

PORTION 33 (A PORTION OF PORTION 1) OF THE FARM WORTEL GAT NO. 723, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF PERIVOLI PROPERTIES (AFRICA) LTD

Notice is hereby given in terms of Section 48, read with Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for a consent use to accommodate two additional dwellings for tourist accommodation purposes 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 **Town Planner, 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 33 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS WORTEL GAT NR. 723, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE PLAN ACTIVE TOWN & REGIONAL PLANNERS NAMENS PERIVOLI PROPERTIES (AFRICA) BPK

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(o) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om vergunningsgebruik ,om twee addisionele wooneenhede vir toeriste akkommodasie doeleindes 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 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 **Stadsbeplanner, 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

INXALENYE YAMA-33 (INXALENYE YENXALENYE 1) YEFAMA EBIZWA I-FARM WORTEL GAT NO. 723, CALEDON DIVISION, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUVUMELA UKUSEBENZISA: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LE-PERIVOLI PROPERTIES (AFRICA) LTD

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48, efundeka neSoloty le-16(2)(o) loMthethwana kaMasipala OsisiHlomelo soMthethwana kaMasipala ongeZicwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana), ssaziso eso sithi kufunyenwe isivemelwano sokuvumela nokulungiselela iindawo ezimbini zokuhlala ukulungiselela iindawo zokuhlala abakhenkethi.

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 nakwiThala leencwadi laseStanford, kwisitalato iQueen Victoria, eStanford. 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 zozhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla Imibuzo ngomnxeba ingenziwa **kuMchwangcisi weDolophu, Mnu 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.

PROPOSED CONSENT USES
PORTION 33 OF THE FARM WORTEL GAT NO. 723
DIVISION CALEDON
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

The company Plan Active has been appointed by M.J. Henckert, on behalf of Perivoli Properties (Africa) Ltd (incorporated in Mauritius), the owner of Portion 33 of the farm Wortel Gat no. 723, to submit an application for the consent use for two additional dwelling units and a consent use for tourist accommodation in respect of the subject property, to use the proposed two additional dwellings for tourist accommodation purposes.

The Perivoli Trust owns a portfolio of investment assets in real estate, public and private equities and collectibles. The Perivoli Schools Trust was established in 2012 with its aim being to address the inadequacies of nursery school education in Sub-Saharan Africa. The trust is involved in various philanthropic activities to change people's lives through education and job creation. It is their sole purpose to take care of the land (conservation) and the community. Their core focus is to conserve the land and to invest in the development of people by releasing potential.

The consent uses being applied for are to ensure the viability of the farm through diversification. The diversification of the land uses will add to the diversification of sources of income on a farm that cannot be economically viable by means of agricultural activities only. All rental income profits from their self-catering houses are allocated to the Perivoli Schools which aim to transform the lives of nursery school children across Sub-Saharan Africa. The latter will also apply to the proposed tourist accommodation units while a portion of the rental income generated by the holiday houses will also be allocated to clearing the land from invasive plant species.

2. APPLICATION DETAILS

Application is made for the following:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consent use for two additional dwelling units on Portion 33 of the farm Wortel Gat no. 723;
- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consent use for tourist accommodation on Portion 33 of the farm Wortel Gat no. 723.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

The subject property is 64,2878ha in extent and is held by title deed no. T4205/2016.

The subject property is situated on the southern shore of the Hermanus (Klein River) Lagoon, ±8km west of Stanford. The property takes access from the gravel Wortel Gat Road (Minor Road 4017). Refer to the locality plan and aerial photograph attached. The property is located in a conservation-agricultural environment.

Portion 33 of the farm Wortel Gat no. 723 is only a ±2-hour scenic drive from Cape Town along the famous Whale Watching Route, via Hermanus.

The subject property forms part of a 140ha wilderness area of colourful Fynbos biome and is a stone's throw from the Klein River lagoon. The subject property has panoramic views of the Lagoon and the majestic Klein River Mountains.

3.2 ZONING

Portion 33 of the farm Wortel Gat no. 723 is zoned Agriculture Zone I: Agriculture. On 30 March 2021 (final notification letter dated 28 April 2021) a consent use for tourist accommodation to allow the property owners to use the existing main dwelling for tourist

accommodation purposes was approved.

Surrounding properties are zoned for Agriculture Zone I: Agriculture, Resort Zone: Holiday Resorts and agri-tourism purposes.

3.3 LAND USE

Although the subject property's primary use is agriculture, it is currently considered more of an agriculture-conservation area. Currently there are no agricultural activities on the farm. The property owners continue with the management and removal of alien plant species and trees. The property owners are pursuing the conservation of the farm and maintaining a conservation character.

The following structures / land uses are on the subject property:

- Tourist accommodation unit (previous main dwelling): Perivoli Lagoon Manor House;
- Manager's dwelling.

The As Built Perivoli Lagoon Manor House's building plans were approved in December 2019. The change of use to allow the main dwelling to be used for tourist accommodation purposes was approved on 30 March 2021.

Land uses that surround Portion 33 of the farm Wortel Gat no. 723 include agricultural activities, conservation areas and tourism related land uses.

3.4 PROPOSED DEVELOPMENT

The following are proposed:

- The consent use of Portion 33 of the farm Wortel Gat no. 723 in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to accommodate two additional dwellings on the subject property;
- The consent use of Portion 33 of the farm Wortel Gat no. 723 in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for tourist accommodation to allow the two proposed

additional dwellings to be used for tourist accommodation purposes.

Firstly, application is made for a consent use to allow the property owners to construct two new additional dwellings on the subject property. The two additional dwellings will be constructed as a semi-detached / double dwelling unit. The Overstrand Land Use Scheme (2020) allows for dwelling units as a consent use on an Agriculture Zone I: Agriculture zoning. The proposed dwelling units will meet all the requirements for the consideration of additional dwelling units as described in the Land Use Scheme (2020):

- The number of additional dwelling units will not exceed the 1 unit per 10ha, up to a maximum of 5 additional dwelling units per land unit, requirement. The subject property is 64,2878ha in extent and therefore a maximum of five additional dwelling units can be accommodated on the subject property.
- The additional dwelling units will remain on the same cadastral boundary as the primary dwelling unit;
- The two proposed additional dwelling units will not be constructed within 100m of the high-water mark from the estuary;
- The total floor area of the dwellings will be limited to 250m² per unit;
- No sectional title or alienation of units are proposed.

Secondly, application is made for a consent use for tourist accommodation to use the two proposed additional dwelling units as tourist accommodation units. The two tourist accommodation units will be referred to as the Perivoli Lagoon Cottages. The Perivoli Lagoon Manor House is already approved to be used for tourist accommodation purposes. The two additional tourist accommodation units will provide additional tourist accommodation options on the farm.

The two proposed Perivoli Lagoon Cottages will be ultra-contemporary stylish villas overlooking the Lagoon and its birdlife, providing a luxurious haven in the heart of nature – similar to the Perivoli Lagoon Manor House. The setting for the two tourist accommodation units is in a stunning, isolated 140ha wilderness of colourful Fynbos biome, a stone's throw from the Klein River lagoon with panoramic views of the Lagoon and the majestic Klein River Mountains. The two tourist accommodation units will be positioned on the southern side of the Hermanus Lagoon.

The only dwellings in view are those on the opposite side of the Lagoon. It is the unusual nature of the Lagoon – the fact that it is fed by freshwater from the Klein River but backfilled most years with saltwater from the Ocean when the sand dunes at its head breach – that explains its unusual ecosystem and which makes it such an extraordinary place to visit. This

is a perfect getaway and an oasis of serenity and tranquility that offers complete privacy on the water amidst the Cape floral kingdom.

The property owners dedicate their efforts to conserve natural habitats and to improving the quality of education particularly of nursery school aged children in Sub-Saharan Africa. Its real estate assets include two houses for holiday rent in Italy, a portion of the Okonjima Conservancy in Namibia and the Perivoli Lagoon Manor House on the subject property. All profits of the holiday rental houses go towards these causes.

A chef and butler will be some of the elite services available at the Perivoli Lagoon Cottages. Food, fish, cheese and wine will be sourced from local produce in the area and the farm has its own herb garden (the intent is to be self-sustainable and only source dry goods from the area). The one-bedroom tourist accommodation units will be available for rent. A maximum of two (2) guests will be accommodated at each unit and will mainly target the premium market. The houses will only be available for exclusive use by families and multi-generational travel, which will be predominantly international. The rental of the houses will therefore only be available to one group/family and individual rooms will not be rented.

All the existing structures on the subject property have approved building plans.

The proposed number and type of holiday accommodation units can be accommodated under the definition of tourist accommodation under the existing Agriculture Zone I zoning:

“Tourist accommodation” means the letting of rooms or individual units on a temporary basis to paying lodgers or guests, and includes a guest house, bed and breakfast, backpackers establishment, and camp sites, provided that the use complies with the requirements of any other relevant legislation;”

If the consent use for tourist accommodation is granted, the tourist accommodation units on the farm will be as follows:

- | | | |
|--|--------------------|----------|
| • Perivoli Lagoon Manor House (approved) | ±845m ² | 8 guests |
| • Perivoli Lagoon Cottage 1 (proposed) | 186m ² | 2 guests |
| • Perivoli Lagoon Cottage 2 (proposed) | 248m ² | 2 guests |

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There is also an existing approved manager's dwelling on the subject property. Herewith the area schedules for the proposed tourist accommodation units:

PORTION 33 OF FARM 723 WORTELGAT	
ZONING: AG1 Agricultural Zone 1 (with consent use for one tourist accomodation unit)	
SITE AREA:	64.2878 Ha
AREAS (COVERAGE)	
EXISTING MAIN HOUSE AND GARAGES	750m ²
EXISTING MANAGERS HOUSE AND GARAGES	276m ²
PROPOSED NEW DWELLING 1	186m ²
PROPOSED NEW DWELLING 2	248m ²
PROPOSED NEW GARAGES	116m ²
TOTAL	1576m²

AREAS:

• COVERAGE:

- HOUSE 1 : 186 m²
- HOUSE 2 : 248 m²
- GARAGES : 116 m²
- TOTAL : 550 m²

• OPEN DECKS:

- HOUSE 1 : 69 m²
- HOUSE 2 : 40 m²
- TOTAL : 109 m²

• POOL & OTHER AREAS:

- POOL : 15 m²
- WALKWAYS : 50 m²
- DRYING YARD : 21 m²
- FORECOURT & VISITOR PARKING : 250 m²

- COURTYARD : 25 m²
- TOTAL : 361 m²

• TOTAL FOOTPRINT: 1020 m²

The Overstrand Land Use Scheme (2020) reads as follows:

1. In the **“Development Parameters”** section for **“Agricultural Zoning”** on page 57 it notes that for **“Additional dwelling units”** in para. 5.1.3 that **“The provisions of Chapter 16.10 apply.”**
2. Section 16.10 deals with **General Development Parameters**, and section 16.10.1 deals with **“additional dwelling units”**. Para. 16.10.1 (e) states on page 141 that **“the total floor area of the dwelling is limited to 250m²”**.
3. In order to understand how to calculate the total floor area of each additional dwelling / tourist accommodation unit, it is necessary to refer to the definition for **“floor area”** on page 18: The definition is as follows:

“floor area” means the area, measured in square meters, taken up by a building or part thereof and covered by a roof, slab or projection and shall be measured from the external faces of the external walls or similar support. The total floor area of a building which consists of 1 (one) or more storeys shall include all storeys, basements and balconies but shall exclude garages and carports.

From the above it is evident that the proposed lagoon cottages will meet the size requirement (maximum of 250m²) for the consideration of additional dwellings on an AG1 zoned property.

Perivoli Lagoon Cottage no. 1 will have one en-suite bedroom, dressing room, an open plan living and dining room with kitchen, storeroom and decks. Perivoli Lagoon Cottage no. 2 will have one en-suite bedroom, a dressing room, an open plan living and dining room, kitchen, scullery / laundry, guest toilet, covered stoep and decks. The two cottages will share a communal lobby, courtyard and swimming pool. A driveway and two double garages will also be developed east of the proposed dwelling units. Refer to the Perivoli Lagoon Cottages floor layout plans.

The proposed tourist accommodation units will comply with the land use restrictions for Agriculture Zone I: Agriculture. The Overstrand Land Use Scheme (2020) determines that the total floor space of all buildings on the land unit zoned for Agriculture Zone I purposes, may not exceed 5 000m². The total floor area for all structures on the subject property will be 1576m² as indicated in the above area schedule. It is evident that the total maximum

development footprint of 5 000m² for all structures on an AGR1 zoned farm is complied with. The manager's dwelling and Perivoli Lagoon Manor House's footprints and uses will remain unchanged.

In addition, the proposed tourist accommodation units do not encroach the 30m farm building lines (the cottages will be situated 30m from the farm boundary). The two new tourist accommodation units will be set back in line with the outcomes of the respective specialist studies (wetland delineation report and flood line investigation). The development footprints of the tourist accommodation units do not encroach onto the 100m offset from the high-water mark, the 32m offset from the wetland, the 1:50 year flood line or 1:100 year flood line. Refer the site plan / Survey Map from Geomatics Africa with proposed development footprints indicated. *Section 3.12.2 Environmental Impact* provides more detail with regards to the outcome of the studies and implementation thereof.

The target market for the tourist accommodation is nature lovers wanting to experience this beautiful area of the Overstrand. The subject property boasts of abundant eco-tourism activities such as fauna and flora, marine life of the lagoon, hiking trails (Phillipskop), kayaking and bird watching. It will therefore be solely an eco-tourism venture to diversify the limited sources of income to continue the clearing of invasive alien species (conserving the land) while simultaneously investing the profits from rental-income in the less fortunate communities of the area.

The proposed tourist accommodation units will be positioned next to existing farm roads. The two proposed tourist accommodation units do not trigger any listed activities in terms of NEMA (with specific reference to the maximum number of guests allowed for tourist accommodation purposes and the removal of 300m² or more indigenous vegetation). Refer to *Section 3.12.2 Environmental Impact*.

The location for the two new houses and garages will require the clearing of existing indigenous vegetation. However, the proposed change in land use will not have a negative impact on the conservation worthy areas / vegetation on the subject property and as a result does not trigger the relevant environmental legislation – refer to *Section 3.12.2 Environmental Impact*.

The tourist accommodation units will not lead to the fragmentation of ownership of land and

therefore adheres to the objectives of the Agricultural Land Act, Act 70 of 1970.

The estimated co-ordinates of the two proposed tourist accommodation units are as follow:

Building description	Latitude	Longitude
Perivoli Lagoon Cottages no. 1 & 2	19° 21' 49.45" E	34° 25' 20.39" S

The zoning of Portion 33 of the farm Wortel Gat no. 723 will remain unchanged (Agriculture Zone I: Agriculture).

Two double garages and two additional parking bays are proposed to the east of the two lagoon cottages. The latter will provide ample parking space for at least another four vehicles visiting the self-catering units. Refer to the floor plan and Section 3.9.2 of the report.

The proposed change in land use (consent use) does not propose activities that will lead to uncalled for smoke, smells or dust and will therefore not have a negative impact on the adjacent property owners or the ambiance of the area.

For details pertaining to the services on the subject property refer to Section 3.9.1 of this report. Section 3.11 motivates the application further in terms of the applicable local and regional spatial planning policies.

The existing farming activities (maintenance; deforestation and removal of alien species, etc.) as well as the existing and proposed tourist accommodation units create and will continue to create permanent employment opportunities. There are currently at least five to eight permanent staff members / labourers on the farm that assist with the clearing of alien vegetation as well as the cleaning, maintenance, managing, food preparation, reception, etc. at the main dwelling. Employment opportunities include the sharing of staff resources on the property that service the existing Lagoon House, including a housekeeper, butler and chef. In addition, two new opportunities will be created for additional housekeeping and cleaning staff to supplement existing staff to cope with servicing the additional accommodation. It is therefore evident that the farm contributes and will continue to contribute towards job creation in the Overstrand region.

The proposed consent use does not have a negative impact on the surrounding farms as the subject property's zoning will remain unchanged. The owners simply intend to apply for their secondary right on the subject property to allow them to diversify the existing land uses with ancillary land uses to ensure the viability of the farm.

To conclude: we are of the opinion that the proposal is compact, unobtrusive, respects the rural vernacular and does not impact on the agricultural activities of the subject property or of the surrounding properties.

Considering all the above, the consent uses of Portion 33 of the farm Wortel Gat no. 723 are not in contrast to the existing land use tendencies in the surrounding environment and the impact on the surrounding properties will be kept to a minimum.

3.5 CHARACTER OF THE ENVIRONMENT

The proposed tourist accommodation units will be set in a stunning, isolated 140ha wilderness of colourful Fynbos biome, a stone's throw from the Klein River (Hermanus) lagoon with panoramic views of the Lagoon and the majestic Klein River Mountains. It is the unusual nature of the Lagoon – the fact that it is fed by freshwater from the Klein River but backfilled most years with saltwater from the Ocean when the sand dunes at its head breach – that explains its unusual ecosystem and which makes it such an extraordinary place to visit.

The property offers access to an otherwise inaccessible 18km isolated beach within the Walker Conservancy, boating on the Lagoon, guided birdlife walks along its shores, horse riding and quad biking. For wildlife enthusiasts encounters with rare species such as caracals and wild cats amongst the Fynbos are not unlikely. Whale watching (for which the region is well known), shark cage diving, trips to neighbouring wine estates, mountain biking and golfing are all close at hand. The delightful town of Stanford with its boutique shops, cafes and restaurants is only ten minutes' drive as are several celebrated more upmarket restaurants as well.

The area is known for its many tourism valued sites and attractions luring thousands of tourists to the area annually. The Stanford and Greater Hermanus area are characterised by agricultural activities, tourist facilities (such as wine tasting facilities, function venues, restaurants, farm stalls, etc.), tourist accommodation and recreational facilities (hiking trails, mountain biking trails, shark diving, whale watching, etc.).

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The proposed consent uses will have a limited to low visual impact with regards to the sense

of place. The existing structures will remain unchanged. The development footprint will be extended with 1020m² (434m² dwellings' footprints; 116m² garages footprint; 109m² open decks; 361m² pool, walkways, drying yard, forecourt, visitors parking and courtyard) to accommodate the two proposed tourist accommodation units. All possible impacts with regards to the position of the two new dwellings on the subject property were considered. The two lagoon cottages will be clustered and situated near the existing tourist accommodation unit (±220m south-west of the Perivoli Lagoon House). The structures will not be positioned within critically endangered vegetation or endangered ecosystems. In addition, the new dwellings will be positioned next to existing farm roads as indicated on the site plan and location map / Survey Map from Geomatics Africa. Visually the proposed land use will have a minimal impact on the surrounding properties due to materials to be used, the natural features on the site and adherence to the applicable building lines.

Properties in the immediate area are used for tourist accommodation and resort purposes and thus holiday accommodation has been favourably considered in this area in the past.

From the above it is evident that the proposed tourist accommodation units on Portion 33 of the farm Wortel Gat no. 723 are therefore in line with the existing character of the area

The development footprint is minimal when compared to the extent of the subject property. Hence, the impact on the views and privacy of adjacent and surrounding property owners will remain unchanged.

Tourist accommodation units are generally not associated with high levels of noise and thus the impact on the ambient, tranquil character of the area will remain unchanged. Tourists visiting these types of establishments appreciate the tranquillity and prefer these types of accommodation to escape the city life and enjoy nature.

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

Due to the size, location and limited agricultural potential of the property it has the potential to be developed with an additional two tourist accommodation units to diversify the income for the subject property. The subject property is situated in an area that is known for its many tourism valued sites and attractions luring thousands of tourists to the area annually.

Properties adjacent to the Hermanus to Stanford Road (R43) as well as the Wortel Gat Road are characterized by tourism uses and due to its location the subject property has the potential to diversify the tourism attractions in the area without having a detrimental impact on the conservation worthy, agricultural activities or visual elements of the site and the area.

The owners took the aforementioned into consideration and decided to contribute towards the diversification of the holiday accommodation in the area by offering a location for tourist accommodation units that simultaneously promotes eco-tourism in the area with the variety of animals and bird species on the farm. The aesthetical value of the subject property as well as the magnificent views over the mountains and lagoon proof this property to be ideally situated to accommodate the proposed tourism accommodation units.

3.7 ECONOMIC IMPACT

The proposed consent uses will have a positive impact on the economy of the area. By allowing the consent uses of the subject property, it diversifies the land uses on the subject property and affords the owner the opportunity to generate additional income that will be re-invested in the schools of the less fortunate local communities as well as assist in the clearing of alien vegetation on the land.

The consent uses being applied for are to ensure the viability of the farm through diversification. The diversification of the land uses will add to the diversification of sources of income on a farm that cannot be economically viable by means of agricultural activities only. All rental income profits from their self-catering houses are allocated to the Perivoli Schools which aim to transform the lives of nursery school children across Sub-Saharan Africa. The latter will also apply to the proposed tourist accommodation units while a portion of the rental income generated by the tourist accommodation units will also be allocated to clearing the land from invasive plant species.

The existing farming activities (maintenance; deforestation and removal of alien species, etc.) as well as the proposed tourist accommodation create and will continue to create permanent employment opportunities. There are currently at least five to eight permanent staff members / labourers on the farm that assist with the clearing of alien vegetation on the farm as well as the cleaning, maintenance, managing, food preparation, reception, etc. Employment opportunities include the sharing of staff resources on the property that service the existing Lagoon House, including a housekeeper, butler and chef. In addition, two new opportunities

will be created for additional housekeeping and cleaning staff to supplement existing staff to cope with servicing the additional accommodation. It is therefore evident that the farm contributes and will continue to contribute towards job creation in the Overstrand region. In addition, the proposed tourist accommodation units will also have positive spin-offs to the local service providers in the area.

It is therefore evident that the farm contributes and will continue to contribute towards job creation in the Overstrand region.

3.8 SOCIAL IMPACT

The Perivoli Trust owns a portfolio of investment assets in real estate, public and private equities and collectibles. The Perivoli Schools Trust was established in 2012 with its aim being to address the inadequacies of nursery school education in Sub-Saharan Africa. The trust is involved in various philanthropic activities to change people's lives through education and job creation. It is their sole purpose to take care of the land (conservation) and the community. Their core focus is to conserve the land and to invest in the development of people by releasing potential. The rental income from the Perivoli Lagoon Manor House and the 2 proposed cottages will be allocated to Perivoli Schools to transform the prospects of Sub-Saharan Africa in a generation. More on the work of the Perivoli Trust can be found at www.perivolischools.com. The consent use approval to allow the tourist accommodation units (and the rental income it will bring) will allow the Perivoli Trust to continue their expansion of their services in Africa and specifically South Africa.

The impact on the social wellbeing and social coherence of the adjacent property owners will be minimal given that the zoning and land use will be in line with the character and spatial planning policies for the area. It is anticipated that the tourist accommodation units will attract slightly more vehicles or people to the farm than if the two additional units were occupied by the proprietors or a large family themselves. Tourist accommodation in general are not associated with higher levels of crime in an area. Since only two tourist accommodation units are proposed (total of two (2) guests per unit = maximum of four (4) guests) and since self-catering / holiday units are considered a low impact land use, possible noise pollution will be kept to a minimum. The proposed tourist accommodation units will have no impact on the general health and wellbeing of people on surrounding farms and residences.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.9.1 PROVISION OF SERVICES

All services on the subject property already exist. There will be a marginal impact on the scale and usage of the existing available services as described below:

Available water

Borehole water is used for domestic water consumption and this will remain unchanged for the purposes of the consent use application. The borehole is 31m deep and 10 000l of water is pumped per hour.

This application does not propose to transfer any water rights.

Sewerage

All sewerage infrastructures for the existing structures already exist. The existing structures are serviced with conservancy tanks. Sewerage will be disposed of with new septic tanks, with grey water being collected in conservancy tanks to either be removed by municipal services or to dedicated new soakaways located in excess of 200m from the lagoon edge.

Electricity

Eskom is the electricity supplier to the subject property. The new dwellings on the subject property will be developed with off grid solar energy infrastructure (similar to the Perivoli Lagoon Manor House) and will not be linked to the Eskom grid.

Solid Waste

All solid waste is removed by the property owner themselves to the Stanford municipal dumping site. The property owners recycle where possible.

Wet waste is used for compost purposes on the farm.

Conclusion

Additional services will be provided to the satisfaction of the Overstrand Municipality.

3.9.2 TRAFFIC IMPACT, PARKING AND ACCESS

It is proposed to accommodate two new additional dwellings to be used for tourist accommodation purposes on Portion 33 of the farm Wortel Gat no. 723. The existing access point, access road to the farm and internal farm roads will be used for the purposes of existing and proposed structures. Consequently, no additional access points or access roads will be created, and the existing access points and roads will remain. Access to Portion 33 of the farm Wortel Gat no. 723 is obtained from the existing farm access point that connects to the gravel Wortel Gat Road (Minor Road 4017). It is proposed to keep the existing access point for the purposes of this application.

All the existing structures and proposed structures will be accessed by means of existing internal gravel farm roads on the subject property. As a result, no new access roads on the subject property are proposed.

The proposed land use and existing structures comply with the parking requirements for developments in the Overstrand municipal area:

Land use	Parking required	Parking provided
Manager's dwelling	2 bays per dwelling unit	2 parking bays
Tourist accommodation unit 1 (main dwelling / approved Perivoli Lagoon Manor House)	2 bays per unit	2 parking bays
Tourist accommodation unit 2	2 bays per unit	2 parking bays (double garage) plus 1 additional visitors parking bay
Tourist accommodation unit 3	2 bays per unit	2 parking bays (double garage) plus 1 additional visitors parking bay
TOTAL	8 parking bays	10 parking bays Plus sufficient parking space on already built / disturbed areas within the approved development footprint.

Refer to the floor layout / site plan for the positions of the development footprints, garages, parking bays and driveway. There is enough space on the farm to ensure that all parking bays are 2,5m x 5m in extent with at least 7,5m manoeuvre space behind each parking bay. The proposed parking bays will not infringe onto the existing vegetation or water courses on the

subject property.

The proposed land use will attract slightly higher volumes of traffic to the subject property. However, since both the new tourist accommodation units will be rented to a single family or group only, the impact on the traffic will be minimal. The low impact of the proposed land use does not necessitate a Traffic Impact Statement.

We are of the opinion that the existing access point and access roads will suffice for the purposes of this application and that the impact on the traffic will be kept to a minimum. The traffic volumes generated by allowing two additional dwellings for tourist accommodation purposes when the proprietors are not living there themselves are considered low since a total of only four (4) guests can be accommodated in the two Perivoli Lagoon Cottages.

3.10 TITLE DEED

The title deed T4205/2016 has no restrictions that need to be removed for this application to be approved. Refer to the conveyancer's certificate compiled by H.L. van Zyl from Van Zyl Kruger Attorneys dated 5 March 2020.

The title deed specifically lists tourism use and holiday accommodation as some of the land uses the subject property may be used for:

Title deed no. T4205/2016, page 2, paragraph B:

"By Notarial Deed of Servitude No.K the withinmentioned properties are subject to the following conditions enforceable by Anglo South Africa Capital (Proprietary) Limited, Registration Number 1999/002391/07 ("Grantee"), its successors-in-title or assigns:-

1.1 the property/ies or any of them may be used for the following purposes:...tourism, including but not limited to the letting of holiday accommodation:..."

There is no bond registered against the subject property.

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All existing servitudes referred to in the subject property's title deed will remain unchanged. The proposed application will not have a negative impact on the existing rights of anyone.

3.11 FORWARD PLANNING AND LAND USE DOCUMENTS

3.11.1 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2014)

The PSDF (2014) stipulates that compatible and sustainable rural activities of an appropriate scale and form can be accommodated outside the urban edge (except in bona fide wilderness areas). The following criteria apply for developments outside of the urban edge in assessing consistency with this policy:

- Does not alienate unique or high value agricultural land or compromise existing farming activities.
- Does not compromise the current or future possible use of mineral resources.
- Is consistent with the cultural and scenic landscapes within which it is situated.
- Does not involve extensions to the municipality's reticulation networks (i.e. served by off-grid technologies).
- Does not impose real costs or risks to the municipality delivering on their mandate.
- Does not infringe on the authenticity of rural landscapes.

The proposed tourist accommodation units comply with the criteria specified by the PSDF (2014):

- Existing roads will be used to accommodate the proposed tourist accommodation units (keeping the impact on the environment to a minimum).
- There is no impact on the landscape since the proposed tourist accommodation units are accommodated within existing disturbed areas and in close proximity to the existing Perivoli Lagoon House (i.e. clustered structures / land use). Areas available (if any) for the possible establishment of future agricultural activities on the subject property will not be affected.
- The proposed change in land use does not compromise any possible future use of mineral resources.
- As a private estate the provision, operation and maintenance of the services will be the responsibility of the farm owner. Additional services as described in Section 3.9.1 can be provided on site without having a negative impact on the environment.
- The tourist accommodation units are a small-scale development to keep the impact on the rural landscape to a minimum.

From the above it is evident that the proposed tourist accommodation units are consistent with the PSDF's (2014) criteria to reach the Province's objectives to strengthen and diversify the rural economy.

3.11.2 WESTERN CAPE RURAL LAND USE PLANNING & DEVELOPMENT GUIDELINES (2019)

The abovementioned policy specifies that rural tourism activities should not compromise farm production and should be placed to reinforce the farmstead precinct. Existing structures or disturbed footprints should preferably be used, and adequate provision should be made for access and parking. Buildings should respond to the farm's built vernacular.

The proposed tourist accommodation units will adhere to all the above-mentioned criteria and objectives:

- The tourist accommodation units will not compromise the existing or future farming production activities (if any) and avoids high risk areas;
- The tourist accommodation units will not be accommodated within vegetation classified as a critically endangered or endangered ecosystem;
- Adequate provision is made for access (existing) and parking;
- The existing structures are compatible with the overall built vernacular of the area;
- The units will be self-sufficient in terms of servicing;
- The tourist accommodation units will not be alienated;
- The nature and scale of the tourist accommodation units are closely aligned with the environmental characteristics of the local context.

From the above it is evident that the proposed development adheres and complies with the Rural Land Use Management Guidelines (2019).

3.11.3. OVERBERG DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (2017)

The objective of the ODSDF (2017) is to optimise the rich and balanced mix of the Overberg's agriculture, tourism, heritage, conservation resources and eco system services within their scenic setting. With this application private conservation areas are still promoted, and careful consideration is given to appropriate development rights. In addition, the tourist appeal and

rural land use for Portion 33 of the farm Wortel Gat no. 723 is promoted and consistent with the Western Cape Land Use Planning Guidelines for Rural Areas (2019).

3.11.4 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The *Overstrand Spatial Development Framework (2020)* stipulates that Portion 33 of the farm Wortel Gat no. 723 is situated outside the urban edge of the Overstrand region. The policy earmarks the subject property as "Other Natural Areas". The waterbodies (Klein Rivier Lagoon) on the subject property are also depicted on the SDF Plan.

The Overstrand SDF (2020) stipulates that non-agricultural land uses should be restricted to those that support the sustainable production potential of the farming unit. In addition, the abovementioned SDF favours tourism-related development and describes the following statements for compliance for tourist facilities and tourist accommodation:

- Promote tourism development by means of strategically identifying areas which should be prioritised for tourism infrastructure / facilities development;
- Determine the nature and extent of infrastructure and facility development needed to make key natural areas accessible to all the Overstrand's inhabitants and tourists.

In addition, the 2050 Vision of the Overstrand SDF (2020) includes the key policy of ensuring that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities. In the Greater Gansbaai 2020-2030 MSDF Spatial Proposal one of the Local Spatial Development and Growth Management principles is to promote tourism development based on the ecological and heritage value of the region.

Portion 33 of the farm Wortel Gat no. 723 will be used for tourism and conservation-agriculture purposes. The footprint of the proposed tourist accommodation units and impact on the agricultural and conservation land will be minimal. The zoning will remain for agricultural purposes. It is submitted that the proposed land use will respect the rural character (with reference to the design of the cottages, the green energy used and the premium tourist visiting the farm) and is compatible with the area.

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The proposed development will promote rural tourism in the Stanford area without degrading the wetlands and critically biodiversity areas present on the subject property. The unique rural

character of Stanford is still promoted with this application.

From the above it is evident that the proposed consent use adheres to and falls within the spatial planning policies for the Overstrand area.

3.12 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.12.1 HERITAGE VALUE

The application does not involve changing the character of a site larger than 5000m². Consequently, the proposed land use application does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

3.12.2 ENVIRONMENTAL IMPACT

The Perivoli Lagoon Manor House that accommodates a maximum of eight (8) guests, was approved within an existing dwelling on the farm at the time. The two proposed tourist accommodation units (Perivoli Lagoon Cottages) will accommodate two (2) guests each in new buildings on the farm.

The listed activity relating to tourism overnight activities has an exclusion for the conversion of existing buildings if the footprint is not increased. This applied to the Perivoli Lagoon Manor House with the previous application and remains unchanged. Our client is therefore allowed to accommodate less than fourteen (14) guests in the two new lagoon cottages (new development footprints) without triggering this specific listed activity in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). However, the existing Perivoli Lagoon Manor House accommodates a maximum of eight (8) guests. The two proposed Lagoon Cottages will accommodate a total of four (4) additional guests to the farm. A total of twelve (12) guests will therefore be accommodated within the existing Lagoon Manor House and the two proposed Lagoon Cottages. The tourism overnight activities do therefore not trigger the relevant listed activity in terms of NEMA.

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The subject property falls within an Urban Conservation Environmental Management Overlay Zone (EMOZ). The subject property falls within a Heritage Protection Overlay Zone. With the previous land use application, the Overstrand Environmental Department commented that the

application does not have any implications on the EMOZ and NEMA Regulations. Since the two proposed tourist accommodation units will not be positioned within vegetation classified as a critically endangered or endangered ecosystem and behind all relevant setback lines, it is submitted that the impact on the environment remains unchanged.

Road infrastructure and accesses will be via existing roads. The position of the two new tourist accommodation units and garages will require the clearing of existing indigenous vegetation. This vegetation has been identified as "*Vulnerable Agulhas Limestone Fynbos*", and "*Least Threatened Cape Lowland Freshwater Wetlands*" from mapping tools used by the Department of Environmental Affairs and Development Planning, and it should be noted that it has no vegetation classified as a critically endangered or endangered ecosystem. The architects of this project recently applied for a Determination of Applicability of NEMA (checklist) for another dwelling on the adjoining property (Portion 34 of farm no. 723) with similar characteristics and vegetation. They were provided with a decision from the Department of Environmental Affairs & Development Planning (DEA&DP) indicating that the development did not trigger any Listed Activities in terms of the EIA Regulations, (2014; as amended), and that an Environmental Authorization was not required in that instance. Because the same three matters would be considered for this development, we anticipate a similar outcome for a determination for this development based on the following:

- No development will occur within or within 32m of a watercourse;
- No development will occur within 100m of the high-water mark of the estuary; and
- No vegetation classified as a critically endangered or endangered ecosystem will be cleared.

For the construction of the approved Perivoli Lagoon Manor House the following specialist reports and survey drawings were undertaken:

- Delineation of the wetland edge report to determine the 32m setback line compiled by the Freshwater Consulting Group dated February 2015;
- Klein River flood line level investigation compiled by DECA Consulting Engineers dated April 2017;
- Survey drawing from Geomatics Africa Survey indicating the 32m wetland edge, 1:50 and 1:100 year flood line contours and the 100m setback line from the established high water mark.

Copies of the above reports and drawings are attached as part of the application documentation submitted. These reports and delineations remain relevant to the application at hand to develop two new tourist accommodation units on the subject property.

The wetland delineation report confirmed that any built development within 32m of the demarcated wetland edge would require authorisation in terms of NEMA. The client has however agreed to set the development of the proposed two tourist accommodation units (Perivoli Lagoon Cottages) back from the wetland edge, by at least 32m. The report confirmed that such a setback is considered quite adequate to buffer the wetland from any impacts associated with development of the scale anticipated, provided that the setback area is managed so that it does not itself become a source of further impact to the wetland. No hardened surfaces (e.g. decks, lined paths), sources of nutrients (e.g. through composting or fertilisation) or alien vegetation should thus be permitted within this zone. The two new tourist accommodation units will be positioned at least 100m from the high-water mark (as indicated on the site plan / Geomatics Wetland Survey plan).

The Klein River flood line investigation's purpose was to investigate the maximum height of the water level in the estuary during the 1:50 and 1:100 year Recurrence Interval (RI) floods respectively before it breaches naturally or is artificially breached. The study concluded that:

- the maximum water level of the estuary during the 1:50 year RI storm event and berm intact is 3,39 m above MSL;
- That the maximum water level of the estuary during the 1:100 year RI storm event and berm intact is 3,44 m above MSL;

The development of the proposed two tourist accommodation units (Perivoli Lagoon Cottages) will be undertaken in line with the recommendations of the wetland delineation and flood line investigations.

The Perivoli Lagoon Cottages will not be positioned in a Critically Biodiverse Area (refer to the CBA map attached).

From the above it is evident that the proposed development of two new tourist accommodation units on the subject property does neither impact on any conservation worthy portions of land nor any watercourses on the subject property.

3.13 PLANNING PRINCIPLES

The planning principles of spatial justice and spatial resilience do not apply to this application.

Spatial justice: This principle addresses the need to address the past imbalances regarding opportunity. Although the proposed land use application will not grant access to land to previously disadvantaged groups, the Perivoli Schools Trust was established in 2012 with its aim being to address the inadequacies of nursery school education in Sub-Saharan Africa. With the rental income received with the Perivoli Lagoon Manor House and Perivoli Lagoon Cottages the Trust will continue to change people's lives through education and job creation in less fortunate local communities.

Spatial sustainability: no vegetation classified as critically endangered or endangered ecosystems will be removed to accommodate the two proposed tourist accommodation units and therefore will not have a negative impact on the conservation worthy areas on the farm. The tourist accommodation units will not have a negative impact on the economic viability of the agricultural land (if any). The tourist accommodation units would rather add to the economic viability / self-sustainability of the subject property without negatively impacting on the conservation worthy areas and surrounding farms. The rental income generated will assist in the alien vegetation clearing on the farm and will be invested in the earmarked Perivoli Schools projects in the local community.

The impact on the biophysical environment will be kept to a minimum. Furthermore the extent of the subject property, the need to diversify the land use on the subject property to ensure an additional income, the location of the subject property next to the Klein River Lagoon and in close proximity to other tourist attractions, the anticipated economic spin-offs the proposed tourist accommodation units will have for other local businesses, compliance with the spatial planning policies for the area, etc. allows for the consideration and approval of the proposed consent uses without having an adverse impact on the spatial sustainability of the area.

The proposed tourist accommodation units are to an improved farm within an established agricultural and tourism area and will therefore not impact on a sensitive environment.

Efficiency: The subject property is easily accessible and conveniently located close to Stanford, Gansbaai and Hermanus and only two hours' drive from Cape Town which makes travelling to the farm easy and accessible. Although there are no agricultural activities

currently on the farm, it proves to be efficient to accommodate additional tourist accommodation units on the farm to diversify the land uses and sources of income. Simultaneously the proposal creates a unique tourist accommodation set-up on the farm without negatively impacting on existing agricultural and conservation activities or the surrounding environment.

The proposed tourist accommodation units prove to be efficient as it relates to more responsible resource use or sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources.

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 Amendment By-law on Municipal Land Use Planning, 2020.

4. RECOMMENDATION

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

- The proposed consent uses will not have a negative impact on future agricultural or conservation activities;
- The proposed tourist accommodation units will not require the removal of critically endangered vegetation or endangered ecosystems and existing farm roads will be used; therefore, the impact on the environment will remain unchanged;
- The proposal is compatible with the existing character of the area;
- No additional access points or roads are proposed. All the road infrastructure already exists;
- The zoning will remain Agricultural Zone I (AGR1);
- The proposal complies with the Overstrand Land Use Scheme's (2020) land use restrictions applicable to AGR1 zoned properties;
- There are no restrictive title deed conditions that prohibit the proposed land use;
- The proposed consent uses of the subject property comply with the spatial planning policies of the area;

- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

To conclude, the owner wants to improve the value and income-generation of the farm to allow for continuous alien vegetation clearing and investment into the local schools. The aforementioned will be done by developing two new tourist accommodation units on the subject property. The owner and the staff working on the farm are committed to contribute towards the tourism significance and value of the Overstrand rural area.

The application can therefore be supported for your favourable evaluation.

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X		S.G. No. 1955/2014
		± 0,00	± 0,00	
AB 676,19	249 11 10	-33 402,91	+3 810 464,22	Approved
BC 875,11	1 33 30	-34 034,97	+3 810 223,93	<i>M. M. M.</i>
CD 181,82	92 59 20	-34 011,17	+3 811 098,72	for SURVEYOR- GENERAL
DE 209,43	86 33 30	-33 829,60	+3 811 089,24	15-09-2014
EF 167,60	89 37 40	-33 620,55	+3 811 101,81	
FA 640,64	175 31 10	-33 452,95	+3 811 102,90	
AA 175 31 10				
BB 181 33 30				
Maanschnykop (28) Δ		-31 587,83	+3 807 363,66	
Springfontein (118) Δ		-35 812,01	+3 811 914,10	

Description of Beacons
All beacons - 20mm iron peg

PORTION 33 OF FARM 723 WORTELGAT	
ZONING:	AG1 Agricultural Zone 1 (with consent use for one tourist accommodation unit)
SITE AREA:	64,2878 Ha
AREAS (COVERAGE)	
EXISTING MAIN HOUSE AND GARAGES	750m ²
EXISTING MANAGERS HOUSE AND GARAGES	276m ²
PROPOSED NEW DWELLING 1	186m ²
PROPOSED NEW DWELLING 2	248m ²
PROPOSED NEW GARAGES	116m ²
TOTAL	1576m ²

Architect:
Perivoli

Owner:
Perivoli

Project:
Perivoli

PERIVOLI

PROPOSED TWO NEW HOUSES AND GARAGES ON PORTION 33, OF FARM 723 WORTELGAT FOR PERIVOLI PROPERTIES (AFRICA) LTD

Drawing Title:
TOWN PLANNING APPLICATION
SITE DEVELOPMENT PLAN

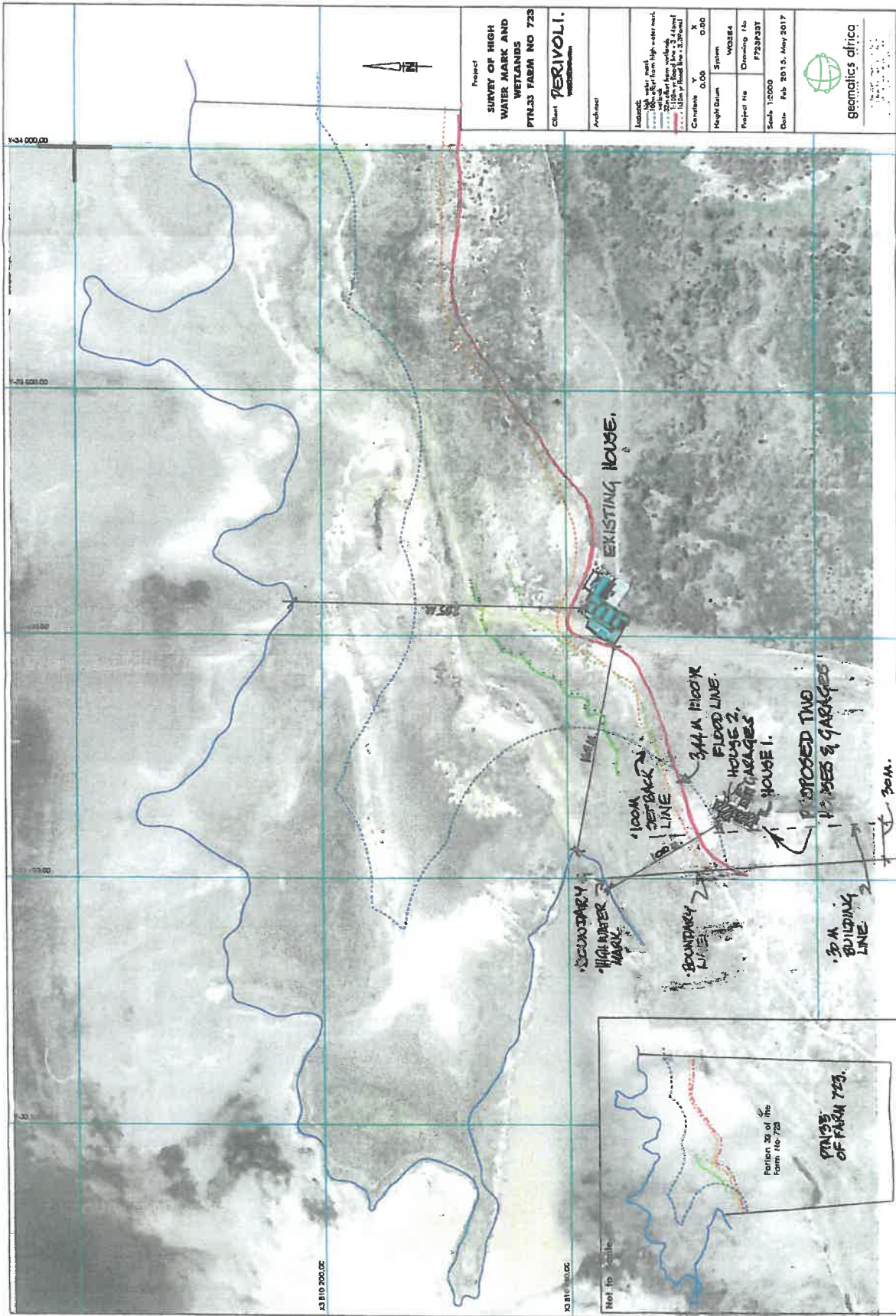
Date: DEC 2021 | Drawn by: JW
Scale: 1:200 | Sheet size: A1
Drawing Number: 2106/SDP/01 | Rev

GREGG GODDARD ARCHITECT
Reg & Office: 1 Theban Road, Betty's Bay, 7141
Postal Address: P.O. Box 167, Betty's Bay, 7141
Email: gregg@ggarch.co.za (028) 375 9419
Telephone: (028) 763 9737
Cell:

APPROVED IN TERMS OF SECT. 4 OF ACT 70/1970
RF: 463 113
DATE: 2014-09-23
THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECT. 11 (9) OF ACT 91/1960.

APPROVED IN TERMS OF SECT. 28 OF ORD. 15/1986
RF: 10140, 1871641
DATE: 03-07-2014

FOR ENDORSEMENTS SEE BANK OF ACT
SITE PLAN
N.T.S.



ZONING: AG1 AGRICULTURE 1 (WITH CONSENT USE FOR TOURIST ACCOMMODATION FOR MAIN HOUSE.)

- LOCATION PLAN FOR TWO PROPOSED ADDITIONAL DWELLINGS.
- PTN 33 OF FARM 723 WORTELGAT

GREGG GODDARD ARCHITECT
 Neatlands, 1 Helesom Road
 Tei: 027 272 9419 • Cell: 027 783 9737
 Email: gregg@ggarch.co.za

AREAS:

- COVERAGE:
 - HOUSE 1 : 186 m²
 - HOUSE 2 : 248 m²
 - GARAGES : 116 m²
 - TOTAL : 550 m²
- OPEN DECKS:
 - HOUSE 1 : 64 m²
 - HOUSE 2 : 40 m²
 - TOTAL : 104 m²
- POOL & OTHER AREAS:
 - POOL : 15 m²
 - WALKWAYS : 50 m²
 - DRIVING YARD : 21 m²
 - FORECOURT & VISITOR PARKING : 230 m²
 - COURTYARD : 25 m²
 - TOTAL : 361 m²

• TOTAL FOOTPRINT : 1020 m²

PERVOLI

- LAGOON COTTAGES
- SKETCH PLAN. (REVISED 10/12/2021).
- SCALE 1:100 @ A3 SIZE.
- DWG No: 2106/5K 06

