

REMAINDER PORTION 1 (VOLMOED) OF FARM NO. 586, HEMEL EN AARDE VALLEY, DIVISION OF CALEDON: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: JW DE GRUCHY ON BEHALF OF VOLMOED TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received in terms of Section 16(2)(l) of the By-Law for permission in terms of the conditions of approval to amend the site development plan to accommodate all the existing and new structures on the property.

Application has also been received for a determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law for the unauthorised structures as stipulated above.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **30 June 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

RESTANT GEDEELTE 1 (VOLMOED) VAN PLAAS NR. 586, HEMEL EN AARDE VALLEI, GEDEELTE VAN CALEDON: AANSOEK OM TOESTEMMING INGEVOLGE DIE GOEDKEURINGSVOORWAARDES EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: JW DE GRUCHY NAMENS VOLMOED TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ingevolge Artikel 16(2)(l) van die Verordening ontvang is vir toestemming ingevolge die goedkeuringvoorwaardes om die terreinontwikkelingsplan te wysig ten einde al die bestaande en nuwe strukture op die eiendom te akkommodeer.

Aansoek is ook ontvang vir die bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening vir ongemagtigde strukture soos hierbo uiteengesit.

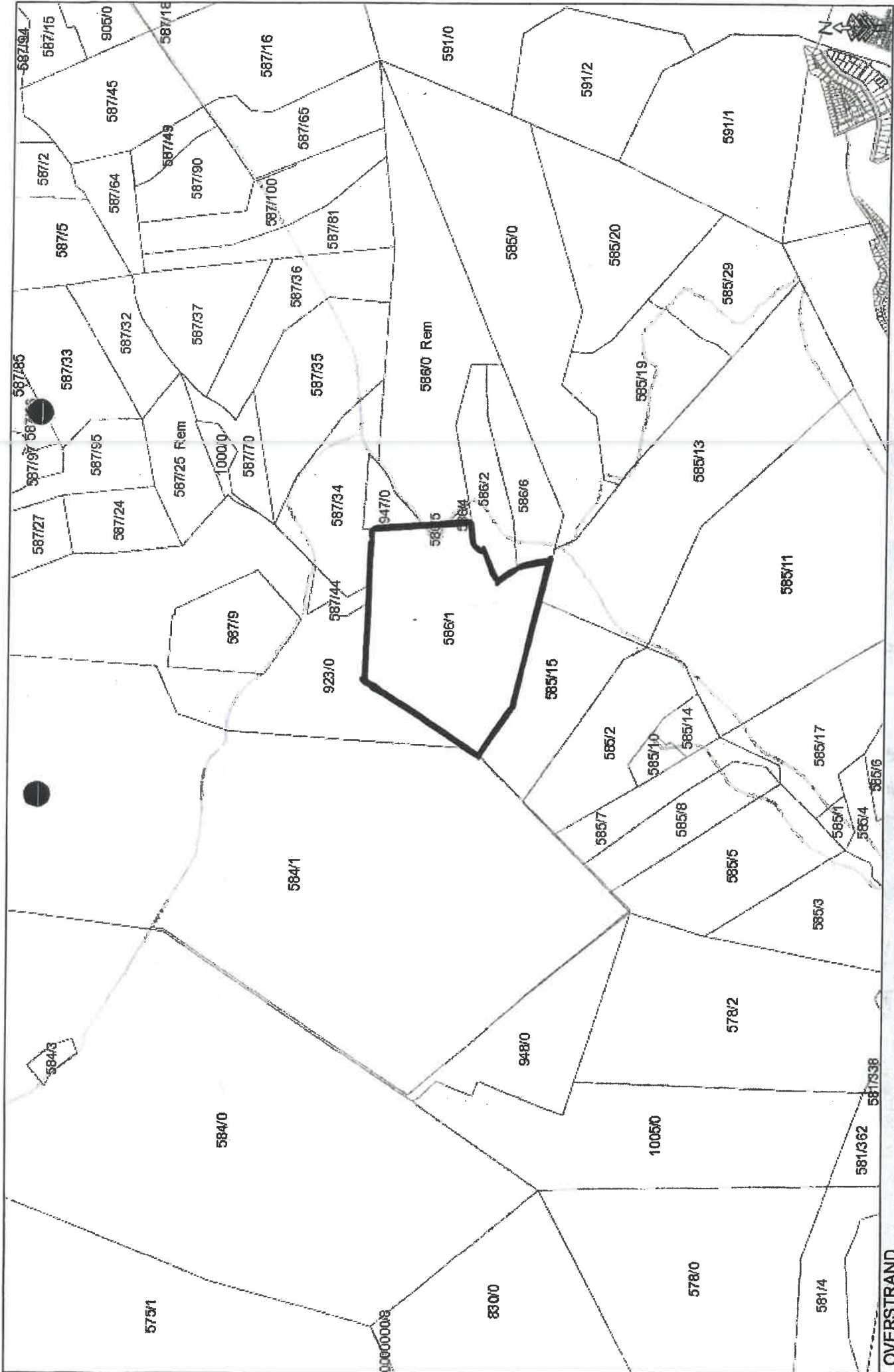
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) voor of op **30 Junie 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INTSALELA YESIBANDLA 1 (VOLMOED) YEFAMA INOMBOLO. 586, HEMEL EN AARDE VALLEY, ICANDELO LE-CALEDON: ISICELO SEMVUME KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: JW DE GRUCHY ON BEHALF OF VOLMOED TRUST.

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe ngokwemigaqo yeCandelo 16(2)(l) loMthetho kaMasipala semvume ngokwemiqathango yolwamkelo lokwenza izilungiso kwisicwangciso sophuhliso lwesiza ukuze kuhlaliswe zonke izakhiwo ezintsha nezikhoyo kwipropati.

Isicelo sikwafunyenwe sokumisela isohlwayo solawulo ngokweCandelo le-16(2)(q) loMthetho kaMasipala wezakhiwo ezingagunyaziswanga njengoko kuchaziwe ngasentla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsbenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **30 Juni 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. H Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



ERF 586/1 RCAL



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Requested amendment of the Site Development Plan – The Volmoed Trust, Farm 11, Hemel and Aarde (Compiled by Tony Schnell, Director of the Volmoed Trust)

19th February 2022

General Information

A Proposed Development

Background

The Volmoed Trust, established in 1986, was intended as a place of ministry of Healing and Reconciliation in South Africa. It is used by Churches, ecumenical organizations, transformational initiatives, family groups and individuals, to participate in the ministry of Volmoed. This includes an on-site ongoing ministry of art and youth leadership as well as housing the Benedictine priory of the order of the Holy Cross in SA. Volmoed is also a wedding venue.

Using the Site plan that is dated 8/11/18 and drawn up by JH Blignaut (Project B8035), titled "New Staff cottages, for Volmoed Retreat and Conference Centre,

The following differences that can be noted from this plan:

- 1.1 Between J and K, there is a proposed future house. At present we have a modified 6m container office on site with a small veranda and roof with a toilet (linked to a septic tank) to the NW of the house by 1.5m. (See attached diagrams and map)
- 1.2 There are 2 further new container-based buildings on the property. One is a 6m container-based office similar to the one between J and K, which houses an office/computer centre for youth work, with a veranda, pitched roof and aluminium windows and wheelchair ramp that is situated other side of the road from the shed. This has been built as office space for the new program as well as for upskilling youth and others in computer skills. (See attached diagrams and map)
- 1.3 To the left of "Duck Inn" (G) there is a guest sleeping accommodation for the Priory, which occupies the Duck Inn, (now called St. Benedicts), that comprises 2 x 6m containers with a central 6m connecting space and a veranda, called St. Scholastica. The 6m containers are identically used as a simple guest bedroom with a bed, table, chair and bathroom attached, opening onto the connecting enclosed space with aluminium windows and doors. The central area is a living area with basic sink, microwave, fridge and kettle facilities, as well as a few chairs. The building/containers have been tastefully clad internally and externally to serve as accommodation for 2 guests. The bathrooms are fitted with gas geysers. (See attached diagrams and map)
- 1.4 There are a few additions that are anticipated for the future.
 - 1.4.1 The Priory want to make one final addition as the priory is the only one in SA and there has been interest. They plan to have more guest accommodation for another two 3 x 6m container-based bedrooms with built in bathrooms behind the Duck-Inn or its garage. This has been identified by the priory as a priority, to accommodate their growth, but also as a limit to their growth, for the sake of Volmoed and also the character and capacity of the priory. (See attached diagrams and map)

2. The proposal is an attempt to:

- **Amend the existing Site development plan to include new structures that are on Volmoed presently:**

- Structures agreed to that may differ slightly from what was proposed
- Structures that do not seem to be on the SDP, but have been erected. These include the combination structure (containers and co-joining space) of St. Scholastica, next to Duck Inn; and the youth office / computer centre, west of the corrugated iron shed near reception.

3. The reason for this proposal to amend the SDP at this time is that there is new directorship since June 2022 and Volmoed has become aware that the SDP has not been updated with recent new developments from 2020 onwards. So, firstly, this is an attempt to achieve compliance with greater accuracy.

Secondly, Volmoed has undergone some development of its original mission. This has resulted in greater focus on programs such as art and youth as well as the Benedictine Priory. Further, these initiatives have grown and require more facilities.

B. Character of the Environment

The property covers 130ha of which about 100ha comprises mountain fynbos. Volmoed is part of the Hemel and Aarde conservation area. We are actively removing alien vegetation from the farm to restore the indigenous growth. We will not be planting or harbouring any alien growth with any of the envisaged developments, especially in the mountain catchment area. The area coverage of the building in the mountain catchment area is minimal in terms of impact (less than 50m²). The impact on fauna will also be minimal, as the building near the priory, will actually be adjacent to the Priory. The East side of the river is used for housing and associated developments. The West side is for hikes up the mountain or along the river to the waterfall, as well as part of the Hemel-and Aarde MTB cycling route. There is also a cow shed, a dam, pump house and tanks on this side of the river.

All new existing development is in keeping with the religious mission of Volmoed as well as with the existing original character of the property and the development on neighbouring properties. The conservation processes will be enhanced by the potential fynbos farming initiative. All the developments will have little or no influence on the natural assets like the mountain and the Onrus River. The developments will be hidden from neighbouring properties by mountain and large trees. There are a certain number of alien trees which are kept for specific reasons, and these trees on the boundary do not pose any threat to the fire, security, water pipes, sewerage networks or erosional qualities of Volmoed.

C. Desirability of proposed utilization

The youth program is providing leadership ability and opportunities to youth across SA and especially Zwelihle, as well as skills development (we have also had international participation). The Priory is a South African resource for our country as well as an asset and spiritual resource for the Overstrand area, and people from Hermanus or further afield make regular use of it. It also supplies vocation to young men from SA who have already started the process of joining the order. The minimal developmental changes proposed can optimize the offering of Volmoed for the Overstrand. However, Volmoed has tried to preserve the natural indigenous beauty of the area at the same time. The amended site development plan tries to preserve this balance, whilst optimizing its economic contribution and the furtherance of both youth development and religious tourism in the area.

D. Other relevant legal stipulations

The containers in each case have been clad with quality finishes that exceed the standards for human habitation. The proposed plans for further development will maintain this level of quality. Care has been taken to maintain adherence to the FPA fire protection standards. The integrity and effectiveness of the farm networks with regard to water, electricity and sewerage has and will be maintained. New buildings will work with seep-away systems and septic tanks, and where possible use, but not overburden existing effluent lines. Further the new buildings will not add any further to the grey water, as it will work together with existing grey water removal. To our knowledge all other laws have been complied with. Although we have not had many formal investigations, we have indeed consulted with civil engineering, conservation and other disciplines.

E. Impact of the proposed land development on municipal engineering services

Water is supplied locally and from the de Bos Pipeline as per the 1976 water court allocation to farmers below De Bos Dam, and more recently with the Municipality to replace the water taken by the wellpoint on Volmoed. All water is chlorinated and bottled drinking water is provided to all guests and residents by means of our reverse osmosis plant. 100 000 L water is stored in our reservoir.

Firefighting hydrants are located at strategic points on the property and we are members of the Greater Overberg Fire Protection Association (FPA).

We are members of the Hemel and Aarde Conservation group and have also worked closely with WFW on alien control and the BG Catchment Management Association in water allocations.

Sewerage is handled locally by means of septic tanks and soakaways as specified by municipal / council stipulations when the original site plan was proposed.

The main road between Hermanus and Caledon (The R320, Hemel and Aarde Road) runs along the East side of the property, which also provides access through the gated entrance to the property. All other roads are private roads. No new roads are envisaged. The traffic increase will be very minimal and thus there is no need to look at any traffic impact assessments.

The electricity is supplied by Eskom and the Trust also has its own small generator for emergency power. Refuse removal is handled by the Trust on a regular basis.

The development does not envisage any new zoning

F. Consideration of Forward Planning and Land Use Documents

The ODM spatial development plan identifies the Hemel and Aarde valley as a scenic and wine route. The Volmoed Trust provides a unique service to the greater Hermanus community.

The IDP for the district and regional / Provincial development framework

The focus in the IDP on tourism (SO4) especially in the light of social and economic development is in line with what Volmoed wants to achieve. (KPA OS 5 c,d,e) It is also in line with the Overstrand Spatial Development Framework. Volmoed is attempting to optimize a very distinctive range of offerings which are diverse and provide a religious tourism option linked with a youth development. Volmoed is also attracting regional, provincial, national and international interest, thus promoting accessibility and connectedness. Over the last 36 years, Volmoed has built up a community scattered across the globe, where the different facilities required in the amended Site Development Plan of Volmoed are precisely because

the experience has been memorable and this has called for a more diverse and slightly bigger offering. At the same time, Volmoed realizes that it is reaching the limit of its structural-spatial development and has a strong interest and commitment to preserving the conservation of the pristine area in which it is situated. To this end, Volmoed is very mindful of promoting indigenous conservation and is part of various local groupings which are working towards the removal of alien growth and the facilitation of and introduction of indigenous and fynbos growth.

G. Planning Principles

The ODM spatial development plan identifies the Hemel and Aarde valley as a scenic and wine route. The Volmoed Trust provides a unique service to the greater Hermanus community.

Our planning has been to maximize the vision of Volmoed over the next 5 years, as well as continuing to conserve and restore our environment and respect and protect the river corridors and floodlines. There should be minimal impact in terms of traffic or fire security.

Spatial Justice: The youth office container provides opportunity for local Zwelihle and Hawston youth to both increase computer skills and also life skills. The proposed container for the Priory allows people from previously disadvantaged communities to access the monastic disciplines. The extra houses provide safety and community for the workers at Volmoed.

Spatial Sustainability: One of the new houses employs solar technology for water heating. The others are using gas and where not needed, the 2 offices do not use geysers at all. With regard to water, Volmoed makes use of gravity-fed mountain water.

Efficiency: The new houses are placed where each house is private and yet there is a sense of community amongst the new houses and between the old and the new houses. Besides this streamlining, we have made use of environment friendly berms to minimize environmental impact.

Spatial Resilience: Part of the resilience is to group accommodation for social support. This applies not only to the residences for staff, but also for the extra accommodation for the Priory. This heightens the sense of community and aids longer term sustainability. However, the youth office with its support and skills aspect towards local youth also produces resilience by promoting more sustainable livelihoods.

Good administration: The work done and envisaged on Volmoed is part of an integrated vision of healing and reconciliation for which the Trust exists. This application is an attempt to neaten our administration and improve our integration on the site.

