

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, crèche, dwelling house, guest rooms and home occupation.

Consent uses are additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.

The farm portion is currently vacant. Surrounding farm portions have the same zoning and are used for residential purposes, restaurants, a shop, agricultural uses and public roads. In general, the rights obtained for the former mentioned land uses on farms in the vicinity were obtained by means of consent uses. The Agriculture Zone 1 zoning has been retained.

3.3 LAND USE

As mentioned above, the farm portion is currently vacant. Land uses that occur on the farm portions in the vicinity consist of residential, restaurants, pubs, small scale sheep and cattle farming, lifestyle farms, tourist accommodation and tourist facilities such as conference facilities and wedding venues.

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

3.4 PROPOSED DEVELOPMENT

The following is proposed in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's revised By-law on Municipal Land Use Planning, 2020, for consent uses for Portion 164 of the Farm Baardscheerdersbosch No. 213;
- Application for the relaxation of the street building line imposed in favour of the District Roads Engineer in terms of Act 21 of 1940 and to change the position of the existing access.

Agriculture is one of the primary uses listed under a zoning of Agriculture Zone 1 and has the following definition:

“**agriculture**” means the cultivation of land for crops and plants, including plantations, the keeping and breeding of animals, beekeeping, bird farming or the operation of a game farm, may comprise natural veld and includes only such activities and buildings as are reasonably connected to the main farming activities such as residential accommodation for the farmer, farm manager and farm labourers and the packing of agricultural produce grown on the property but excludes intensive horticulture, intensive animal farming, agricultural industry, and a farm shop;

The following land uses will have to be applied for as consent uses defined under the proposed zoning, Agriculture Zone 1 to accommodate the proposed land uses that will be explained later in this motivation report. The consent uses under the last mentioned zoning are:

“additional dwelling units, **agricultural industry**, animal care centre, aquaculture, day care centre, **farm shop/stall**, fertiliser plant, guest house, hotel, institution, intensive animal farming, **intensive horticulture**, lodge, mining, place of assembly, place of

entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail. “

The definitions of the applicable consent uses printed in bold and underlined above read as follow:

“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;

“farm shop/stall” means a building, located on a farm, where a farmer sells produce and other goods to the general public;

“intensive horticulture” means the cultivation of plants and indigenous flora on an intensive scale, where plants are cultivated under a roof or on open land or in greenhouse(s) and includes the sale of self-produced plants from the land;

“plant nursery” means a property or part thereof which is utilised primarily for the propagation and sale of plants and sale of gardening products;

“tourist accommodation” means the letting of rooms or individual unit(s) (including a dwelling house/unit) on a temporary basis to transient guests where a daily or weekly tariff is applicable and includes a guest house, backpackers establishment, camp sites, and associated amenities, provided that the use complies with the requirements of any other relevant legislation;

“tourist facilities” means amenities for tourists or visitors such as lecture rooms, restaurants, picnic areas, gift shops, cafés, restrooms, recreational facilities, animal parks (domestic or otherwise) but does not include a hotel or overnight facilities;

“wellness centre” means a place where health-related treatments and services such as meditation, massage, beauty treatments and exercise regimes, including yoga, are provided for the general health and wellbeing of clients; it includes a health spa, retreat and the provision of meals to clients but does not include accommodation facilities or provide for medical treatment of patients;

As mentioned earlier in this report it is the owners intention to create a multi-use development consisting mainly of tourist facilities and other auxiliary uses to create a unique venue similar to the Spice Route development that is situated in close proximity of Paarl, Western Cape Winelands District. The proposal on Portion 164 Baardscheerdersbosch No. 213 is just at a smaller scale. Baardscheerdersbosch and the surrounding farming community make access to fresh produce and dairy products very easy to be used to prepare foodstuffs, condiments, beverages, alcoholic beverages, confectionary, baked goods etc. The aim is not to be in competition with the existing established restaurants and shops but to offer something else that could promote the area from which existing establishments would also benefit from.

The proposal consists of small hives with different land uses that can be referred to products being provided by artisans that could include chocolatiers, bakers, charcutier, brewers, distillers, artists and craftsmen. The hives will be made available to artisans, artists, craftsmen etc for rent. The open spaces that surround the proposed uses labelled A to F on the proposed site plan will be of an agricultural nature that would compliment and be beneficial to the proposed uses. It should be noted that if a brewery or distiller be accommodated within the proposed development that the production would be of a small scale, a bit larger than what is produced by a hobbyist.

The areas that will be offered for rent for the various uses are small in order to fit in with the current character of the area. The total coverage of the proposed development is $\pm 610\text{m}^2$ that constitutes 20% of the site.

The proposed consent uses are described as follow in the same order from A to F as indicated on the proposed site development plan:

- **A: Intensive Horticulture** (Consent use approval required)

A greenhouse, labelled as A on the site development plan, of $\pm 60\text{m}^2$ is proposed. From the proposed parking area, the greenhouse is the first building in a western direction. The greenhouse will be used for the growing of plants that would include herbs, microgreens etc. on an intensive scale. The possible uses of the plants are:

- The herbs and micro greens will be used onsite for the preparation of food, making preserves etc. It will also be for sale to the general public at the proposed farm store / farm shop/ multi-use area – Building C;
- Aromatic plants will be used for the making of soap, essential oils, used as flavouring during a brewing or distilling process;
- Herbs and aromatic plants could also be used at a confectionary etc.
- Fresh produce will also be made available to restaurants established in the vicinity.

- **B & D: Tourist facilities / Agricultural Industrial**

The whole concept of creating a multi-use experience requires that we apply for a variety of consent uses even though the uses will all be at a very small scale when one refers to the size of the building proposed.

Two multi-use areas are proposed that is labelled B and D on the enclosed proposed site development plan. Building B is located south of the proposed greenhouse labelled A, that was described above and it is also of the same size, 60m^2 . The building labelled D is located east of buildings A & B. Building D is proposed parallel to Buildings A & B and is 120m^2 in extent. It is proposed that we apply for 2 consent uses namely. tourist facilities and agricultural industry as defined on pages 5 and 6 of this report.

It is proposed that these 2 buildings be used for one of, or a combination of the following examples and related small scale uses:

- Restaurant;
- Coffee shop,
- Beanery;
- Deli;
- Art gallery;
- Arts and crafts;
- Micro brewery;
- Micro distillery;
- Bakery;
- Charcutier;

The buildings or portions thereof will be made available to rent or utilised by the owners as the need arises. The architectural style will be compatible with the existing built form and character of the established Baardskeedersbos area. The proposed location of buildings A, B and D creates an access corridor from the proposed parking area to the north towards the proposed farm store / farm shop / restaurant / multi-use area that will be the focal point of the development.

• **C: Farm Store / Farm Shop / Tourist facilities**

A farm store / farm shop / tourist facility of 250m² is proposed and is labelled C on the attached site development plan. Building C will be the focal point of the proposed development.

This building will be utilised to make provision for the sale of products sourced from the area as well as products that derive from the farm portion. It is furthermore proposed that a section of this building be possibly used as a restaurant similar to

Dassiesfontein that is situated between Botrivier and Caledon adjacent to the N2. On the site development plan this building is also labelled as a multi-use area. In this case the multi-use area will be that guests will be able to do something interactive such as taking part in a short social bread baking course, beer brewing, cheese making etc. and having the opportunity to take home what they have made.

- **F: Proposed Self-Catering unit & Tourist Facilities**

A 60m² self-catering unit is proposed in the south-eastern corner of the Portion 164 of the Farm Baardscheerdersbosch No.213. The self-catering unit will accommodate a maximum of 4 guests. Due to the fluctuation of traveling guests we are also applying for a consent use for tourist facilities to be able to also use the self-catering unit as a spa if the need arises. The unit will either be used as a self-catering unit or a spa and not a combination of the 2 proposed uses.

- **Plant Nursery**

The nursery is being applied for as a consent use to utilise the demarcated open areas between buildings A,B and D as a nursery where plants will be put on display for sale to the general public.

- **Proposed street building line departure and access**

The Title Deed contains restrictions with reference to a street building line and access that was imposed in terms of Act 21 of 1940. In terms of the restrictions it is possible to apply for the relaxation thereof. Approval for these restrictions is required from the District Road Engineer.

We are therefore applying for the relaxation of the street building line determined from the middle of the street from 95m to ± 14 m. The centre of the Main Road is ± 10 m from the subject farm boundary. A 4m building line is applicable in terms of the Overstrand Municipality Land Use Scheme Regulations, 2020. We are subsequently applying for a building line relaxation from 95m to ± 14 m in order for the prescribed Title Deed

building line to conform with the Land Use Scheme regulation's 4m street building line measured from the farm boundary.

It is also proposed that the existing access be moved $\pm 9\text{m}$ in a western direction to make provision for a single entrance and exit, as proposed on the site development plan. The proposed access aligns up with the western lateral boundary line. The proposed access is located approximate halfway between kilometre markers 17 & 18 on Division Road No. 1205. The subject farm portion is currently vacant and it is our opinion that by moving the access by $\pm 9\text{m}$ in a western direction will not have a negative impact on traffic or other accesses from the said Division Road.

- **General**

With reference to the descriptions above of all the proposed various land uses as indicated on the site development plan, it is clear what the land owners intentions are. The owners intends to create a multi-use facility where locals, local and international guests can enjoy fresh produce, arts, crafts, food stuffs and relax with friends and family. The total coverage of the proposed buildings is 610m^2 and constitutes coverage of 20% of the site. A parking area is proposed on the northern side of the farm portion in close proximity to Main Road. Having the parking area as close as possible to the access ensures that there would be no conflict between pedestrian movement onsite and traffic. Only 4 parking bays are proposed in close proximity of the opposite western side of the farm portion that will be utilised by the single dwelling proposed in the south western corner and the proposed self-catering unit / spa. Detail of the access and parking will be dealt with later in this motivation.

3.5 CHARACTER OF THE ENVIRONMENT

Portion 164 of the Farm Baardscheerdersbosch No.213 is situated within the rural town of Baardskeerdersbos. For a long time the village remained rural and undisturbed, but recently it has been discovered as a quiet getaway particularly for residents of Cape Town. Several new houses have been built, several more renovated and other land

uses have been established such as restaurants. Portion 164 of the Farm Baardscheerdersbosch No.213 is situated within the urban edge and earmarked for urban development purposes.

With reference to the strong history and sense of place of the older established areas of Baardskeerdersbos the owners will design the proposed buildings to fit in with the architectural style of the area in order to promote the heritage of the town and to be compatible therewith. Building plans will be submitted to be evaluated by the Overstrand Municipality prior to any development taking place but after an approval has been obtained, as per this application at hand.

The proposed land uses will be beneficial to the town of Baardskeerdersbos and a number of temporary jobs will be created with the construction phase of the proposed development and also permanent jobs will be created once the buildings are occupied. It is furthermore our opinion that the proposed land uses are in line with the land use tendency found in the area.

With reference to the proposed consent uses that are in line with the 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 portion, as previously mentioned, is situated within the urban edge of the town Baardskeerdersbos that has become a quaint little tourist destination for both local and international tourist. People frequently visits Baardskeerdersbos especially over weekends, even if it is just to enjoy a meal at one of the restaurants. It is the goal of the owners of Portion 164 of the Farm Baardscheerdersbosch No. 213 to make provision for a venue with a difference in the area to attract more tourists and day

visitors to the town of Baardskeerdersbos by means of creating a venue from where local arts, crafts, food, beverages etc. can be showcased and enjoyed.

The subject property is vacant and ideally located adjacent to the main road giving the site great visibility to visitors and tourists passing by. The site also offers ample space to be tastefully developed within the character of the area and to make provision for enough parking bays on-site. The proposed small scale agricultural industries, tourist facilities, plant nursery, tourist accommodation, dwelling and related uses open up another sector for guests and visitors to now be accommodated within the area of Baardskeerdersbos and will have the opportunity to experience the town within a beautiful rural setting.

The consent uses being applied for, in order to accommodate the various proposed small scale land uses, will not have a negative impact on the existing land uses in the area and would create a number of job opportunities that will be a great asset to the Overstrand region and making this an unique establishment. The proposed land uses 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 and visitors to the proposed establishment.

In the light of the above it is clear that the proposed consent uses can be supported from a desirability point of view due to the fact the proposals are in line with land use tendencies within the area. It is also compatible with the current land uses and tourist related land uses found in the area and that it will be an asset to Baardskeerdersbos.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

Water:

It is proposed that the development link up with the current water reticulation system that is available. The owners will also impose water saving measures such as dual flush toilet systems and the use of rainwater harvesting tanks is also proposed.

Sewerage and greywater disposal:

It is proposed that the Sewage is being disposed of by means of septic tanks that will be strategically placed and supplied with a suction point that will be easy accessible to the Municipal service tanker to empty the tanks. It is also proposed that only blackwater would flow to the septic tanks and that the greywater be utilised for irrigation purposes.

Electricity:

There is ESKOM electricity available in the town Baarskeerdersbos and it is proposed that the development link up with the existing electrical reticulation system.

Solid Waste:

It is proposed that the solid waste be collected by the Overstrand Municipality and disposed of at the Gansbaai solid waste transfer station or the closest municipal landfill site. If this is not a possibility the solid waste will be privately transported to the Gansbaai solid waste transfer station on a regular basis.

Conclusion:

It can be concluded that the proposed development could be accommodated as far as services provision is concerned.

3.7.2 TRAFFIC IMPACT, PARKING AND ACCESS

With this application for consent uses it is proposed that the existing access from Divisional Road 1205 be moved $\pm 9m$ in a western direction to make provision for an entrance and exit point that has a width of 6m. A single entrance and exit is proposed from where the proposed parking area will be accessed. The 2 parking bays located at the dwelling and at the self-catering unit / spa respectively will also use this entrance. This access is located approximately halfway between kilometer marker 17 and 18.

In terms of the Overstrand Municipality Land Use Scheme Regulations 2020, 4 parking bays / 100m² GLA for businesses are required, 2 parking bays per dwelling, 2 parking bays / 100m² GLA for industrial uses etc. With reference to the proposed site development plan, a worse case scenario was used and parking calculated at a ratio of 4 parking bays per 100m² indicated on the site development plan. The calculation and provision of parking bays provided can be tabled as follows:

Lable	Proposed Land Use	Size	Parking Bays required	Parking Bays Required	Parking Bays Provided
A	Intensive Horticulture	60m ²	0	0	0
B	Multi Use Area	60m ²	4 Parking Bays / 100m ² GLA.	2.4	3
C	Farm Store / Farm Shop	250m	4 Parking Bays / 100m ² GLA.	10	11
D	Multi Use Area	120m ²	4 Parking Bays / 100m ² GLA.	4.8	5
E	Dwelling	60m ²	2 Parking Bays / dwelling.	2	2
F	Self Catering Unit / Spa	60m ²	2 Parking bays for selfcatering or 4 parking bays per 100m ² GLA.	2.4	3
TOTAL				21.6	24

With reference to the table above enough parking can be provided onsite for the proposed land uses. All parking bays are 2.5m x 5m with 7.5m manoeuvre space

“In the Overberg area at this time there were a number of loanfarms given to wealthy Cape families such as the Cloetes of Groot Constantia, Van Bredas and Van Reenens, who subsequently bought up more of the farms and linked them together to form extensive grazing areas for horses, cattle and Merino sheep (Walton 1989:142). Baardskeerdersbos was initially granted as a loanfarm to Jan Cloete, a heemraad of Drakenstein, between 1725 and 1730 but was not linked to other farms, changed hands several times and was probably first permanently occupied by Philip Fourie and his descendants from 1778.”

“The natural resources available in the area would have informed the location of the dwellings marked on the 1831 quitrent survey (which do not remain intact), and consequently the location of the current town which was populated by the descendants of Fourie’s son and son-in-law in the nineteenth century. The village layout is not in a grid pattern, unlike many *drostdy* towns (VASSA 2005:24), demonstrating the organic nature of its development as a series of family smallholdings during the 19th century and into the 20th.”

“The urban form of the village is characterised by cottages lining the street edges, relative absence of hard boundary treatments such as high walls, variable plot sizes and orientations, and stands of poplar and gum trees. There is a furrow ‘leiwater’ system, probably dating back to the 19th century, using water that comes from the spring in the kloof above Baardskeerdersbos, and which remains in use.”

“Most of the historical dwellings are late 19th and 20th century white-plastered mud-brick rectangular buildings of modest dimensions, with poplar beams, pitched roofs (originally thatch, now iron or asbestos), usually a single window on each side of the front door, loft doors, an external stone chimney stack, and sometimes a simple veranda. Rounded end gables were common but are no longer characteristic of Baardskeerdersbos once iron roofs were used with square end gables (interview Barney Otto 07.07.2008).”

“The gable styles seem consistent with the examples from other loanfarm settlements in the Bredasdorp vicinity (Walton 1989:144-145). Walton notes that most of the

Overberg stock farmers especially in the Strandveld used ferricrete (koffieklip) and sandstone that were roughly squared and laid in courses (Walton 1989:141). However, although they often have a stone base, the Baardskeerdersbos houses tend to be built from mud bricks above the plastered koffieklip foundation layer.”

Historical Significance:

“Baardskeerdersbos is a rural settlement of historical significance, illustrating the expansion of a town from a modest family settlement on a VOC loanfarm, based on subsistence farming and the exploitation of coastal resources. It has architectural significance as a late 19th and early 20th farming settlement, with much of its modest vernacular architecture intact. It also has still intact the organic town layout of the original farming settlement, without street names or numbers (although that is changing now.”

“Baardskeerdersbos is characterised by its setting in the rural landscape, and its topographical containment. It is a rare example of a village that has undergone relatively little development during the mid to late 20th century, where a leiwater system is still in use, and where street addresses have not traditionally been used. “

Street names and numbers have been assigned.

“Renovations of older buildings at Baardskeerdersbos are happening apace, with variable sensitivity. New buildings, especially those made of wood, do not always fit in with the visual character of the town. Where roofs are not left on, houses made of mudbrick deteriorate rapidly. “

Proposed heritage conservation and special areas:

“**Conservation area:** There are two main parts of the original late 19th and early 20th century settlement which are characterised by remaining stands of poplars and gum trees, and houses dating to the period. These could be described as the *bo-dorp* (above the church) and the *onder-dorp* (along the road between Gansbaai and Elim). In the heritage area demolition should be proscribed, houses without roofs should be

immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.”

“**Special area:** It is recommended that the special area around the proposed heritage areas should encompass the whole existing settlement as laid out in the current erf diagram, and the topographical dish within which the settlement is contained, including the town’s adjacent agricultural edges.”

“The original settlement evident in the 1831 quitrent plan is no longer evident. Some outlying houses would have been on the neighbouring smallholdings and may also be conservation worthy.”

Heritage Management Recommendations:

“It is recommended that the special area should encompass the whole existing settlement as laid out in the current erf diagram, and the topographical dish within which the settlement is contained, including the town’s adjacent agricultural edges. Baardskeerdersbos is such a unique rural settlement, being characterised by family-managed and rather organic expansion of relatively modest houses in a rural settlement between 1831 and the 1960s, and relatively little commercial development, that development in the village as a whole should be carefully regulated – this is urgent because much new building and renovation is happening apace.”

“The original settlement evident in the 1831 quitrent plan is no longer evident but may be in the region of erf 73 and 24, or 111-114 therefore archaeological surveys should be done before building in these areas. Some outlying houses would have been on the neighbouring smallholdings and may also be conservation-worthy.”

From the abstracts above from the Heritage Survey Report it is clear that Baardskeerdersbos has a rich heritage and should be conserved. Portion 164 of the Farm Baardscheerdersbosch No.213 is located outside the demarcated heritage conservation areas and the farm portion is currently vacant. The property itself has no

heritage significance but being located on the Main Road, cognisance will be taken of the surrounding built form, building styles of the past, the local heritage that will be incorporated into the designs of the proposed buildings in order to blend and promote the character of Baardskeerdersbos. The owners will liaise with the Building Control Office prior to submitting building plans to the Overstrand Municipality for approval after the application has been finalized.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed consent uses do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

The application constitutes the development of a small farm portion located within the urban edge of Baardskeerdersbos, not situated within demarcated wetland areas or Environmental Management Overlay Zones.

From the above it is evident that the proposed consent uses do not have a negative impact on the environment.

3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2006)* earmarks the area where Portion 164 of the Farm Baardscheerdersbosch No. 213 is situated, as residential.

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* does not address Baardskeerdersbos.

The *Baardskeerdersbos Precinct Plan, January 2015*, encourages and promotes appropriately scaled tourism development based on regional agricultural and heritage

value and rural cottage industries. It is further proposed that the unique village / rural character and the quality of the tourism experience be maintained and protected. The vision from an economical point of view is to become a rural centre of crafts and tourism. Tourism and related cottage industries are also promoted alongside Main Road to which the subject property abuts.

In terms of the **Baardskeerdersbos Precinct Plan, January 2015**, the following appropriate land uses are proposed for the area that includes Portion 164 of the Farm Baardscheerdersbosch No.213:

- Commercial use should be encouraged along Main Road;
- Restaurants and guesthouses are allowed adjacent to the Main Road;
- Cottage industry and light industrial uses of non pollutant nature and home occupation could be allowed;
- Art, craft and pottery are encouraged;
- Cultural activities and festivals related to food, art and performance is encouraged;
- A wide variety of crop production is encouraged and includes orchards and horticulture.

The **Overstrand Municipality Spatial Development Framework (May 2020)** indicates the subject farm portion as being within the urban edge of Baardskeerdersbos and is earmarked for urban development.

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

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 consent uses will create employment opportunities for the local residents of the Baardskeedersbos area and also promote tourism. The various land uses proposed will attract more visitors to Baardskeedersbos that will be beneficial to other established businesses in the area. In the long term the whole town would benefit from the proposal. The owners will ensure that proposed development compliments Baardskeedersbos. The proposed buildings will be carefully designed to fit in with the current character and built form of the area in order to sustain the sense of place.

Spatial sustainability: The variety of the small scale uses proposed are promoted alongside Main Road as stated above and the owners will ensure that development will not have a negative impact on the conservation worthy areas, the land uses and rural character of the area.

Efficiency: The proposed consent uses are easily accessible and conveniently located alongside Main Road, Baardskeedersbos.

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

Good administration: 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

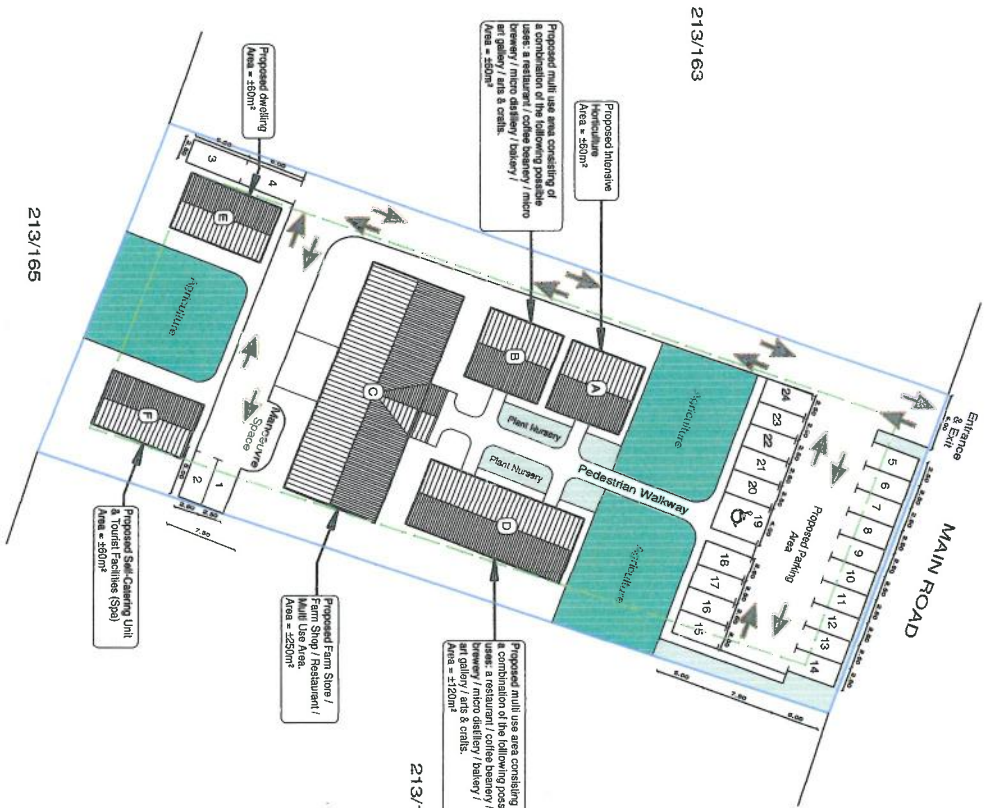
and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning.

4. RECOMMENDATION

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

- The application for consent uses and the relaxation of the street building line and relocation of the existing access is in line with forward planning legislation.
- There are no Title Deed conditions that restrict the proposed consent uses proposed for Portion 164 of the Farm Baardscheerdersbosch No.213.
- The impact on services is minimal and can be provided on the subject farm portion to the satisfaction of the Overstrand Municipality. Water saving measures will be put in place;
- Tourism is the fastest growing land use in the Overstrand area of which Portion 164 of the Farm Baardscheerdersbosch No.213 will add another facet to the industry and will be an asset to the town;
- With the approval of this application the owners will be in a position to make provision for a number of permanent job opportunities for local residents.
- The proposed consent uses will not have a negative impact on the surrounding land uses of other farm portions (erven) within the urban edge of Baardskeerdersbos and surrounding farms;
- The proposal is compatible with the existing land uses of the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

It is our opinion that the proposal for consent uses can be supported for your favourable evaluation as it would have no negative impact on the surrounding farms.



Proposed multi use area consisting of a combination of the following possible uses: a restaurant / coffee bakery / micro mill gallery / arts & crafts.
Area = 250m²

Proposed multi use area consisting of a combination of the following possible uses: a restaurant / coffee bakery / micro mill gallery / arts & crafts.
Area = 2120m²

Proposed Farm Store / Farm Shop / Restaurant /
Area = 250m²

Proposed Dwelling
Area = 250m²

Proposed Dwelling
Area = 250m²

Proposed Small Catering Unit & Toilet Facilities (Spa)
Area = 250m²

213/171

213/163

213/165

Parking Schedule

Label	Proposed Land Use	Size	Parking bays required	Parking bays Required	Parking bays Provided
A	Intensive Horticulture	150m ²	0	0	0
B	Multi Use Area	600m ²	4 Parking Bays / 100m ² GLA	4	2.4
C	Farm Store / Farm Shop	250m ²	4 Parking Bays / 100m ² GLA	10	11
D	Multi Use Area	120m ²	4 Parking Bays / 100m ² GLA	4.8	5
E	Dwellings	60m ²	2 Parking Bays / Dwelling	2	2
F	Small Catering Unit / Spa	60m ²	2 parking bays for self-catering or 4 self-catering bays per 100m ² GLA	2.4	2
TOTAL					21.6

Coverage:
Total Coverage A+B+C+D+E+F = 610m²
Total area of the site = 3038m²
Coverage = 20%

Plan
Active Town & Regional Planners

Stads- en Streetsplanners
BAARDSCHIEPERSBOS NO.213

Property Description:
PORTION 164 OF THE
BAARDSCHIEPERSBOS
NO.213

Plan Description:
SITE DEVELOPMENT PLAN

Scale: 1:500
Drawing Nr: [blank]
Date: 04/2021



All distances approximate and subject to survey.
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