

**PORTION 1 OF THE FARM NO. 985, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF PAUL INGLIS
FAMILY TRUST**

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for consent use in terms of Section 16(2)(o) of the By-Law to accommodate a tourist facility (wedding venue), tourist accommodation (five additional dwellings and two gypsy wagons) and a place of instruction 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, Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) on or before **28 July 2023** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr P Roux** 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.

**GEDEELTE 1 VAN DIE PLAAS NR. 985, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS PAUL INGLIS
FAMILY TRUST**

Kennis word hiermee gegee ingevolge Artikel 47 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om 'n toerisme fasiliteit (trou venue), toerisme akkomodasie (vyf addisionele wooneenhede en twee sigeunerwaens "gypsy wagens") en 'n plek van onderrig op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Stanford Biblioteek, Queen Victoria Straat, Stanford. 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 / alida@overstrand.gov.za) voor of op **28 Julie 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** 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

**ISIQEPHU-1 SEFAMA INOMBOLO. 985, I-CALEDON DIVISION, UMDA KAMASIPALA WASE-OVERSTRAND: ISICELO
SOKUSETYENZISWA KWEMVUME: MESSRS WRAP PROJECT OFISI ENDAWENI KA PAUL INGLIS FAMILY TRUST**

Isaziso siyanikezelwa ngokweCandelo lama-47 loMthetho kaMasipala oLungisiweyo kuMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe isicelo sokuvuma ukusetyenziswa ngokweCandelo le-16(2)(o) yoMthetho kaMasipala ukulungiselela indawo yabakhenkethi (indawo yomtshato), indawo yabakhenkethi (izindlu zokuhlala ezintlanu ezongezelelweyo kunye neenqwelo ezimbini zegypsy) kunye nendawo yokufundisa kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) okanye ngaphambi ko- **28 uJulayi 2023** ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla Imibuzo ngomnxeba ingenziwa kuMnumzana **P Roux** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo. ifunyenwe emva komhla wokuvala Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala unokutyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

1. Locality Plan Portion 1 of the Farm 985, Caledon



Subject property

Plan prepared by: Thian Jansen

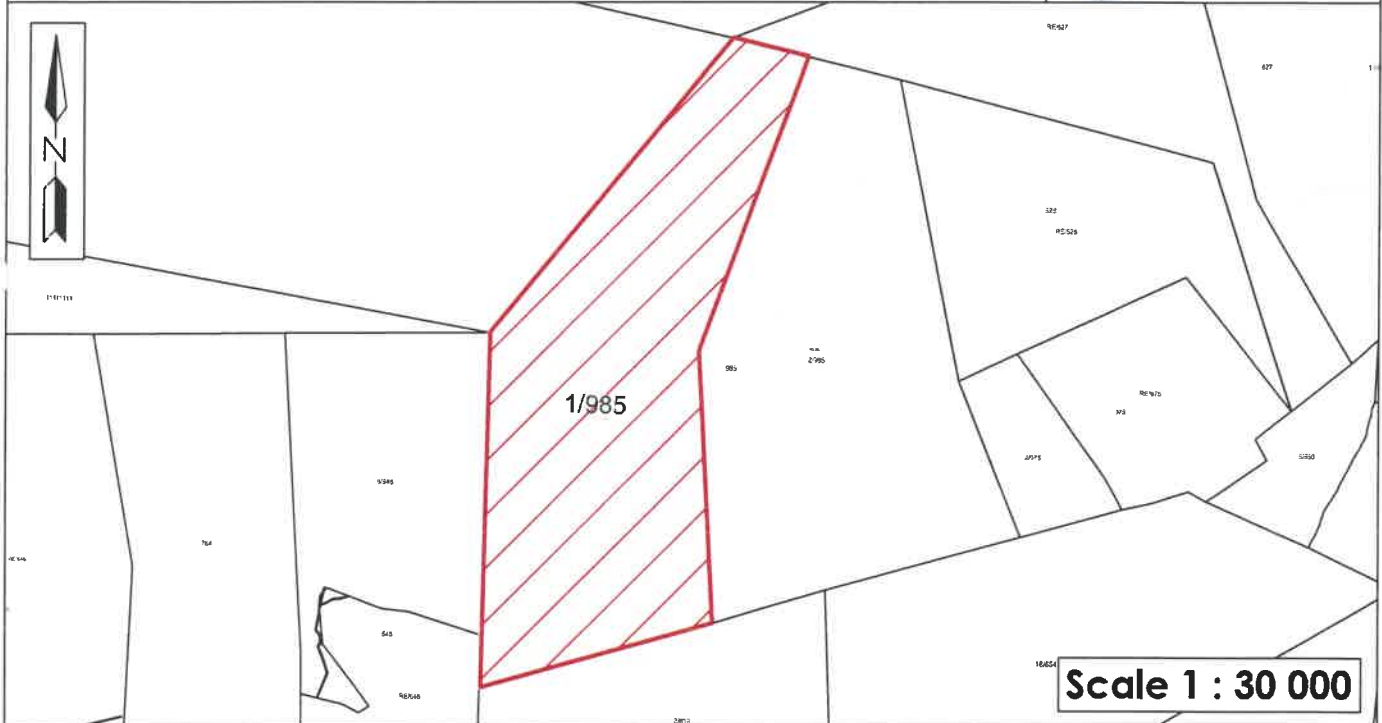
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

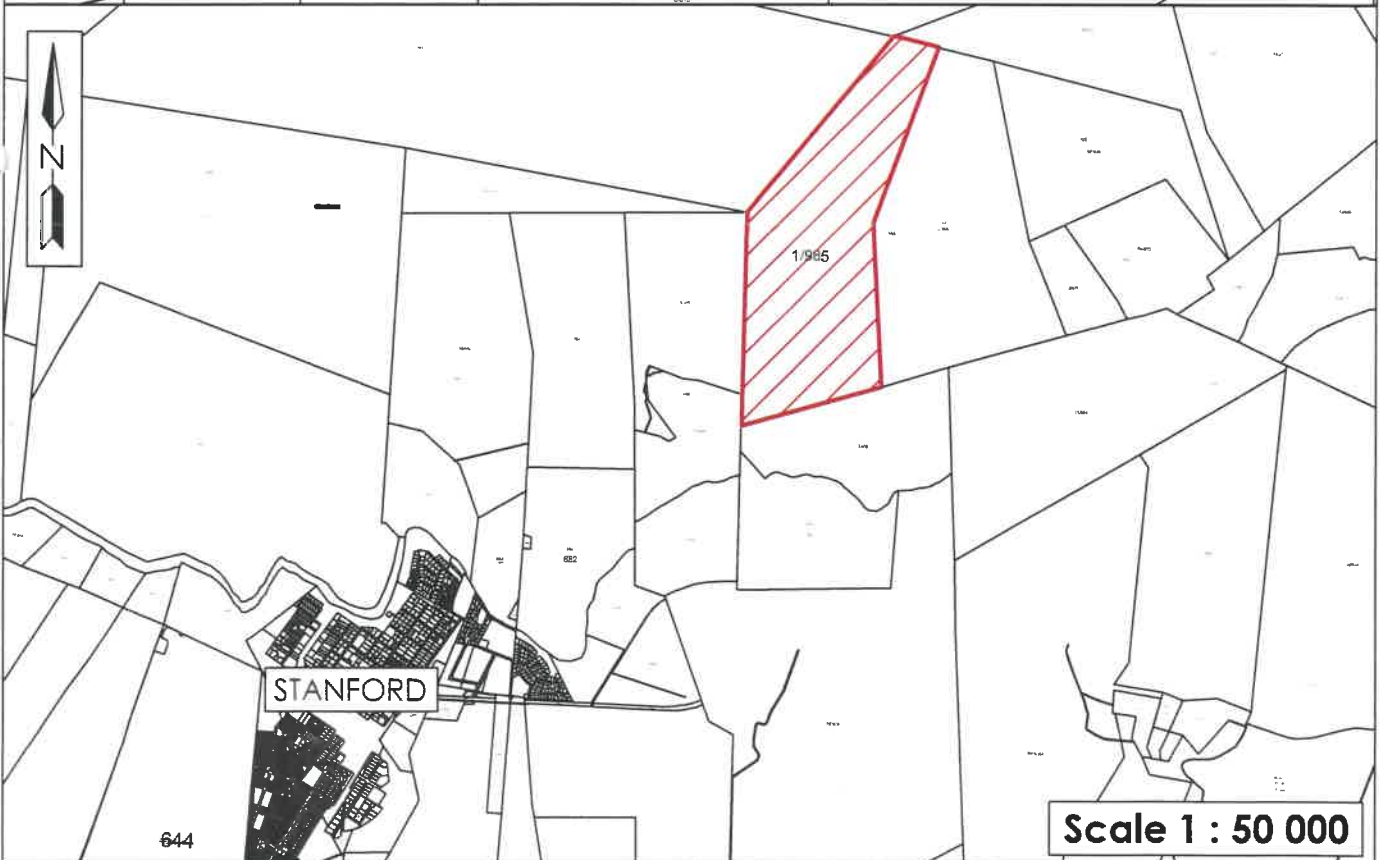
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 30 000



Scale 1 : 50 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Farm Property	Portion 1 of the Farm 985, Caledon
Extent	198,2723 ha
Zoning	Agricultural Zone 1: Agriculture

3. BACKGROUND AND INTENT

Portion 1 of the Farm 985, Caledon, which shall be referred to as the subject property, encompasses a vast tract of land situated on the outskirts of Stanford along the Stanford Hills Road, as depicted in **Plan 1 - Locality**. The property has been in the possession of the Paul Inglis Family Trust since 2012, and they have tasked the WRAP Project Office to prepare this land use application on their behalf, as outlined in **Annexure A – Power of Attorney and Resolution**.

The owners of the subject property have put forward plans to develop the land by expanding its scope of use. The first of these plans involves granting access to education for the children of farmworkers in the area. Secondly, the owners aim to provide additional accommodation options on the property that are intended for tourist use.

The proposed developments on the subject property have the potential to provide significant advantages to the local community. By offering educational opportunities to the children of farmworkers in the area, the property owners aim to promote socio-economic growth and advance the educational prospects of the region. This initiative will facilitate access to quality education for children who otherwise may not have had the opportunity to do so.

In addition to the educational aspect, the expansion of accommodation options on the property would also bring numerous economic benefits to the area. The increase in tourist accommodation will not only attract more tourists but also create employment opportunities and provide revenue streams for small businesses in the Stanford area. With more visitors to the area, local restaurants, shops, and other tourism-related establishments would thrive, boosting the local economy and creating more job opportunities for residents of Stanford.

Moreover, the property owners also want to operate a wedding venue on the property. This unique offering would attract more wedding ceremonies to the area, which would

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PORTION 1 OF THE FARM 985, CALEDON
MAY 2023 AND AMENDMENT JUNE 2023





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bring in additional revenue streams and create more job opportunities for locals. The wedding venue would provide a scenic and charming setting for couples to celebrate their special day and create unforgettable memories.

Overall, the proposed developments on the subject property have the potential to deliver various economic and social benefits to the area. By offering educational opportunities, expanding tourist accommodation options, and providing a wedding venue, the property owners aim to promote growth and prosperity in the region.

To ensure compliance with the OMLUS, approval of the following applications for consent uses are required:

- Additional dwelling units;
- Tourist accommodation;
- Tourist facilities; and
- Place of instruction.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

4.1 Consent Use to allow a wedding venue in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposed plan aims to establish a tourist facility (Wedding Venue) on the subject property that would allow the property owners to showcase the natural beauty of the surrounding area to their guests. According to the definition provided by the OMLUS, a tourist facility *comprises amenities for tourists or visitors such as lecture rooms, restaurants, picnic areas, gift shops, cafés, restrooms, recreational facilities, and animal parks (domestic or otherwise). However, it does not include a hotel or overnight facilities.*

This proposed wedding venue would create a unique and memorable experience for guests by providing them with an opportunity to explore the surrounding area and engage with local attractions. The facility would include a range of amenities such as a chapel and reception area, which would cater to the diverse interests of visitors.

The wedding venue would be a unique and charming setting for couples to celebrate their special day and create unforgettable memories. The proposal is to host weddings of varying sizes, ranging from small intimate ceremonies of 20 guests to larger weddings of up to 120 guests. The proposed location for the wedding venue is a historic clearing, which would require minimal groundwork to establish the venue.

The establishment of a wedding venue on the property would not only attract more weddings to the area but also bring in additional revenue streams and create more job opportunities for locals. Moreover, the unique and charming setting of the wedding venue would create a memorable experience for couples and their guests, contributing to the overall appeal of the subject property as a tourist destination.

In summary, the wedding venue on the subject property would create a unique and memorable experience for visitors, while also contributing to the local economy by





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creating more job opportunities and generating additional revenue streams for the property owners.

4.2 Consent Use to allow additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Additional dwelling units are defined by the OMLUS as the following:

“additional dwelling units” means dwelling(s) in the Agriculture Zone 1 which are not required for the accommodation of bona fide persons involved in the agricultural practice on the property concerned;”

These dwelling units are proposed to be used for transient guests that would visit the subject property to experience the rural nature of the property while still being easily accessible to Stanford. Additional accommodation for tourists on a farm is a positive for several reasons. Firstly, it provides a unique and authentic experience for visitors, allowing them to experience rural life and farming practices first hand. This can be a refreshing break from the hustle and bustle of city life, offering a chance to unwind and reconnect with nature.

Moreover, farm accommodations often offer a range of outdoor activities and experiences such as hiking, horseback riding, mountain biking, which are not typically available in urban areas. This can create memorable and exciting vacation experiences for tourists.

In addition, these units can also offer an opportunity for visitors to learn about sustainable farming practices and the importance of environmentally responsible behaviour as these additional dwelling units will be powered by solar. This can be especially relevant for tourists who are interested in eco-tourism and seek to reduce their environmental impact while traveling.

Another advantage of the additional dwelling units' accommodations is that they often provide a more personalized and intimate experience compared to larger, more commercialised hotels. Visitors can interact with the owners and staff of the farm, learn about the local culture and traditions, and receive personalised recommendations for local attractions and activities.

Overall, additional accommodation for tourists on a farm can provide a unique and authentic vacation experience, offering a chance to reconnect with nature, learn about sustainable farming practices, and enjoy personalized, intimate hospitality.

These five wood cabins / pods are proposed to be located in the dense existing forest as to create a unique experience for both transient guests and families of the wedding venue being proposed.





4.3 Consent Use to allow tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Application is being made to add two additional accommodation- 'pods'. To the overnight tourist accommodation on the subject property. The pods being proposed is a unique Gypsy Wagon which is a small freestanding self-catering structures that will be able to accommodate a double bed and have a bathroom and small kitchenette to ensure the guests' needs are being met.

These transient guests will be either individuals or be guests of weddings which will be regularly held on the subject property. These guests will be able to experience the picturesque natural environment available on the subject property. With the mountains and other natural features running through the property, it has the potential to provide a unique experience.

The current zoning (AGR1) of the property allows the letting of rooms or individual unit(s) if consent is obtained from the Overstrand Municipality. Tourist accommodation is defined by OMLUS as:

*'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';*

The property owners envision the installation of these Gypsy Wagons as a method to provide a unique experience and increasing the allowable guest to stay on the farm.



Figure 1: Example of Gypsy Wagon Accommodation

There is adequate parking available on the subject property that will be able to accommodate the additional parking required by the addition of the accommodation.





Additional Dwelling Units

The proposed additional dwelling units motivated in Section 4.2 will also be used for the use of tourist accommodation and is required to be approved by the OM.

Also, as motivated before, these guests will be either individuals or be guests of weddings which will be regularly held on the subject property. These guests will be able to experience the picturesque natural environment available on the subject property. With the mountains and other natural features running through the property, it has the potential to provide a unique experience.

4.4 Consent Use to allow a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposed educational facility is a response to the urgent need for education in rural communities. The property owners intend to provide educational opportunities for children of farmworkers in the area, promoting socio-economic growth and advancing educational prospects in the region. The proposed facility will provide access to quality education for children who may not have had the opportunity otherwise.

The plan is to accommodate 15-20 children in the facility, which will have adequate access and parking provided on site. The aim is to improve access to education in rural areas, as parents in these areas may not have access to education available in urban areas due to working on farms and limited transportation. The range of the children being expected to be educated at the place of instruction will be, before school and once they are old enough they will join the public school system.

The proposal will not only benefit the children and families in the immediate area but also have a positive impact on the region's socio-economic development by improving access to education. The facility will play an important role in advancing the educational prospects of the region and promoting a brighter future for rural communities.

To accommodate the proposed place of instruction, a new structure will be constructed on the subject property. This new structure will require a formal building plan to be submitted to the building control department of the Overstrand Municipality. The purpose of submitting the formal building plan is to ensure that the new structure complies with all relevant building regulations and safety standards.

The building plan will need to include detailed specifications and drawings of the proposed structure, including its dimensions, layout, and materials to be used. It will also need to include information on the structural integrity of the building, as well as the safety features such as emergency exits and fire exit plans. Once the building plan has been submitted, it will be reviewed by the building control department to ensure compliance with all relevant regulations. If any issues or concerns are identified, the applicant will be notified and required to make the necessary adjustments to the plan before resubmitting it for further review. Once the building plan has been approved, the construction of the new structure can proceed. During the construction phase, regular inspections will be conducted by the building control department to ensure that the work is being carried out in compliance with the approved building plan and all relevant regulations.





5. APPLICATION

Considering the above, application is made for the following:

- 5.1 **Consent Use** for a wedding venue in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 **Consent Use** for additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.3 **Consent Use** for tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.4 **Consent Use** for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The subject property is situated on the outskirts of Stanford, along the Stanford Hills Road, in an agricultural area where neighboring properties are used for agricultural and tourism-related purposes. This makes the proposed development on the subject property well-aligned with the existing land uses in the area.

The surrounding properties have different land uses, and their zonings are depicted in **Plan 2**. Furthermore, the subject property's location within the agricultural zone presents an opportunity to showcase the natural beauty of the area and promote agricultural tourism. By developing the property as a tourist facility, visitors can learn about the agricultural practices in the area and experience the local culture, which can enhance their overall experience.

7. TITLE DEED

Title deed T29324/2012 (refer **Annexure B – Title Deed**) was perused and there are no restrictive conditions that prohibit the proposed development of the property.

8. ZONING

The following zoning parameters were assessed in conjunction with the OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:





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AGRICULTURE ZONE 1: AGRICULTURE (AGR1)		
Land Use Restrictions		
Primary use	Parameters	Proposal
<p>Consent uses that may be applied for</p>	<p>Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.</p> <p>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.</p>	<ul style="list-style-type: none"> • Tourist facilities – Wedding Venue • Tourist accommodation – Pods and Additional Dwelling Units • Place of Instruction – Rural Education Facility
		<p>Comply/ deviate</p> <p>Comply</p> <p>Applied for and motivated.</p>





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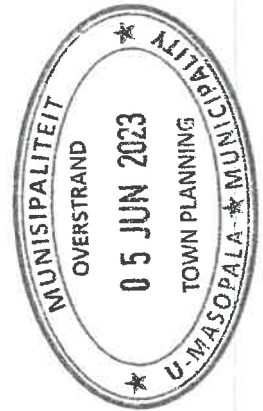
<p>Floor Space</p>	<p>The total floor space of all buildings on the land unit may not exceed 5000m², provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.</p>	<p>Existing Buildings – ±935m²</p> <p>Proposed Structures</p> <ul style="list-style-type: none"> • 5 Additional Dwelling Unit = 250m² per unit 1250m² total • Gypsy Wagons = ±25m² per wagon ±50m² total • Place of Instruction = ±150m² • Wedding Venue = 120 Guests ±400m² <p>TOTAL PROPOSED FLOOR SPACE = 2785m²</p> <p><i>Take note these areas are estimates and may change upon final approval of the building plans.</i></p>	<p>Comply</p>
<p>Building Lines</p>	<p>The street and common boundary building lines are determined in accordance with the area of the land unit as specified in the table below. Greater than 10 ha: Street boundary building lines = 30,0 m Common boundary building lines = 30,0 m</p>	<p>All building lines are being adhered to.</p>	<p>Comply</p>
<p>Height</p>	<p>The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m, provided that agricultural buildings other than dwelling units shall not exceed a height of 12,0 m, measured from the base level to the top of the structure, and where the Municipality is satisfied that a greater height is necessary for the</p>	<p>No structures are higher than the allowable 8,0m</p>	<p>Comply</p>





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	agricultural function of the building, it may permit such greater height.	
Parking	<p>Parking and access shall be provided on the land unit in accordance with Chapter 17.1.</p> <ul style="list-style-type: none"> • Additional dwelling units = two bays • Wedding Venue = 1 bay per 4 seats • School = 1 bay per classroom or office plus a stop-and-drop facility 	Comply
	<ul style="list-style-type: none"> • Existing dwelling and managers residence requires 4 parking bays; • Five additional dwelling units require 10 parking bays; • 2 Pods / Gypsy Wagon requires 2 parking bays; • 20 to 120 Guest Wedding Venue requires 30 parking bays; • Place of instruction requires 4 parking bays (still to be determined) 	
		There are 50 parking bays required, and up to 116 parking bays can be provided.





9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is equipped with solar power and is completely self-sustaining and only linked to Eskom for back up if it is ever required.

Water is obtained using a borehole and surface runoff water that is collected in the earth dam. The water will be filtered and be fit for human consumption.

Illustrated on the Plan 4 is a proposed location for a central conservancy tank that will be used to accumulate the sewage and will be serviced by a private company.

Solid waste is collected and kept on-site and taken to the waste transfer station in the Stanford industrial area.

Access and Egress

Access and egress to the subject property is gained from Stanford Hills Road, which connects to the R43.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability.

<p>Socio-economic impact</p>	<p>The proposed development on the subject property is expected to have a significant socio-economic impact on the local community. Firstly, by providing access to education for the farm workers' children in the area, the proposal can promote social and economic growth. Education is a key factor in breaking the cycle of poverty and creating new opportunities for individuals and families. Therefore, by providing education opportunities, the proposal can have a positive impact on the local community's well-being and future prospects.</p> <p>Secondly, by expanding the accommodation options for tourists, the proposal can increase tourism activity, which can have a positive impact on the local economy. Increasing tourism activity can create new job opportunities, stimulate local businesses, and provide revenue streams for small businesses. Additionally, the proposed wedding</p>
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	<p>venue can attract more wedding ceremonies to the area, creating additional revenue streams and job opportunities for locals.</p> <p>Furthermore, by showcasing the natural beauty of the surrounding area and promoting sustainable farming practices, the proposal can help preserve the local environment and promote a more sustainable future for the community. This can have a positive impact on the community's well-being and future prospects, both economically and socially.</p>
Compatibility with surrounding uses	<p>The proposed development on the subject property is compatible with the surrounding area as it aligns with the area's existing land uses and promotes sustainable development. The surrounding properties are used for agricultural and tourism-related uses, and the proposed development is consistent with this. By developing the subject property as a tourist facility in an agricultural area, it can help promote the area's existing land uses and heritage.</p> <p>Additionally, the proposal aims to showcase the natural beauty of the surrounding area and promote sustainable farming practices. This is compatible with the area's agricultural land uses and can help preserve the local environment. Moreover, the proposal aims to promote socio-economic growth in the area, which can have a positive impact on the local community's well-being and future prospects.</p>
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the community, such as increasing the number of children that has access to education.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	Based on the information available, it is not expected that the proposed development will have any adverse effects on the biophysical environment. This is because the area where the proposed developments are planned have a history of being disturbed, and there are several non-native species present in the area.





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Traffic impacts, parking, access and other transport related considerations	Refer to Section 9.
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The property owners have tasked WRAP Project Office with submitting this application to ensure the proposed development aligns with policies, legislation, and title deed conditions, in pursuit of their vision.

Impact on views, sunlight and character of the area

The proposed tourist facility, additional dwelling units and pods on the subject property, are all situated in a unique location, between an alien forest which will not be visible from surrounding properties. Based on current assessments, it is not expected that the proposed development will cause any damage to the surrounding area or negatively impact neighbouring property owners. However, it is important to ensure that the development is designed and constructed in a way that minimizes any potential negative impacts on the environment and neighbouring properties.

To achieve this, the development plans should consider factors such as the placement, size, and design of the proposed structures to minimize any negative effects on the surrounding landscape and to ensure that neighbouring properties are not negatively impacted.

Overall, if the development is carefully planned and constructed with consideration for the surrounding environment and neighbouring properties, it has the potential to positively contribute to the local tourism industry while preserving the natural beauty of the area.

Economic impact

The proposed development has the potential to generate a positive economic impact for the local community. The additional accommodation options, including the proposed pods and additional dwelling units, could increase tourism activity in the area, providing more opportunities for visitors to stay in the region and contribute to the local economy. This could lead to an increase in demand for local goods and services, such as restaurants, shops, and activities.

Furthermore, the proposal to establish a wedding venue on the property could attract more weddings to the area, providing additional revenue streams for the local economy and creating job opportunities for locals, such as caterers, event planners, and photographers.

Additionally, the proposal to provide educational opportunities for the farm workers' children in the area could contribute to the socio-economic growth of the community by providing access to education, which could lead to better job prospects and improved living standards.

Overall, the proposed development has the potential to generate a positive economic impact for the local community by increasing tourism activity, creating job opportunities, and providing revenue streams for small businesses.





11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is located in the “Mountain Catchment EMOZ” and the purpose is to protect and conserve the ecology and water provision functions of priority unprotected mountain catchments, to ensure optimal water security for the Overstrand communities and to preserve the significant eco-cultural tourism value of the Overstrand’s natural mountain landscape character.

These new additional structures are not proposed to affect the and ‘Mountain Catchment’ EMOZ as the proposed development scale is not predicted to have an effect.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located in any HPOZ.

11.3 Spatial Planning Policies

WCLUPGRA

Policy preface

The policy document aims to create alignment between the changed legislative planning landscape since the promulgation of SPLUMA and LUPA and intends to implement the provincial agenda in rural areas. The policy acknowledges that the Western Cape rural areas are faced with escalating development pressures and provides clarity to local municipalities to manage development in rural areas more effectively. The Western Cape rural areas are cited as a unique rural asset base which requires concrete efforts to ensure a sustainable spatial trajectory.

Broad policy objectives

The objectives of the policy include the promotion of sustainable development in rural locations while safeguarding the ecological infrastructure. The policy also highlights that rural communities should have greater economic and social opportunities which enable successful job creation and contribute towards an inclusive rural economy.

The compliance of this proposal with the policy proposals in the WCLUPGRA which are pertinent to this proposal are recorded below:

As previously mentioned, the number of additional dwelling units proposed are in line with the guidelines set out in Section 4.5 of the policy. The policy also provides the importance of non-agricultural land uses and state the economic viability thereof. These land uses include tourist accommodation and facilities and additional dwelling units both of which are included in the application. The policy cites that rural tourism and recreational facilities and activities should not compromise farm production which is not the case in this situation.





PSDF

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Consistency with the PSDF

Throughout the PSDF, economic development is a widespread term used and focussed on. Economic development is an aspect that is important to ensure the Provincial economy contributes to the National economy.

The continual growth of the Provincial economy means that economic activity should be stimulated in lower spheres of the government. This application to add additional economic activities into an area where there are not many options available, will have a positive impact on the Overstrand Municipality as more employment options are created.

The application then relates to the development of economic activity which is in line with the PSDF.

MSDF

The SDF's purpose is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

Consistency with the MSDF

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan, the MSDF was synthesised through the influence of these policies and frameworks.

Ensuring economic development take place in the OM, would ensure sustainable growth of the municipal area. As previously mentioned, the subject property is in an area where economic activity is low to not existing. The property owners are proposing utilising the subject property's unique location to develop another source of income that in turn allows them to ensure employment opportunities are available on the farm.

These uses, although a small economic link in the Overstrand Municipality, still has a role to play, which allows the proposed uses to stay aligned with the MSDF.





12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to add additional use to the subject property is not considered to have a negative impact on past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the property for more than what is currently approved and continue the efforts to create new space and allow the property owners to stay on top of the requirements and movements of the demand.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The Overstrand Municipality has demonstrated a solid history of effectively incorporating public participation into its administrative processes. Public participation is a crucial aspect of the land use planning process. This process allows individuals who may be impacted by the proposal to provide feedback and raise any concerns or make suggestions that may lead to a more favourable outcome for all parties involved. All comments received will be carefully reviewed and taken into consideration before being addressed appropriately.





13. EVALUATION

The proposed expansion of the subject property's development rights would add significant value to the property by providing additional opportunities from hosting weddings and accommodating guests on the farm. The property's existing potential for tourism-related activities would also be enhanced by the proposed developments.

Furthermore, the proposals are consistent with the surrounding area and are not expected to create nuisance land uses that could negatively impact neighbouring properties. In fact, the proposals are in harmony with all relevant spatial planning policies, indicating that the property owners have taken into account the necessary considerations and regulations required for such developments.

The proposed structures are not arbitrary and have been designed with due consideration for relevant spatial planning policies to ensure that they are in compliance with zoning regulations and environmental guidelines. As such, the proposals are expected to complement and enhance the existing character of the area while providing additional economic benefits to the local community.

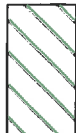
14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Consent Use** for a wedding venue in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Consent Use** for additional dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.3 Consent Use** for tourist accommodation in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.4 Consent Use** for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



2. Zoning Plan
Portion 1 of the Farm 985,
Caledon



Agricultural Zone 1 : Agriculture

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

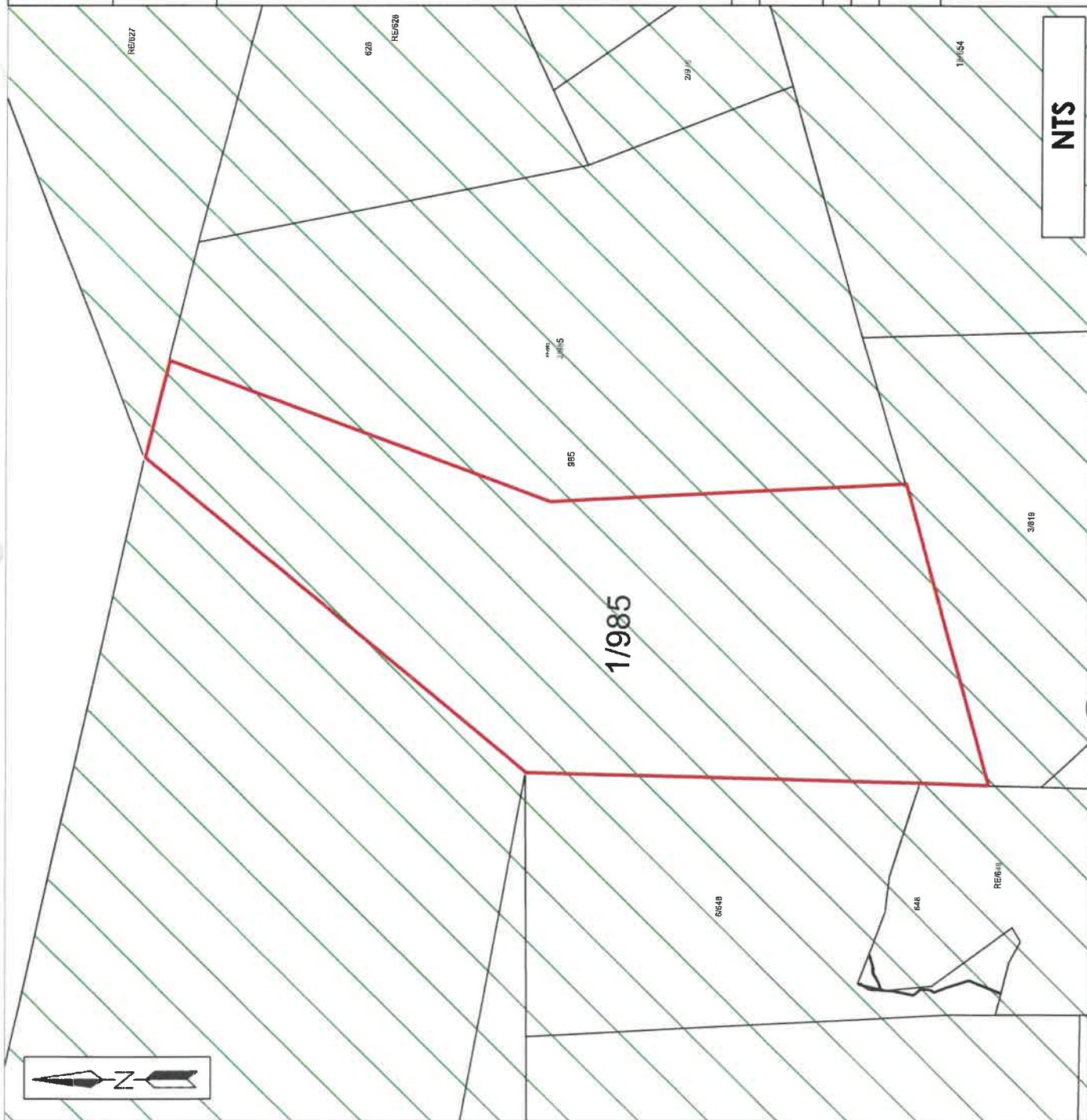
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

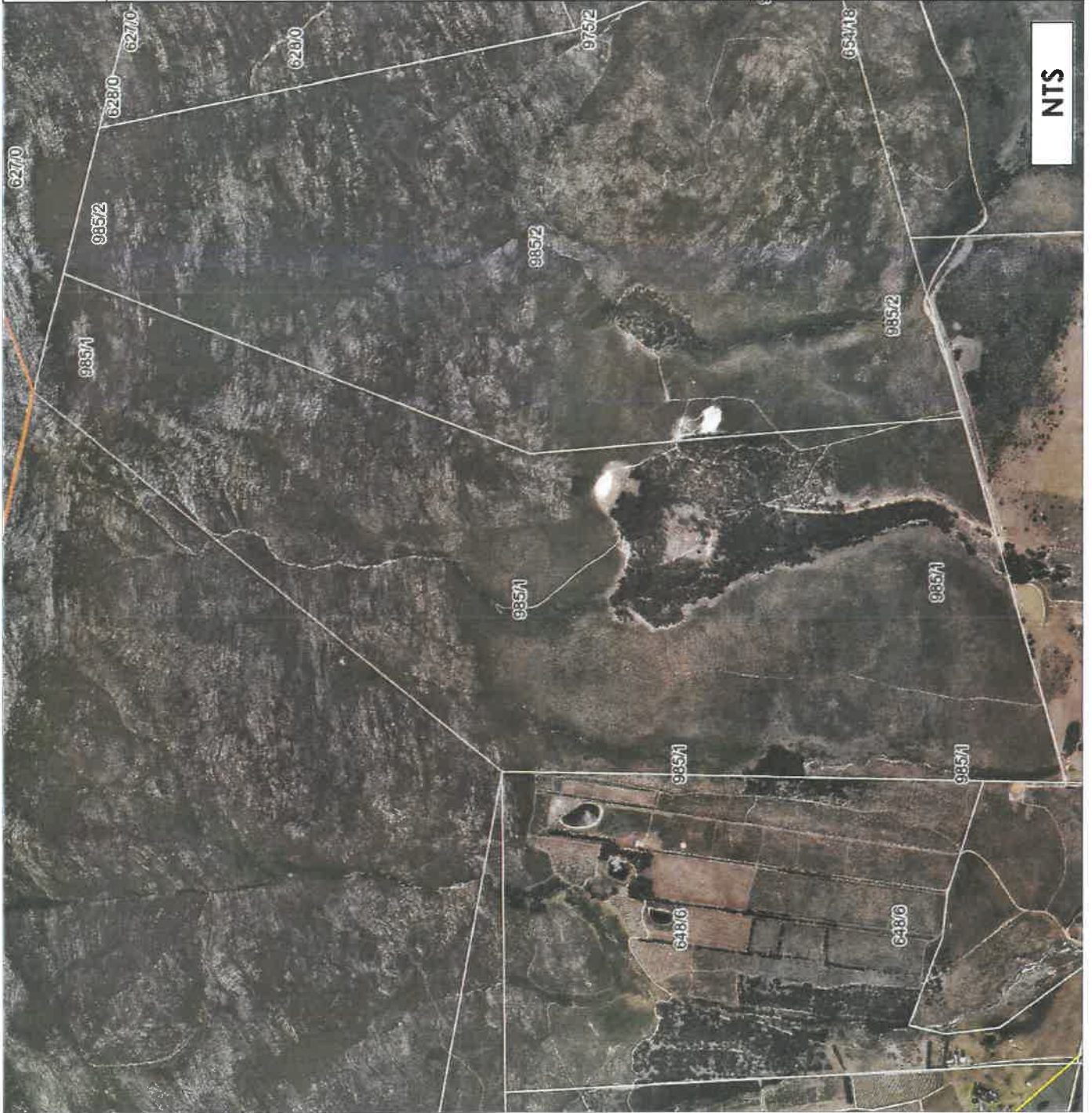
Unit B, Standard House,
Corner of Royat and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



3. Aerial Plan
Portion 1 of the Farm 985,
Caledon



Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411







Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

Proposed
Site Development Plan
Portion 1 of the Farm 985,
Caledon

-  WOOD CABINS / PODS
-  GYPSY WAGONS
-  WEDDING VENUE
-  PLACE OF INSTRUCTION
-  CONSERVANCY TANK
-  EXISTING STRUCTURES



95m Setback in terms of Act 21 of 1940

SCALE 1 : 10 000

Plan prepared by: Thian Jansen on 2023/04/17

Plan Number - 22/171 (001)







All distances are approximate
and subject to a survey

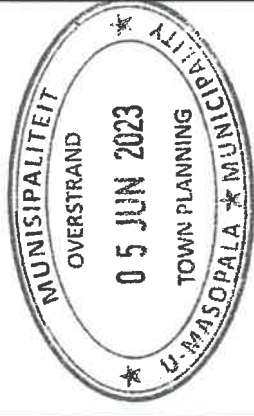
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Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dikkie Uys
Street Hermannus, 7200

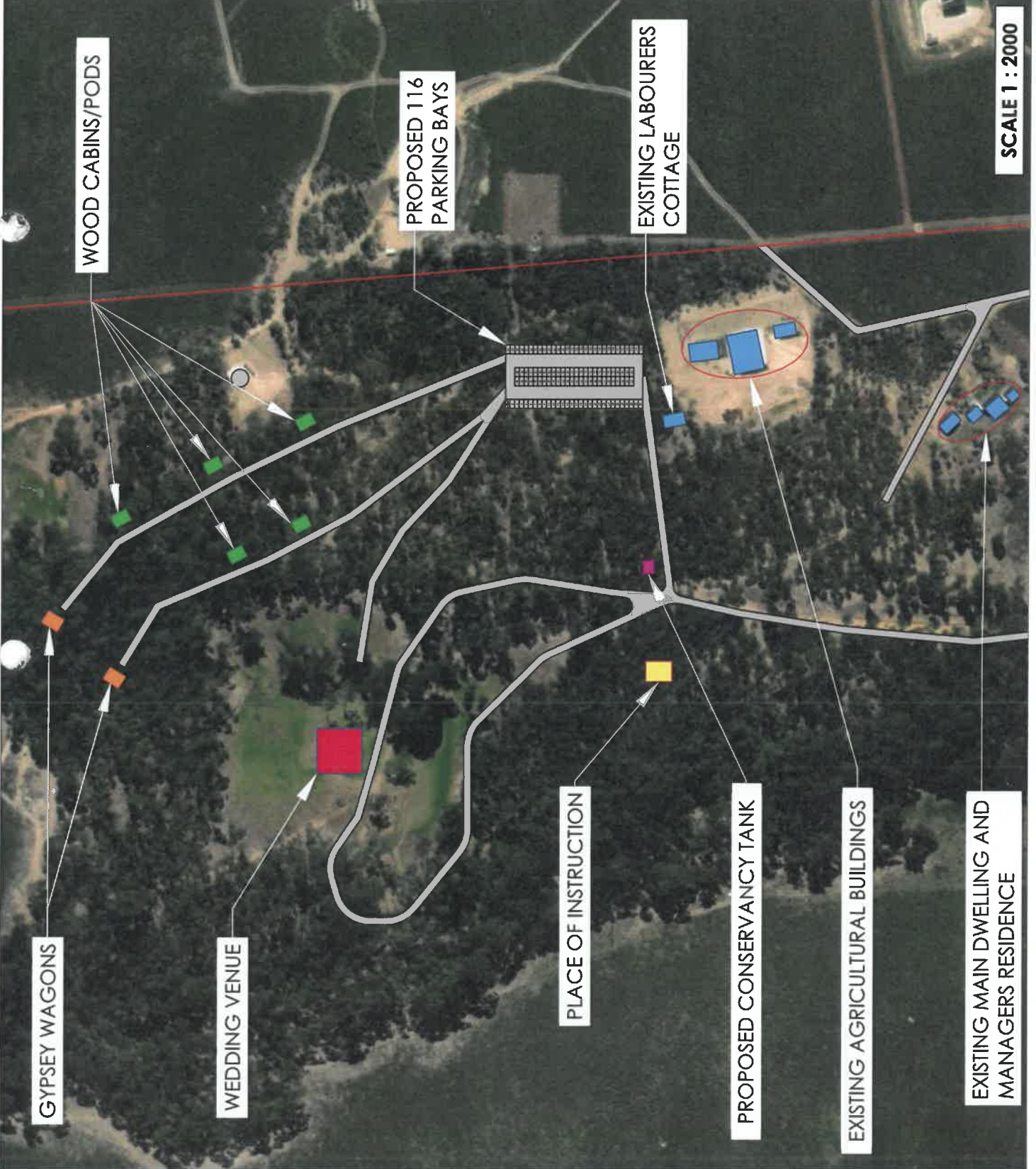


INSET - Proposed Site Development Plan
 Portion 1 of the Farm 985,
 Caledon

	WOOD CABINS / PODS (±250m² each)
	GYPSEY WAGONS (±25m² each)
	WEDDING VENUE (±400m²)
	PLACE OF INSTRUCTION (±150m²)
	CONSERVANCY TANK
	EXISTING STRUCTURES (±935m²)



Plan prepared by: Thian Jansen on 2023/04/17
 Plan Number - 22/171 (001)
 All distances are approximate and subject to a survey
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 Unit B, Standard House,
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 Street Hermanus, 7200



SCALE 1 : 2000