

PORTION 158 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, REZONING, CONSENT USE AND DEPARTURE: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF ROBFAIR INVESTMENT NO 237 CC

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received from InterActive Town- and Regional Planners on behalf of Robfair Investment No 237 CC applicable to Portion 158 of the Farm Baardscheerders Bosch No. 213, Division Bredasdorp for the following:

- ❖ subdivision in terms of Section 16(2)(d) of the By-Law to subdivide Portion 158 of the Farm Baardscheerders Bosch No. 213 into three portions namely, Portion A $\pm 4025\text{m}^2$ in extent, Portion B $\pm 8050\text{m}^2$ in extent and Portion C $\pm 8050\text{m}^2$ in extent;
- ❖ rezoning in terms of Section 16(2)(a) of the By-Law of the subdivided Portions A, B and C from Agricultural Zone 1: Agriculture to Rural Zone 1: Agricultural Small Holdings;
- ❖ consent use in terms of Section 16(2)(o) of the By-Law to accommodate a second dwelling unit on Portions A, B and C, and
- ❖ departure in terms of Section 16(2)(b) of the By-Law to relax the street- and common building lines of the subdivided Portions A, B and C from 10m to 5m.

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 Gansbaai Library, Main Road, Gansbaai. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **14 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr SW van der Merwe** 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 158 VAN DIE PLAAS BAARDSCHEERDERS BOSCH NR. 213, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING, HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING: MNRE INTERACTIVE STAD- EN STREEKBEPLANNERS NAMENS ROBFAIR INVESTMENT NO. 237 CC

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vanaf InterActive Stad- en Streekbeplanners namens Robfair Investment No. 237 CC van toepassing op Gedeelte 158 van die Plaas Baardscheerders Bosch Nr. 213, Afdeling Bredasdorp vir die volgende:

- ❖ onderverdeling ingevolge Artikel 16(2)(d) van die Verordening om Gedeelte 158 van die Plaas Baardscheerders Bosch Nr. 213 in drie gedeeltes te onderverdeel naamlik, Gedeelte A $\pm 4025\text{m}^2$ groot, Gedeelte B $\pm 8050\text{m}^2$ groot en Gedeelte C $\pm 8050\text{m}^2$ groot;
- ❖ hersonering ingevolge Artikel 16(2)(a) van die Verordening van die onderverdeelde Gedeeltes A, B en C vanaf Landbousone 1: Landbou na Landelike gebied 1: Landelike Kleinhoues;
- ❖ vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om tweede wooneenhede op Gedeeltes A, B en C te akkommodeer;
- ❖ afwyking ingevolge Artikel 16(2)(b) van die Verordening om die straat- en gesamentlike boulyne van die onderverdeelde Gedeeltes A, B en C van 10m na 5m te verslap.

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 Gansbaai Biblioteek, Hoofweg, Gansbaai. 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 / (e) alida@overstrand.gov.za) voor of op **14 April 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** 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 158 YEFAMA I-BAARDSCHEERDERS BOSCH NO. 213, KWICANDELO LASE BREDASDORP, KWINGINGQI KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA, SOKUCANDA NGOKUTSHA, IMVUME YOKUSEBENZISA KUNYE NOKUPHAMBUKA: ABAKWA-INTERACTIVE TOWN- AND REGIONAL PLANNERS EGAMENI LABAKWA-ROBFAIR INVESTMENT NO 237 CC

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo kaMasipala wase-Overstrand, ngokuSetyenziswa Nokucetywa koMhlaba, 2020 (uMthetho kaMasipala) ukuba kufunyenwe isicelo esivela kwabakwa-InterActive Town- and Regional Planners egameni labakwa-Robfair Investment No 237 CC ngokumayela neNxalenye 158 yeFama i-Baardscheerders Bosch No. 213, ekwiCandelo laseBredasdorp ukuze kwenziwe ezi zinto zilandelayo:

- ❖ ukwahlulwa ngokumayela neCandelo 16(2)(d) loMthetho kaMasipala ukuze kucandwe iNxalenye 158 yeFama i-Baardscheerders Bosch No. 213 ibe ziziza ezintathu ngokolu hlobo: Inxalenye A $\pm 4025\text{m}^2$ ubukhulu, Inxalenye B $\pm 8050\text{m}^2$ in ubukhulu neNxalenye C $\pm 8050\text{m}^2$ ubukhulu;
- ❖ ukucanda ngokutsha kweenxalenye ezahlulweyo ngokumayela neCandelo 16(2)(a) loMthetho kaMasipala ukuze iNxalenye A, B noC ziyeke ukuba yiNdawo yoLimo 1: Indawo yoLimo, zibe: yiNdawo yoLimo 1: iiFama Ezincinci;
- ❖ imvume yokusebenzisa ngokumayela neCandelo 16(2)(o) loMthetho kaMasipala ukuze kwakhiwe indlu yokuhlala kwiNxalenye A, B noC, kunye
- ❖ nokuphambuka ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyiswe umgca wesakhiwo kwiNxalenye ezahlulweyo ezinguA, B noC ukususela kwi-10m ukuya ku-5m.

linkcukacha ezipheleleyo eziphathelene nezindululo ziyafumaneka ukulungiselela ukuhlolwa phakathi evekini phakathi kwentsimbi yesi-8:00 neye-16:30 kwiSebe: loYilo lweDolophu ePaterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo zinokungeniswa ngokubhaliweyo zize zingeniswe kuMasipala ngokommiselo weCandelo 51 neCandelo 52 lalo Mthetho uYilwayo kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-14 uApreli 2022**, uze unike igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokunika izimvo. Imibuzo ngomnxeba ingabhekiswa ku**Mnu. SW van der Merwe** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nawuphi na umntu ongakwazi kufunda okanye ukubhala angatyela iSebe loYilo lweDolophu apho igosa lakwamasipala liya kumnceda afake izimvo zakhe.

1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning was appointed by the owner of the property Robfair Investment No 237 CC to prepare and submit an application for the **subdivision of Portion 74 of Farm 213, Baardskeerdersbos into three portions, rezoning of the subdivided portions to Rural Zone 1: Agricultural Small Holdings, the consent use for a second dwelling unit on each of the subdivided portions as well as a departure to relax the building lines of the subdivided portions to 5m** in terms of the relevant legislation.

b. Background & development

The application area consists of a 2.0125ha vacant land located in the Baardskeerdersbos village at 12 Church Street which is on the corner of Church Street and Uitsig Street. The subject erf is situated within the Overstrand Municipal area, east of Gansbaai and north of Pearly Beach, as well as in close proximity to the R43 to the south thereof.

The owner wishes to subdivide the application area into three separate agricultural small-holding erven, each accommodating a main and second residential dwelling with associated outbuildings aligned with the village character of Baardskeerdersbos.

The **development objective** is as follows:

- Provide three agricultural smallholding erven
- Construct a main and second residential dwelling on each subdivided erf
- Optimise the usage of the property

Subsequently, the **application proposal** is as follows:

- **Subdivision** of the application area into three portions namely;
 - Portion A: 4025m²
 - Portion B: 8050m²
 - Portion C: 8050m²
- **Rezoning** of each portion to Rural Zone 1: Agricultural Small Holdings
- **Consent** for second dwelling units on each of the three subdivided portions
- **Departure** to relax all the building lines from 10m to 5m.

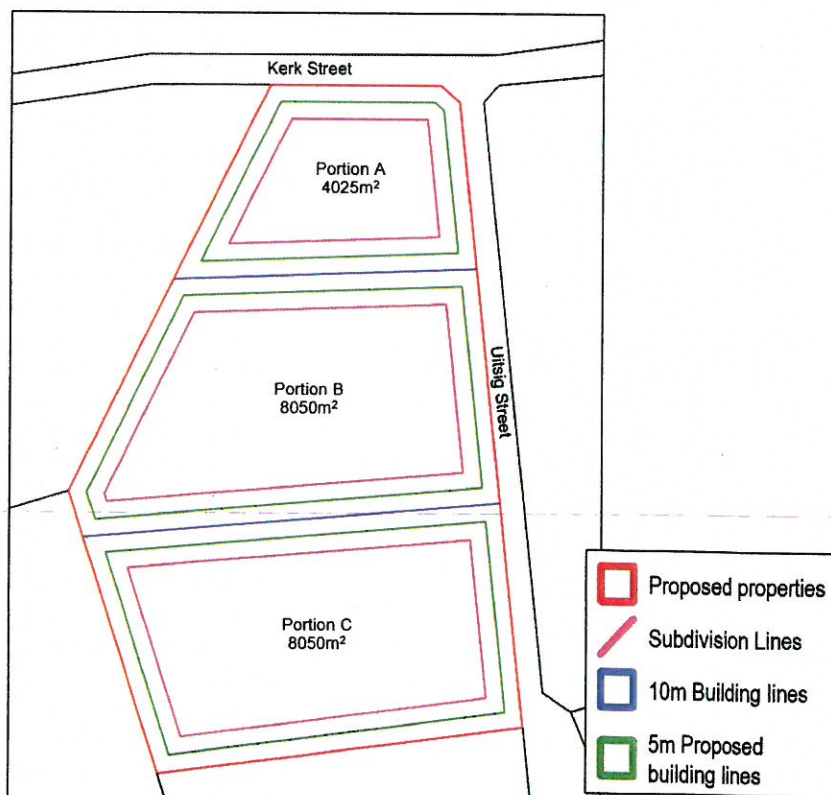


Figure 1: Proposal plan extract

2. The Application

a. Analysis: Title Deed		The Conveyancer Monica Korf issued a certificate confirming that no restrictive title deed conditions exist against the application proposal.			
Refer to Annexure C for Title Deed and Annexure D for the conveyancer certificate					
b. Analysis: Development Criteria:		The development parameters for Portion 158 of Farm 213 Baardskeerdersbos, as per the Overstrand Municipality Land-Use Scheme Regulations, 2020 are summarised as follows:			
Parameters	Existing Zoning:	Proposed Zoning:	Proposal	Comments	
Zoning	Agricultural Zone 1: Agriculture	Rural Zone 1: Agricultural Small Holdings	Rural Zone 1: Agricultural Small Holdings	Application includes a rezoning	
Primary Use	Agriculture, crèche, dwelling house, guest rooms and home occupation.	Agriculture, crèche, dwelling house, guest rooms and home occupation.	Dwelling house	Consistent	
Consent Uses	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.	Agricultural industry, animal care centre, aquaculture, conservation use, day care centre, farm shop/stall, intensive animal farming, intensive horticulture, place of assembly, place of entertainment, place of instruction, plant nursery, recreational facilities, riding stables, <u>second dwelling unit</u> , tourist accommodation, tourist facilities, transmission apparatus and utility services.	Second dwelling unit	Application includes a consent use	
Minimum subdivision size	N/A	0.5ha minimum subdivision size if no minimum subdivision size is specified on the zoning map	4000m ² in terms of precinct plan	Consistent	
Floor space	5000m ²	2000m ²	2000m ²	Consistent	
Coverage	N/A	25%	25%	Consistent	
Height	8m 12m for agricultural buildings	8m 10m for agricultural buildings	8m 10m for agricultural buildings	Consistent	
Building lines	Street	-4m for properties up to 1ha -10m for properties over 1ha up to 10ha	10m	5m	Application includes a departure
	Common	-4m for properties up to 1ha -10m for properties over 1ha up to 10ha	10m	5m	Application includes a departure
Parking	Dwelling house: 2 bays Second dwelling: 1 bay	Dwelling house: 2 bays Second dwelling: 1 bay	Dwelling house: 2 bays Second dwelling: 1 bay	Consistent	

c. Application:
The application form is attached as **Annexure A.**

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, for:

- **Subdivision** of Portion 158 of Farm 213 Baardskeerdersbos, into three portions in terms of Chapter IV, Section 16(2)(d):
 - Portion A: 4025m²
 - Portion B: 8050m²
 - Portion C: 8050m²
- **Rezoning** of the subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeerdersbos from Agricultural Zone 1: Agriculture to Rural Zone 1: Agricultural Small Holdings, in terms of Chapter IV, Section 16(2)(a).
- **Consent use** for a second dwelling unit on subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeerdersbos, in terms of Chapter IV, Section 16(2)(o).
- **Departure** to relax the street and common building lines of the subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeerdersbos from 10m to 5m, in terms of Chapter IV, Section 16(2)(b).

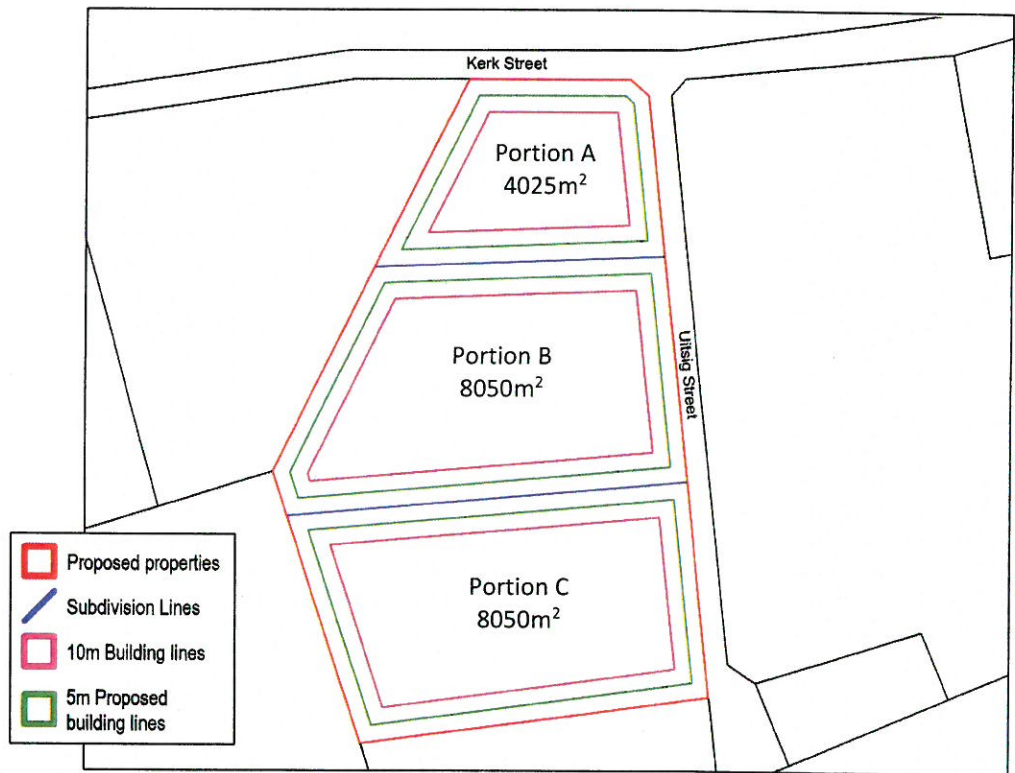


Figure 2: Proposal Plan extract

3. Contextual Site Information

a. **Property Description**

Refer to **Annexure D** for the SG Diagrams, **Annexure B** for the Title Deed of Portion 158 of Farm 213 Baardskeeders bos.

Property	Extent	Title Deed	Registered Owner
Portion 158 of Farm 213 Baardskeedersbos	2.0125ha	T62060/2005	Robfair Investments No 237 CC

The following Surveyor General Plans reflect the application site:

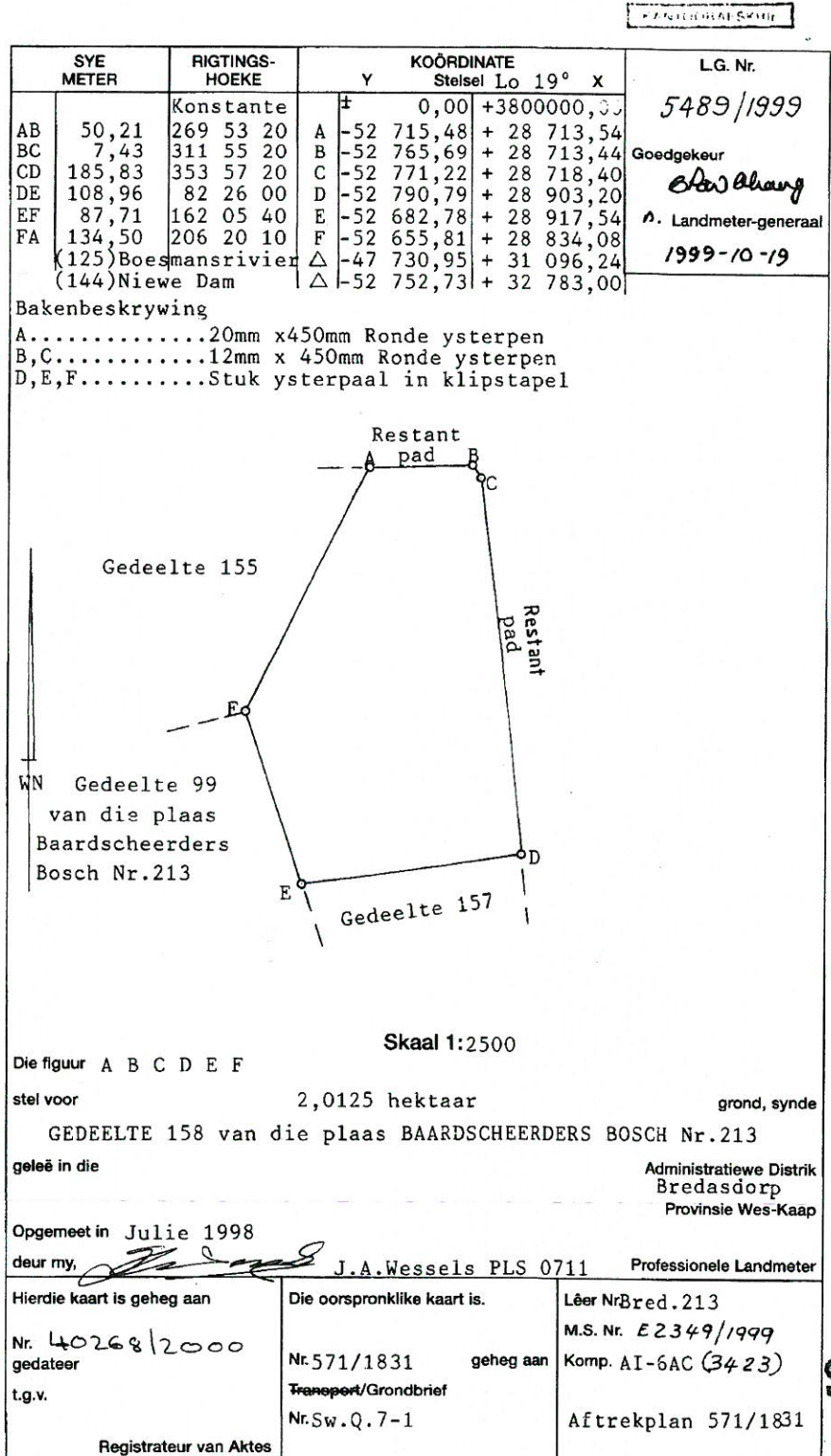


Figure 3: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure E

Regional Context:

Within the regional context, the application area consist of a property within the Baardskeerdersbos hamlet and the Overstrand Municipal area, east of Gansbaai and north of Pearly Beach.

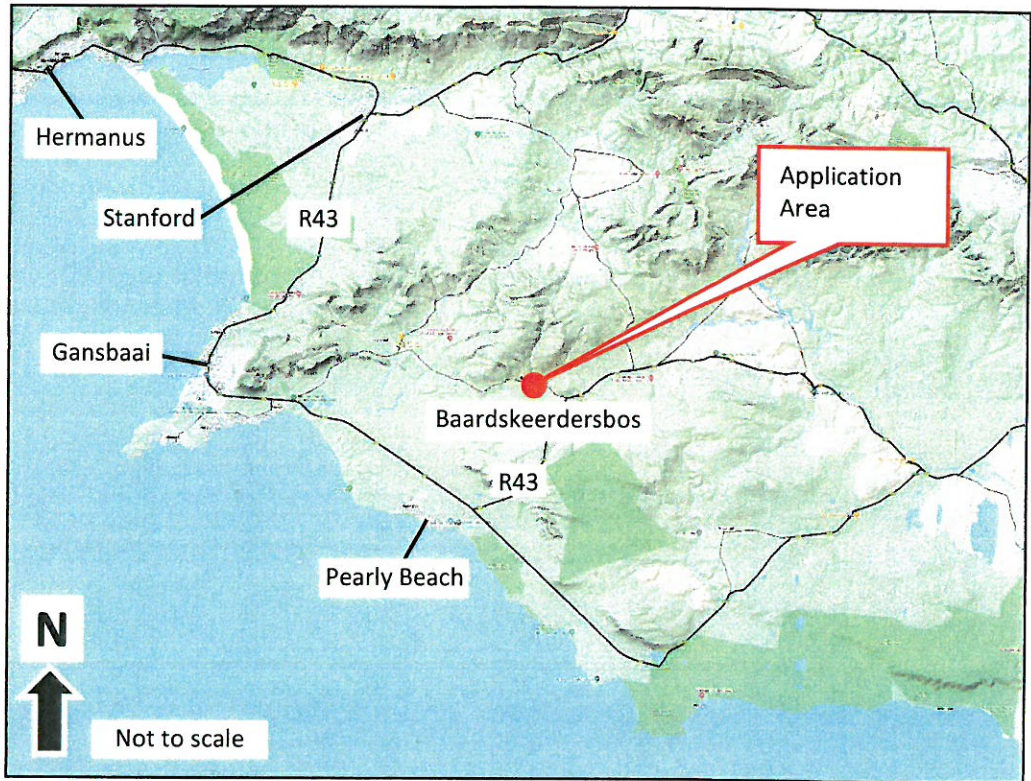


Figure 4: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a vacant erf within Baardskeerdersbos located at 12 Church Street on the corner of Church Street and Uitsig Street.

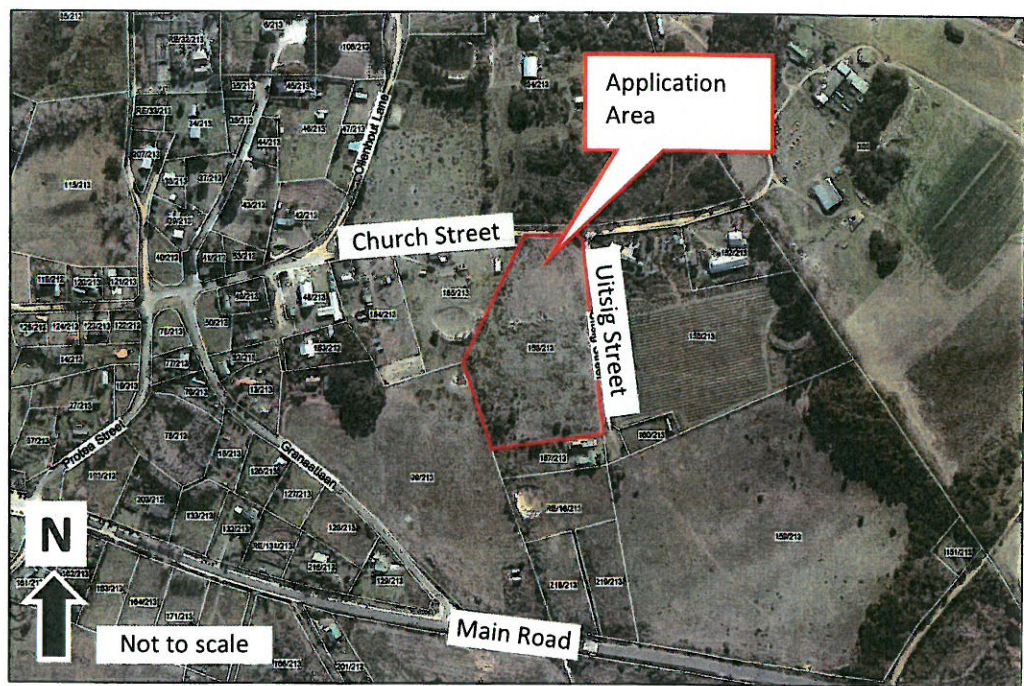


Figure 5: Locality Plan – Local Context

c. Land Use:

Refer to the Land Use plan attached as **Annexure E**.

The application area consists of a vacant land use. The surrounding erven consist of low intensity agriculture and residential land uses. The proposal is for residential small holdings. The proposal is **consistent** with the land use of the area.

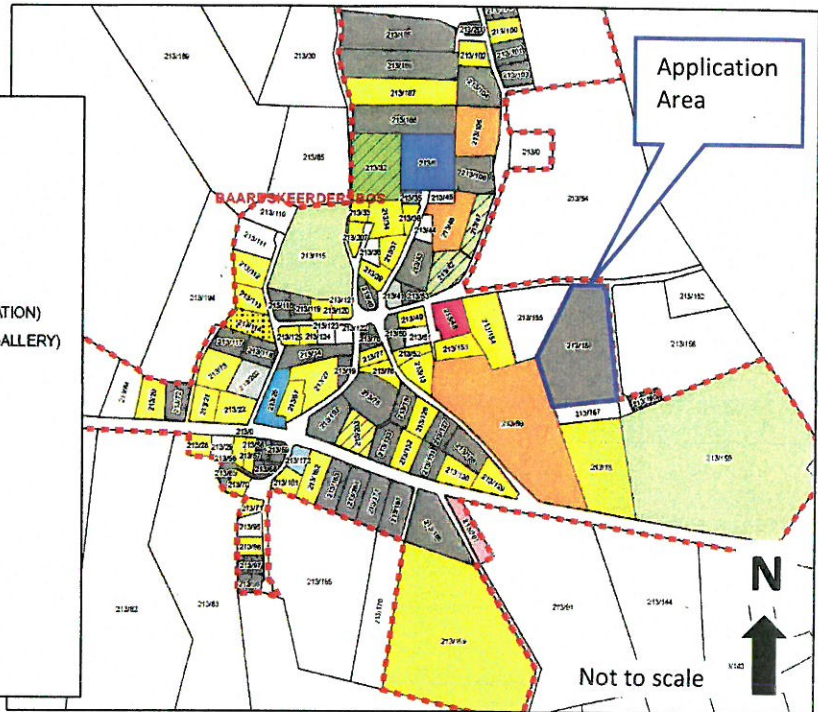
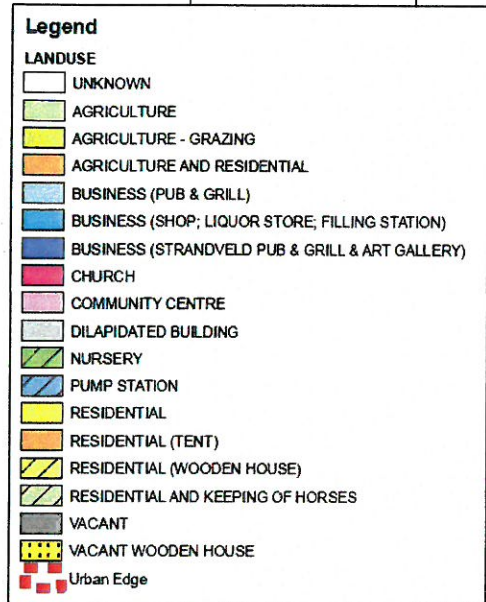


Figure 6: Precinct plan extract – Land Use map 2014

d. Zoning:

Refer to the Extract of Pringle Bay Zoning plan attached as **Annexure G**.

The application area is zoned Agricultural Zone 1: Agriculture. The surrounding erven are zoned Agricultural Zone 1: Agriculture as well. The proposal includes the rezoning of the application area to Rural Zone 1: Agricultural Small Holdings, which is **consistent** with the zoning of a portion of Portion 16 of Farm 213 to the south of the application area, as illustrated in Figure 7 below. The proposed zoning is also considered **compatible** with the zoning of Agricultural Zone 1: Agriculture.

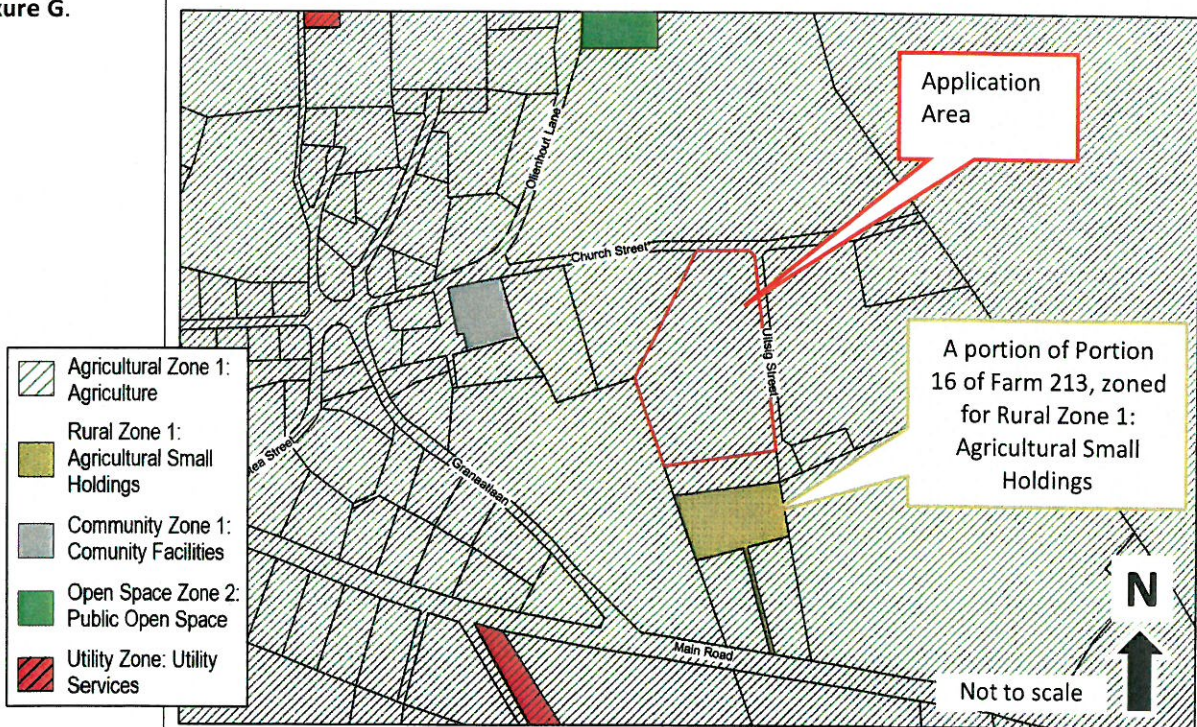


Figure 7: Zoning Map extract

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area and proposal namely:

- Overstrand Municipal Spatial Development Framework, 2020
- Baardskeerdersbos Precinct Plan 2015

i. **Overstrand Municipal Spatial Development Framework, 2020**



The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

“5.12.2 Baardskeerdersbos 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. the attributes of Baardskeerdersbos and its environs, warranted the entire inclusion thereof in a local area HPOZ. The majority of the privately owned land in the northern part of the settlement consist of biodiversity corridors and was also therefore included in an urban conservation EMOZ (refer Plan 71).

5.12.2.1 Local Spatial Development and Growth Management Principles Baardskeerdersbos

- Promote:
 - the role of the area as an agricultural zone of special significance;
 - appropriately scaled tourism development based on the agricultural and heritage value of the region;
 - rural cottage industries;
 - appropriate residential development on a scale and in a form that retains the village character of Baardskeerdersbos;
 - the role of the area as an agricultural zone of special significance;
 - appropriately scaled tourism development based on the agricultural and heritage value of the region.
- Restrict:
 - subdivisions and development that changes the rural character of the village.
- Maintain:
 - the unique village / rural character of Baardskeerdersbos;
 - the special character of the area and quality tourist experience.
- Contain:
 - the development footprint to within the defined rural edge of the town.

5.12.2.2. Growth Management Strategy

There is no densification proposed for rural development areas.

5.12.2.3 Key Strategic Land Use Proposals

- Industrial

There is no industrial development planned for this settlement, as this town is predominantly earmarked for rural development purposes.

- Commercial

No business nodes are proposed for this area.

- New Urban Development

No new development is proposed for Baardskeerdersbos.

- Sensitive Development Areas

The Draft EMOZ regulations should be taken into consideration when regarding any new development located within these overlay areas.

These areas are based on environmental and heritage sensitive resources and should be protected as far as possible in its natural state. Limited development could be considered consistent with the draft HPOZ and EMOZ regulations.

In summation the rural development of Baarskeerdersbos should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development might be permitted.

- CBA's and Protected Areas

Buffeljags is surrounded by CBA and protected areas. These areas should be preserved and maintained. This is re-iterated in the proposed EMOZ regulations.

According to the SDF, 2020, the application area is within the Agri-Settlement Edge.

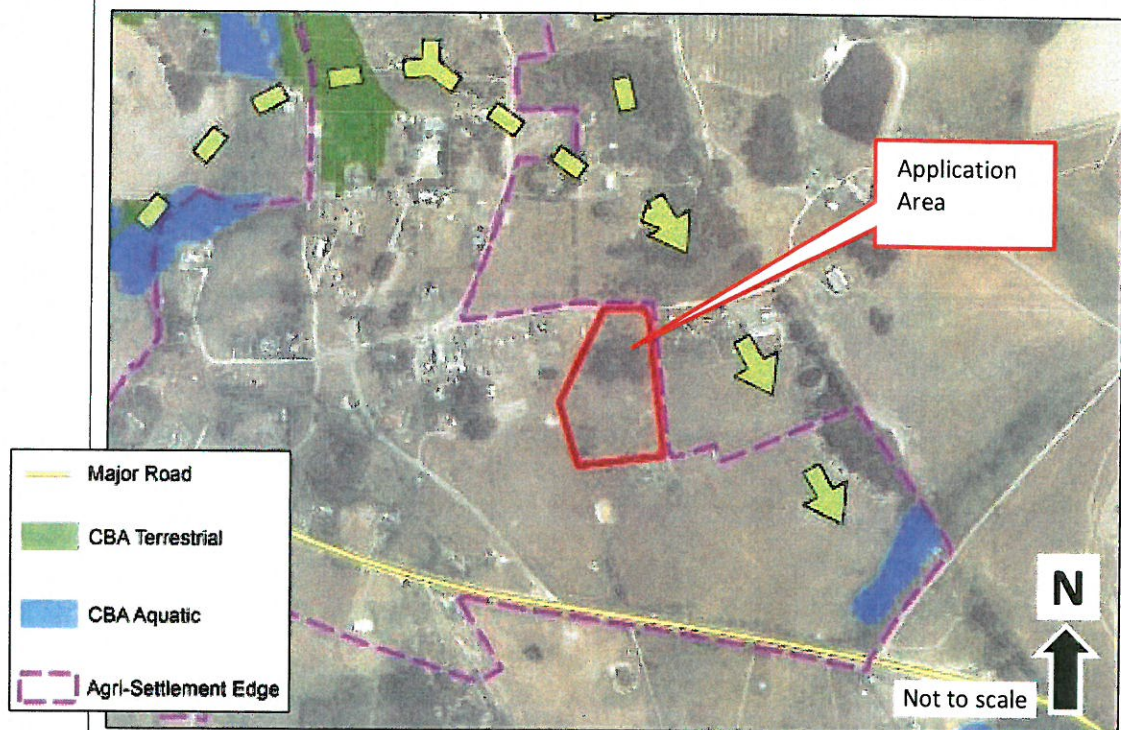


Figure 8: Overstrand Municipal Spatial Development Framework 2020 extract

The proposed application is **consistent** with the Overstrand Municipal Spatial Development Framework, 2020, as the residential small holdings are considered **consistent** with an "Agri-Settlement".

ii. **Baardskeerdersbos Precinct Plan 2015**

The Baardskeerdersbos precinct plan has to focus on cultural and heritage conservation, landscaping and urban design, balancing future residential and economic development with the preservation of the rural, agricultural and natural landscape and open space systems. The precinct plan directs the conservation of the rural hinterland and agricultural settlement character while addressing the increased pressure to develop that may arise from the Gansbaai/ Elim Road (R317) upgrade by means of proposals and guidelines.

1. Introduction

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses (Collins English Dictionary, 1991).

1.3 Precinct Plan Purpose

The Baardskeerdersbos Precinct Plan enhances sustainable development within Baardskeerdersbos balancing the 3 areas of sustainability i.e.

- socially advancing the population (social equity),
- conserving the natural and built environment (environmental integrity) and
- enhancing the economy (economic efficiency)

Hence the precinct plan aims to align sustainable land use and associated infrastructure with the needs of the Baardskeerdersbos community.

The precinct plan therefore integrates the social and cultural, natural and economic environments providing for residential, educational, nature – and heritage (aesthetic) conservation business, infrastructure and transport needs. Social, heritage, infrastructure and natural informants of the area are used to guide the retention and conservation of necessary elements while encouraging appropriate forms of development.

The precinct plan provides a detailed Development and Design Framework for Baardskeerdersbos with parameters relating to the future built form, subdivision policy and preferred land use.

Administratively, the precinct plan facilitates the implementation of the IDP and SDF objectives and the alignment thereof with the objectives of the three spheres of government.

2.2 Role

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses.

4.1.7 Agriculture

The village is located on medium potential agricultural land as is the surrounding agricultural land. The cultivated area immediately around Baardskeerdersbos, ranged between less than 10 ha and more than 100 ha. Fairly large areas cannot be cultivated due to the mountainous nature of the area covered by natural fynbos vegetation. Most of the arable land is utilised for the cultivation of fynbos and pastures but various types of vegetables, fruit, wine grapes and wheat are also produced. The edible crops are mainly produced by farmers for their own consumption or to sell at market.

4.2 Built Environment

4.2.1 Hierarchy and role of settlement

Baardskeerdersbos is ranked as a rural node with the role and function of an agricultural settlement and conservation centre.

Transport Network /Hierarchical Road Structure

Road 317, currently being upgraded, dissects Baardskeerdersbos from east to west and links Gansbaai and Elim.

Residential and Settlement Development

Land requirements for residential development in Baardskeerdersbos are limited as keeping the rural character intact is paramount for the inhabitants. No subsidized housing required.

Commercial and Business Development

Development along the R317 was identified as the central business area of Baardskeerdersbos. Spatial connectivity should be increased between the central business area (business node) and community facilities.

4.2.2 Densities and Vacant Land

Baardskeerdersbos has a gross density of ± 2.5 du/ha and an unofficial minimum erf size of $\pm 4000\text{m}^2$ in extent.

4.2.6 Land use management: Local Planning Level (LPL)

Land uses

The majority of land uses are residential. This includes erven with formal housing or less formal housing (tents, caravans or wooden houses or vacant temporary housing). There are an equal number of vacant erven as there are erven used for residential purposes exclusively. There are also a few plots used for residential purposes where horses and other domestic livestock are simultaneously kept. Some of the bigger erven are used solely for agricultural purposes including grazing.

There are two sites used for community amenities which include a church (privately owned) and community centre (owned by municipality).

There is an erf hosting the pump station. There is an erf from which a nursery is operated from.

There are a few sites along the main road and one in the core of the village that are used for business purposes including pubs, a shop, a liquor store, restaurants and an art gallery.

Zoning

Most of the land is zone Agriculture Zone I with a few exceptions. These are single erven hosting:

- the community hall, zoned Authority Zone,
- the church, zoned institutional zone,
- the graveyard, zoned open space and
- some dwellings, zoned Residential Zone I.

4.3 Key demographic & socio-economic trends

4.3.1 Population Growth & Land Use requirements

There are approximately 103 (Statistics SA, 2011) to 120 (Baardskeersbos Home Owners Association) people settled in Baardskeersbos. The population growth rate of the Overstrand farming area is used for Baardskeersbos which is 0.03% per annum (Overstrand WSDP, 2009).

Should all vacant erven be developed the population could increase to 168 inhabitants or 56 erven.

A small portion of land is required for public open spaces or recreational areas, bearing in mind that all vacant land is privately owned. This need was also expressed by the community of Baardskeersbos.

6. Spatial Restructuring Directives and Concept

6.1 Spatial Restructuring Directives

Encourage and Promote

- Role of area as agricultural zone of special significance
- Appropriately scaled tourism development based on regional agricultural & heritage value
- Rural cottage industries
- Appropriate residential development on a scale and in a form that retains the unique hamlet character of Baardskeersbos Development guidelines sensitive to Baardskeersbos' unique form and heritage assets

Restrict

- Undirected subdivision and built development changing the rural character or heritage significance of the village.
- The development footprint of large outlying erven within the urban edge of town.
- The impacts of infrastructure and economic development.

Maintain / Protect

- The unique village / rural character of Baardskeersbos
- The special character of the area and quality of tourist experience

Contain

- Development footprint mostly to within the defined urban edge of the town.
- Open spaces within the defined urban edge and in close proximity of its potential users.

The 2030 Green Light Vision

The vision for Baardskeerdersbos as identified in the 2030 Green Light Vision document within the context of five strategic thrusts are tabulated in the table on the below.

Strategic Thrust	Vision	Spatial Implications
Role of Baardskeerdersbos	A desirable place to live: Alternative lifestyle living on smallholdings.	Limited densification and consolidated development
Visitor Destination	To stage events unique to the rural character of Baardskeerdersbos	Rejuvenation of existing social amenities
Centre of Learning	To become a model for creative partnerships in agriculture, agriprocessing and tourism.	Encourage economic development along , but not limited to Granaat & Protea Street and R317.
Stable Economy/ Centre of Craft	To become a rural centre of craft and tourism.	Promote agricultural and tourism related cottage industries in Granaat and Protea Street and along R317 respectively.

6.2 Spatial Vision and Strategies

Equity of Land Use Distribution	
SDS 1	<p>Promote multi-purpose community precinct</p> <ul style="list-style-type: none"> • Given the population size of Baardskeerdersbos, community facilities are currently adequately provided for including the municipal owned community centre that can serve as multi-purpose community facility. However, the links between and definition of existing facilities can be improved. • The public facilities, cultural landmarks and commercial nodes will be improved within the limits of a defined village
Encouragement/ Restriction of Land Use Development	
SDS 2	<p>Improve development control</p> <p>Restrict erf sizes to a minimum of 4000m² or more. Subdivision can only be allowed if erf sizes are adhered to and if remainders of erven are of the same or larger extent.</p>
SDS 3	<p>Encourage appropriate development</p> <ul style="list-style-type: none"> • Encourage cottage industries along Protea and Granaat Streets • Encourage the location of appropriate tourist-related business uses along the R317, which is being upgraded.
SDS 4	<p>Integrated long term planning for services</p> <ul style="list-style-type: none"> • Ensure comprehensive planning for the provision of services integrated with the local growth management strategies for the town.
Spatial Integration	
SDS 5	<p>Improve accessibility to community facilities and the CBD, by means of spatial integration of:</p> <ul style="list-style-type: none"> • Activity (cottage industries) streets (Protea & Granaat); • Water courses and accompanied walkways (along Kloof and Protea street) • Linking CBD (along R317), community facilities (church, former school & community hall), and graveyard with open space corridors & walkways.

Densification	
SDS 6	Support non-residential land uses along R317, Protea and Granaat streets.
New Growth Areas	
SDS 7	<ul style="list-style-type: none"> Limited extension of urban edge Gentrification
Retain the sense of place	
SDS 8	<ul style="list-style-type: none"> The hamlet will be transformed into a village. The general policy guideline would be to <u>retain the rural character</u> of Baardskeedersbos, and direct growth to strategic sites as indicated on the Preliminary Design Framework and Precinct Plan, in order to create a Cape Village. Large scaled developments should be prevented at all costs.
Enhance conservation of the natural and built environment	
SDS 9	<ul style="list-style-type: none"> The natural environment of trees, shrubs and orchards should be preserved at all costs. Inappropriate buildings that do not reflect the “Cape Village Vernacular” of the region will not be allowed. The public spaces, historical landmarks inherent in the structure of Baardskeedersbos should be conserved for future generations. The historical cemetery must be given dignity and an edge, a boundary. It is proposed that the cemetery be defined with a row of densely planted Cypress trees and a low stone wall or picket fence. Formalize a Heritage Overlay Zone with appropriate development parameters for Baardskeedersbos.

7.1 Specific Development Guidelines:

The following Development Guidelines will apply for the hamlet of Baardskeedersbos in its future transformation into a village:

7.1.1 Appropriate Land Use:

- Commercial use should be encouraged along the R317 Road. Business Zone III is required to operate a business.
- Restaurants and Guest Houses are allowed adjacent to the R317 Roadside of the village. Consent use permission is required to operate a guest house or tourist accommodation. The Overstrand Zoning Scheme Regulations permits the use of 2 rooms for temporary accommodation to paying guests (2 rooms, maximum 5 persons) as a right, whilst a guest house or tourist accommodation is a consent use.
- Cottage industry and light industrial uses of a non-pollutant nature (noise and air pollution prohibited) and home occupation could be allowed. Small scaled joinery works, welding works, and similar activities may be allowed by obtaining local authority permission. These consent uses should be granted on condition that at least half of the property is also used for residential purposes.
- Arts and crafts and pottery is encouraged.
- Cultural activities and festivals related to food, art, performance (e.g. bands- such as the BaardskeedersbosBoere-orkes) is encouraged.
- Small-scale animal husbandry to be encouraged on larger plots. Adhere to health and safety regulations.
- A wide variety of crop production encouraged including orchards and horticulture.

7.1.2 Development parameters:

- Erven in the Hamlet portion should be a minimum of 4000m².
- The architecture should conform to the Cape vernacular and in particular with regards to mass, form and height.
- The landscaping on large erven should be more intense, and agriculture is encouraged.
- Permission to be sought from local authority to build an additional dwelling. The footprint of the additional dwelling should be smaller than the footprint of the main dwelling.

The proposal is **consistent** with the Baardskeedersbos Precinct Plan, 2015.

4. Motivation

Motivation for the application:

Refer to Annexure H for the Site Development Plan

a. Introduction and Background

i. Location of Application Area

The application area consists of a 2.0125ha farm located in Baardskeerdersbos at 12 Church Street, which is located on the corner of Church Street and Uitsig Street. The subject erf is situated within the Overstrand Municipal area, east of Gansbaai and north of Pearly Beach, as well as in close proximity to the R43 south thereof.

ii. History of Application Area

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses - whilst for those passing by on the R317 road, it may be considered as a gateway to the coast or to the countryside.

Baardskeerdersbos is the result of the expansion of a modest family settlement on a VOC loan farm that was depended on subsistence farming and the exploitation of coastal resources to a hamlet.

It not only has historical significance but is also architecturally significant as a late 19th and early 20th century farming settlement, with much of its modest vernacular architecture intact. Also intact is the organic layout of the original farm settlement.

It is a rare example of a hamlet that has undergone relatively little development during the mid to late 20th century.

The historical settlement pattern of inter alia "country villages" such as Baardskeerdersbos, have resulted in attractive living environments, which create and attract substantial tourism, and therefore economic value for the region.

b. Proposal

i. Development Objective

The **development objective** is as follows:

- Provide three agricultural smallholding erven
- Construct a main and second residential dwelling on each subdivided erf
- Optimize the usage of the properties

ii. Application Proposal

Subsequently, the **application proposal** is as follows: (Refer to Figure 9 here below)

- Subdivision of the application area into three portions namely;
 - Portion A: 4025m²
 - Portion B: 8050m²
 - Portion C: 8050m²
- Rezoning of each portion to Rural Zone 1: Agricultural Small Holdings
- Consent for second dwelling units on each of the three subdivided portions
- Departure to relax all the building lines from 10m to 5m

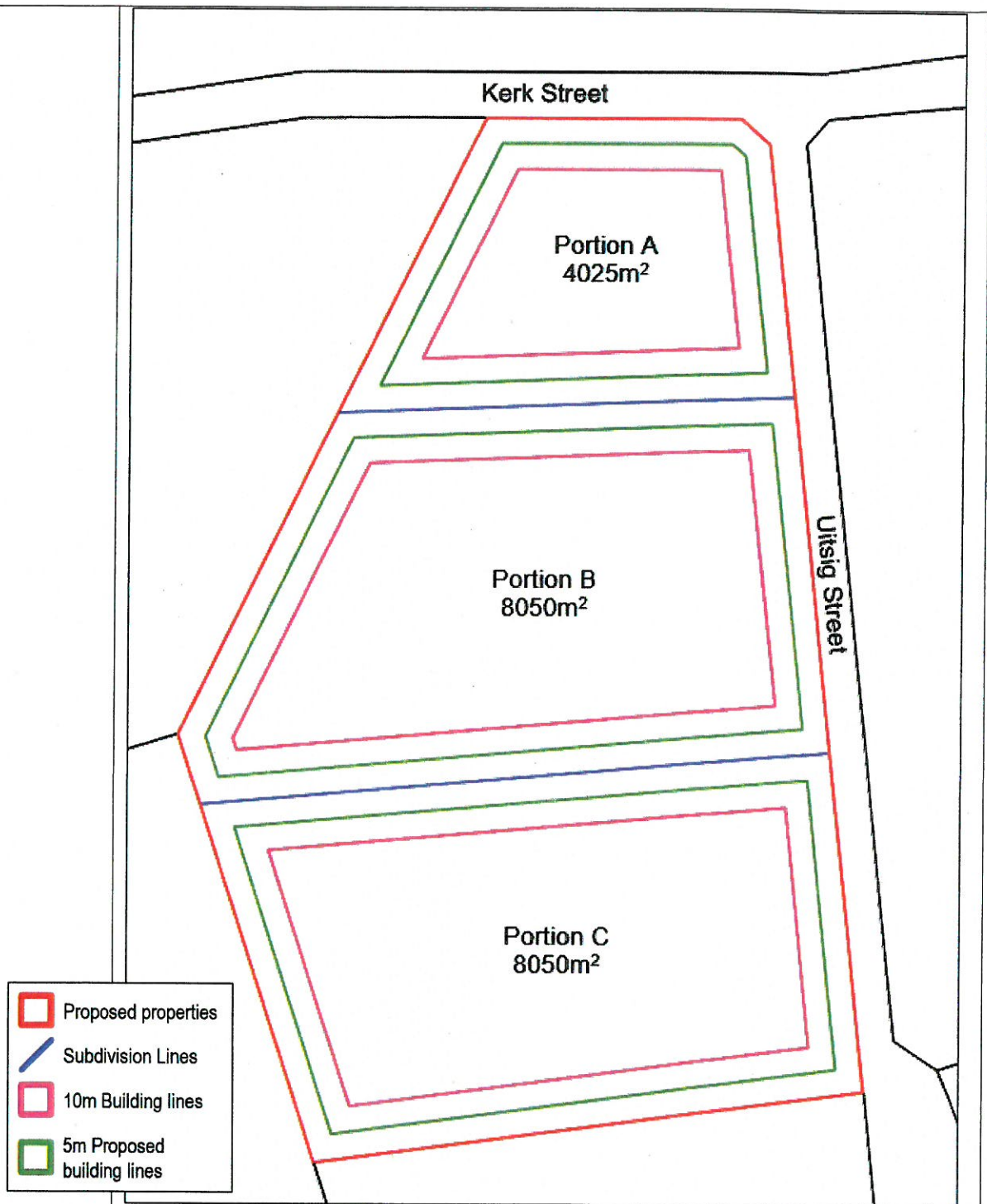


Figure 9: Proposal plan extract

iii. Planned Land Uses

▪ Residential Dwellings & Outbuildings

The proposed land uses is proposed to consist of a main and second residential dwelling as well as associated outbuildings per proposed subdivided smallholding erf.

The proposed second dwelling units will contain smaller footprints than that of the main dwelling, in accordance with the relevant legislation and policies.

There are currently no building plan proposals for the application area yet.

▪ Environmental Conservation Activities

The existing vegetation on the application area consists of a mixture of fynbos and alien vegetation such as Port Jackson, Blackwattle and Rooikrans.

Currently the owner is busy with a program of targeted deforestation of the alien vegetation and to resettle the indigenous fynbos.

▪ Agricultural Activities

The owner considers the application area too small to establish sustainable and commercially viable agricultural practices on the farm.

At this stage, no substantial agricultural activities are envisaged on the proposed smallholding erven.

▪ Infrastructure, Access & Parking

Access to each proposed subdivided erf would be gained from Uitsig Street to the east of the application area. Uitsig Street links up with Church Street to the north which in turn links up with streets which provide access to the north and the south of Baardskeerdersbos, including access to the Baardskeerdersbos Main Road south of the application area.

Uitsig Street is a quiet residential dirt road which currently services only Portions 156, 157, 158 (application area), 159 and 160 of Farm 213 and is foreseen therefore, to provide safe access for the proposed subdivided erven.

The proposal is not foreseen to have any material traffic impact on Uitsig Street as a total of only 6 additional residential dwellings are proposed. Therefore, Uitsig Street is foreseen to provide sufficient access for the proposal.

Three parking bays per erf for the main and second dwellings is proposed to be provided in accordance with the relevant Land use Scheme, 2020.

The existing infrastructure is thus considered to provide sufficient and safe access for the proposal.

○ Engineering Services

Services is planned to be partly be off-grid thus decreasing the impact on the environment as a result of the expansion of municipal reticulation services.

In this respect, solar power and batteries are planned to be used for the generation of electricity and sewage be accommodated via a pumped septic tank system, if so required by the municipality. The applicant plan to connect to the municipal water system, especially for drinking water.

The Gansbaai Operational Department has confirmed that the proposed erven would have access to the municipal network.

Baardskeerdersbos is serviced by municipal water tanks and it may be required that private contractors be used for the development, depending on feedback from the Operational Department.

Electricity to Baardskeerdersbos is provided by Eskom and any discussions regarding off-grid systems or electricity connections are required to be held with Eskom directly as the municipality is not able to comment on Eskom's networks.

iv. Character Consistency of Proposal

o Erf sizes & Density (Subdivision & Consent Use)

The proposed subdivided portions will range from 4025m² for the smallest erf to 8 050m² for the two larger erven. The proposed minimum erf size of 4 025m² is in accordance with the minimum erf size parameter of $\pm 4\ 000\text{m}^2$, as stated in the Baardskeerdersbos Precinct Plan, 2015.

The existing surrounding erf sizes range from 1 333m² to 81 688m² as illustrated in Figure 10 below.

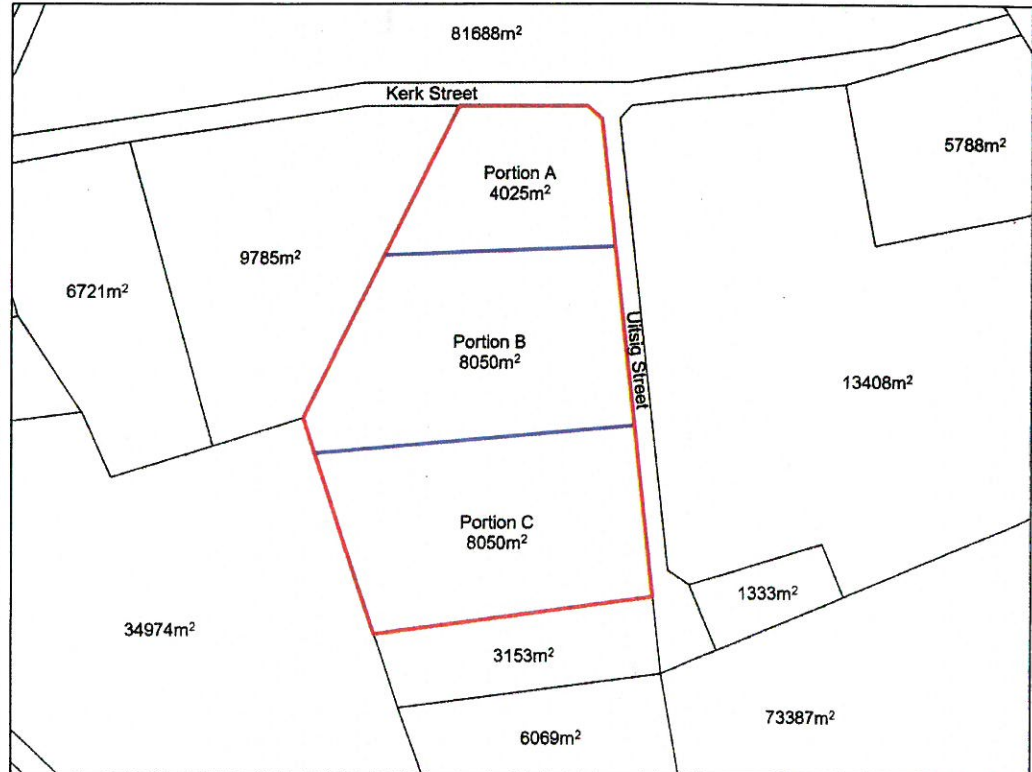


Figure 10: Surrounding erven sizes

It is therefore evident that the surrounding erven represent a wide range of erven smaller and larger than the proposed subdivided erf sizes.

The proposed density on the two larger erven is 2.48 dwelling units per hectare, which is consistent with the average density of 2.5 du per hectare as indicated in the Baardskeerdersbos Precinct Plan, 2015. The proposed density on the smaller erf is 4.96 dwelling units per hectare which is a lower density than that of Portion 157 of Farm 213 which consists of two dwellings on an erf covering an extent of 3153m² thus representing a density of 6.3 dwelling units per hectare. Portion 160 of Farm 213 covers an extent of 1333m² and accommodates one dwelling which results in a density of 7.5 dwelling units per hectare.

The character of the proposal is therefore considered consistent with the character of the surrounding area in terms of erf size and density.

o Zoning & Land-use (Rezoning, Consent Use & Building Line Departure)

The proposed zoning of Rural Zone 1: Agricultural Small Holdings is **consistent** with a portion of Portion 16 of Farm 213 to the south of the application area which is zoned for Rural Zone 1: Agricultural Small Holdings as well. Furthermore, the proposed zoning is **compatible** with the existing zoning of the other surrounding erven which is Agricultural Zone 1: Agriculture.

The proposed zoning for Rural Zone 1: Agricultural Small Holdings is in accordance with the recommendations of the Baardskeerdersbos Precinct Plan, 2015.

The land uses on the three proposed erven will consist of a main and second dwelling as well as associated outbuilding per subdivided smallholding erf.

The proposed second dwelling units will contain smaller footprints than that of the main dwelling, in accordance with the relevant legislation and policies. All proposed buildings will be subjected to the precinct plan proposals in terms of architecture and footprint size, managed and controlled by the Overstrand Local Authority.

Furthermore, the following Land Use Scheme, 2020 requirements will be applicable with regards to the proposed second dwellings, as per definition of the said by-law;

“second dwelling unit” means a dwelling unit which may, in terms of this land use scheme, be erected on a land unit where a dwelling house is permitted, and such second dwelling unit may be a separate structure or may be contained in the same structure as the dwelling house, provided that:

- (i) the second dwelling unit must be situated on the same land unit;
- (ii) the second dwelling unit shall comply with the requirements specified in this land use scheme;
- (iii) the Municipality may require the payment of a bulk services levy or such other levy as it may determine when permitting the erection of a second dwelling unit;
- (iv) where a wendy house or outbuilding is used for accommodation purposes, such wendy house or outbuilding shall be considered a second dwelling unit for the purpose of this scheme;

The following additional development parameters apply to a second dwelling unit in terms of the said by-law:

- 151 a) The total floor area (footprint) of the second dwelling unit shall not exceed 120 m²;
- b) A second dwelling unit may be contained within the same building as a primary dwelling unit and may be either on the ground or first floor;
- c) A second dwelling unit may not be separately alienated in terms of the Sectional Title Act;
- d) Parking must be provided on the property as per Chapter 17, Section 17.1.3, to the satisfaction of the Municipality, and
- e) A second dwelling must be located within the applicable building lines.

The proposed land use is thus considered **consistent** with the proposed zoning for Rural Zone 1: Agricultural Small Holdings.

The surrounding land uses, as illustrated in Figure 11 below, consist of the following:

- 2) Portion 155 of Farm 213 to the west – Free range poultry
- 3) Portion 99 of Farm 213 to the west – Grazing mostly for horses
- 4) Portion 157 of Farm 213 to the south – Residential Dwelling
- 5) Portion 16 of Farm 213 to the south – Open land/Grazing
- 6) Portion 159 of Farm 213 to the southeast - Open land/Grazing
- 7) Portion 156 of Farm 213 to the east – Vineyards
- 8) Portion 54 of Farm 213 to the north – Undeveloped

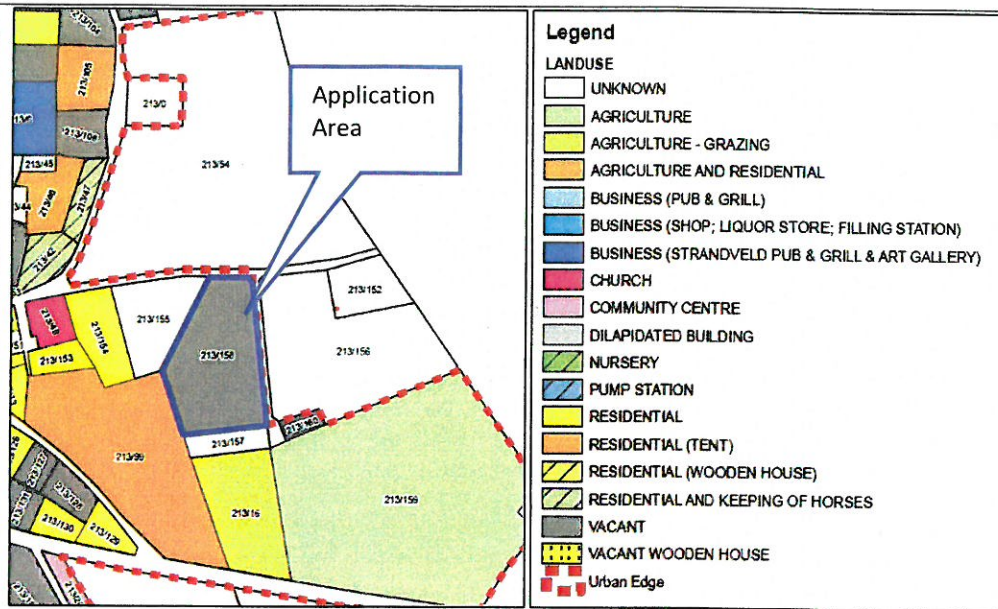


Figure 11: Land Use plan extract

The proposed land uses are therefore also considered **consistent** with the land use of the surrounding properties, thus further supporting the existing character of the area.

- **Building line departure:**

Application is made for the relaxation of the building line from 10m to 5m. The reason for the above is predominantly to align with the scale of the proposal where the erven are relatively small and a 5m building line is considered justified.

c. Desirability

The proposal is considered **desirable** as it is endorsed by the relevant spatial planning legislation and policies for the area and is foreseen to impact positively on the application area, the surrounds and the municipality without materially impacting on the environment, as will be explained further below.

- **Policy Endorsement of Proposal**

The proposal is endorsed by the Overstrand Municipal Spatial Development Framework, 2020 and the Baardskeerdersbos Precinct Plan, 2015, as tabulated in Table 1 below.

Table 1: Policy Endorsement

Policy Endorsement		
Policy Criteria/Guidelines	Criteria Met?	How Criteria are Met
<p>Appropriate residential development on a scale and in a form that retains the village character of Baardskeerdersbos;</p> <p>Keeping the rural character intact is paramount for the inhabitants.</p> <p>The vision is to offer a desirable place to live: Alternative lifestyle living on small holdings.</p>	✓	<p>The proposal consists of three relatively large, small holdings units which are residential and rural in nature and represent low-density and limited development responding to the scale and form that will retain the village character.</p> <p>The proposal is therefore considered to keep the rural character intact.</p>

	<p>Contain the development footprint to within the defined urban and rural edge of the town.</p>	✓	<p>The proposal is within both the urban and rural edge of the town and within the Agri-Settlement edge.</p>
	<p>There is no densification proposed for rural development areas.</p> <p>Baardskeerdersbos has a gross density of ± 2.5 du/ha and erven in the Hamlet portion should be a minimum of 4000m².</p>	✓	<p>Although no densification is proposed, the proposal is consistent with the gross density as well as the approved Baardskeerdersbos Precinct Plan, 2015.</p> <p>The minimum erf size which is 4025m² is consistent with the required minimum erf size parameter of 4000m².</p>
	<p>Limited development could be considered consistent with the draft HPOZ and EMOZ regulations.</p> <p>Conserving the natural and built environment (environmental integrity)</p> <p>The natural environment of trees, shrubs and orchards should be preserved at all costs.</p> <p>Inappropriate buildings that do not reflect the "Cape Village Vernacular" of the region will not be allowed.</p>	✓	<p>The proposal represents limited predominantly residential use.</p> <p>Currently the owner is busy with a program of targeted deforestation to get rid of the alien vegetation and to resettle the fynbos.</p> <p>The future buildings are envisaged aligned with the said spatial policy to reflect the Cape Village Vernacular and therefore support the heritage and character of the area. The latter will be managed and controlled by the Overstrand Municipality.</p>
	<p>According to the SDF, 2020, the application area is within the Agri-Settlement Edge.</p> <p>Baardskeerdersbos is ranked as a rural node with the role and function of an agricultural settlement and conservation centre.</p>	✓	<p>The proposal consists of three agricultural small holdings which are defined as small farms, and therefore represents agri-settlement.</p>
	<p>Enhancing the economy (economic efficiency)</p>	✓	<p>The proposal is foreseen to enhance the economy (economic efficiency) in the following ways:</p> <ul style="list-style-type: none"> • Increase the visual appeal, use and property value of the application area, • Potentially increase the property values in the area • Potentially contribute to attracting more residents to the area which may result in contributing to the longer-term sustainability of the village • Prevent degradation of land resulting in the potential decrease of property value in the area • Foreseen to increase the threshold of existing businesses in the area

		<ul style="list-style-type: none"> Contribute to better surveillance and decrease potential crime in the area
Arable land is utilised inter alia for the cultivation of fynbos and pastures	✓	Currently the owner is busy with a program of targeted deforestation to remove the alien vegetation and replant it with fynbos.
Improve development control. Restrict erf sizes to a minimum of 4000m ² or more. Subdivision can only be allowed if erf sizes are adhered to and if remainders of erven are of the same or larger extent.	✓	The smallest proposed subdivided portion covers an extent of 4025m ² and thus fully compliant.
Permission to be sought from local authority to build an additional dwelling. The footprint of the additional dwelling should be smaller than the footprint of the main dwelling.	✓	The subject application is seeking approval from the municipality through consent use application, to acquire the legal right to establish a second dwelling with a smaller footprint than the main dwelling on each of the proposed subdivided portions in accordance with the applicable statutory requirements of the local authority.

○ **Impacts of Proposal**

The following impact is anticipated resulting from this application:

Applicant, Municipal and Community Benefits

- Address the need for housing by providing 6 dwelling units in total
- Strike a balance between optimizing the vacant property to provide housing, though limiting development, as well as resettling and conserving the indigenous fynbos to maintain the rural character of the area
- Increase surveillance thus decreasing the potential for crime in the area
- Increase the threshold of the existing businesses in town and in the surrounds, thus benefitting the local businesses and the municipality
- Prevent degradation of the vacant land, through potential squatting and littering as well as the intrusion of alien vegetation

Agricultural Impact

- Application area is considered too small for commercially economic viable agriculture
- Small scale livestock to be kept for agricultural will potentially contribute to minimizing monthly expenses for the applicant

Biodiversity Impact

- Indigenous protection worthy fynbos to be resettled and conserved on the application area
- Limited development close to the perimeter of the proposed erven to maximize the area, land economy and security (clustering).

Heritage Impact

- Proposed dwellings and associated outbuildings is planned to reflect the "Cape Village Vernacular" of the region in accordance with the spatial policy guidelines.

Socio-economic Impact

- Increase the visual appeal, use and property value of the application area,
- Potentially increase the property values in the area,
- Potentially contribute to attracting more residents to the area which may result in contributing to the longer-term sustainability of the village,
- Prevent degradation of land resulting in the potential decrease of property value in the area,
- Foreseen to increase the threshold of existing businesses in the area,
- Contribute to better surveillance and improve the security within the area

Engineering Services Impact

- Services partly off-grid thus decreasing the impact on the environment through the expansion of municipal reticulation services
- Use solar power and batteries for electricity generation
- Accommodate sewage via a septic tank system, if so required by the municipality
- Prefers to connect to the municipal water system, especially for drinking water

The Gansbaai Operational Department has confirmed that the proposed erven would have access to the municipal network.

Baardskeerdersbos is serviced by municipal water tanks and it may be required that private contractors be used for the development, depending on feedback from the Operational Department.

Electricity to Baardskeerdersbos is provided by Eskom and any discussions regarding off-grid systems or electricity connections are required to be held with Eskom directly as the municipality is not able to comment on Eskom's power networks.

Access & Transport Impact

- Uitsig street which is considered to represent a quiet residential street foreseen to provide safe and sufficient access to each subdivided erf
- The proposal is not foreseen to have a material traffic impact in general and specific on Uitsig Street as an increase of only 6 dwellings are proposed
- Three parking bays per erf for the main and second dwelling would be provided in accordance with the relevant Land use Scheme, 2020 regulations

Impact on Safety, Health & Well-being

- Potentially decrease crime as it becomes a defensible area with more surveillance
- Tranquil and naturally scenic environment for residents to live in which potentially increases well-being and health
- Potentially the proposal creates the opportunity for family members and friends to live close to each other which also contributes to better well-being, health and safety

Character Impact

- Consistent with surrounding land-use and erf sizes
- Preserve the rural, residential and agricultural character
- Limited development (appropriate erf size, density and land-use) in accordance with relevant spatial planning legislation and policies for the area
- Future buildings proposed to reflect the Cape Village vernacular of the area
- Contributes to place-making character

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- i. **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The application area is considered too small for implementing commercially viable agricultural activities.

Furthermore, the proposal will address the need for housing while still representing a limited development which supports the rural character of the area. Indigenous protection worthy fynbos is in the process of being resettled and conserved on the application area.

The application proposal is **consistent** with **spatial justice**.

- ii. **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The application area is considered too small for implementing commercially viable agricultural activities.

The proposal strikes an efficient balance between optimizing the application area for much needed housing, yet limiting development in accordance with the relevant policies and legislation.

Furthermore, the proposal may contribute to the longer-term sustainability of the village, by increasing the threshold of existing businesses in the area as well as by potentially attracting more residents to the area.

The application proposal can thus be deemed to be **spatially sustainable**.

- iii. **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal provides for an efficient balance between optimizing the application area for much needed housing, yet limiting development in accordance with the relevant policies and legislation.

The proposal is foreseen to pose benefits for the applicant, the municipality, the community as well as the environment and is considered consistent with the character of the area, without causing a material impact on the environment.

The purpose for the relaxation of building lines is to efficiently optimize the area given the town character within an small holding area.

The engineering services are proposed to be partly off-grid, decreasing the impact on the environment. The existing infrastructure is considered sufficient and safe to provide efficient access to the proposed erven.

The application proposal is **consistent** with the **efficiency principle**.

- iv. **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposal is foreseen to impact positively on the socio-economic status of the applicant and the surrounding community due to the following reasons:

- Increase the visual appeal, use and property value of the application area,
- Potentially increase the property values in the area
- Potentially contribute to attracting more residents to the area which may result in contributing to the longer-term sustainability of the village
- Prevent degradation of land resulting in the potential decrease of property value in the area
- Foreseen to increase the threshold of existing businesses in the area
- Contribute to better surveillance and decrease potential crime in the area

The proposal is not foreseen to materially impact on the environment due to the limited development scale, partly off-grid engineering services and use of existing infrastructure.

Therefore, the proposal should enable the community to resist, absorb and accommodate any economic and environmental shocks which may occur in a timely and efficient manner.

The application proposal is considered most **consistent** with the principle of **spatial resilience**.

- v. **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

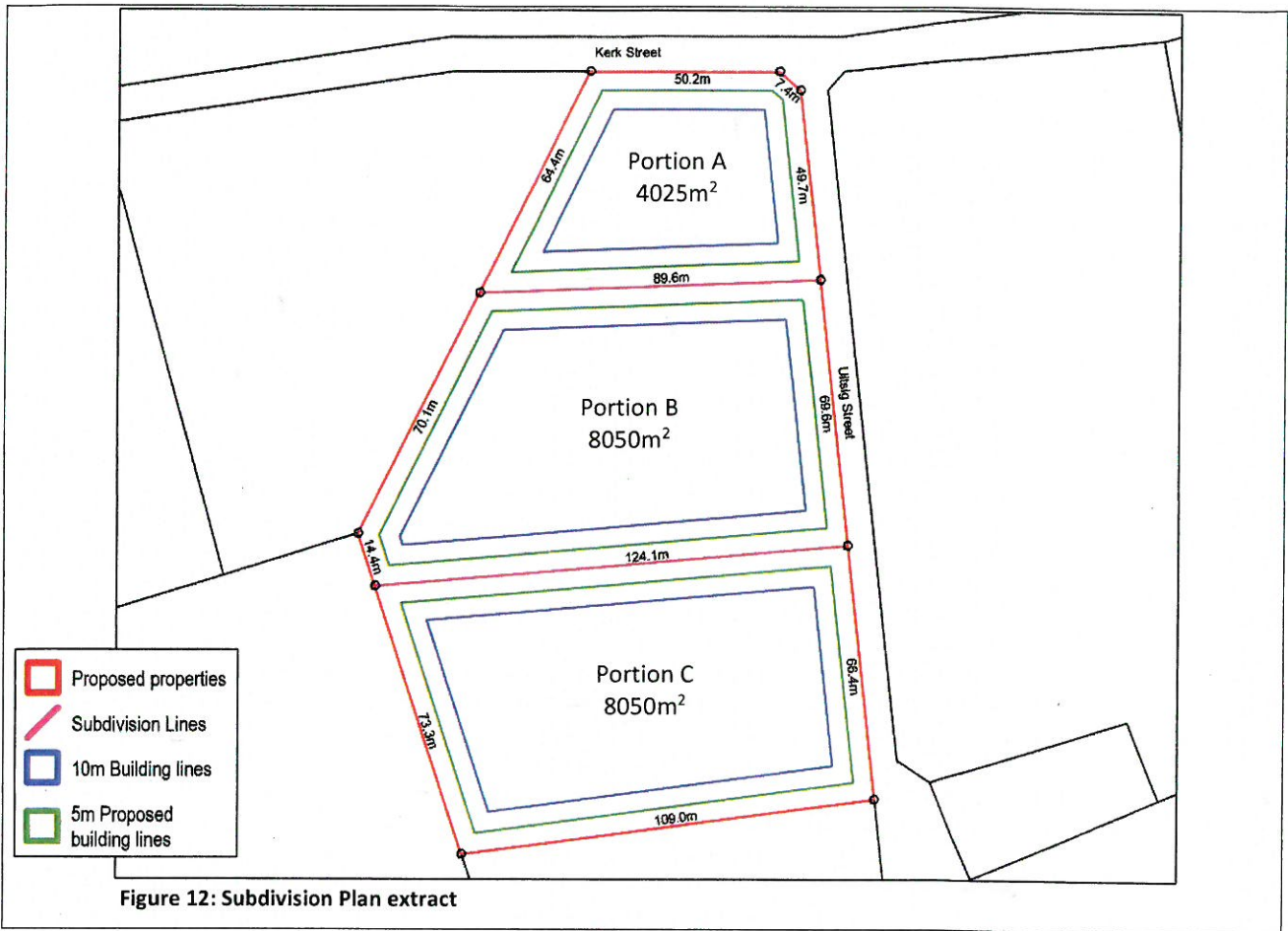
5. Conclusion

The proposal would provide much needed housing and would be consistent with the relevant spatial planning legislation and policies as well as with the character of the surrounding area. The proposal would contribute to resettling the indigenous fynbos while removing alien vegetation.

Furthermore, the proposal is foreseen to be beneficial to the applicant, the community, the municipality as well as the environment without causing any material impact on the environment, due to the limited development scale, partly off-grid engineering services, use of existing infrastructure and the resettlement of the natural vegetation on the application area.


It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:


- **Subdivision** of Portion 158 of Farm 213 Baardskeedersbos, into three portions in terms of Chapter IV, Section 16(2)(d):
 - Portion A: 4025m²
 - Portion B: 8050m²
 - Portion C: 8050m²
- **Rezoning** of the subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeedersbos from Agricultural Zone 1: Agriculture to Rural Zone 1: Agricultural Small Holdings in terms of Chapter IV, Section 16(2)(a).
- **Consent use** for a second dwelling unit on subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeedersbos in terms of Chapter IV, Section 16(2)(o).
- **Departure** to relax the street and common building lines of the subdivided Portions A, B & C of Portion 158 of Farm 213 Baardskeedersbos from 10m to 5m in terms of Chapter IV, Section 16(2)(b).

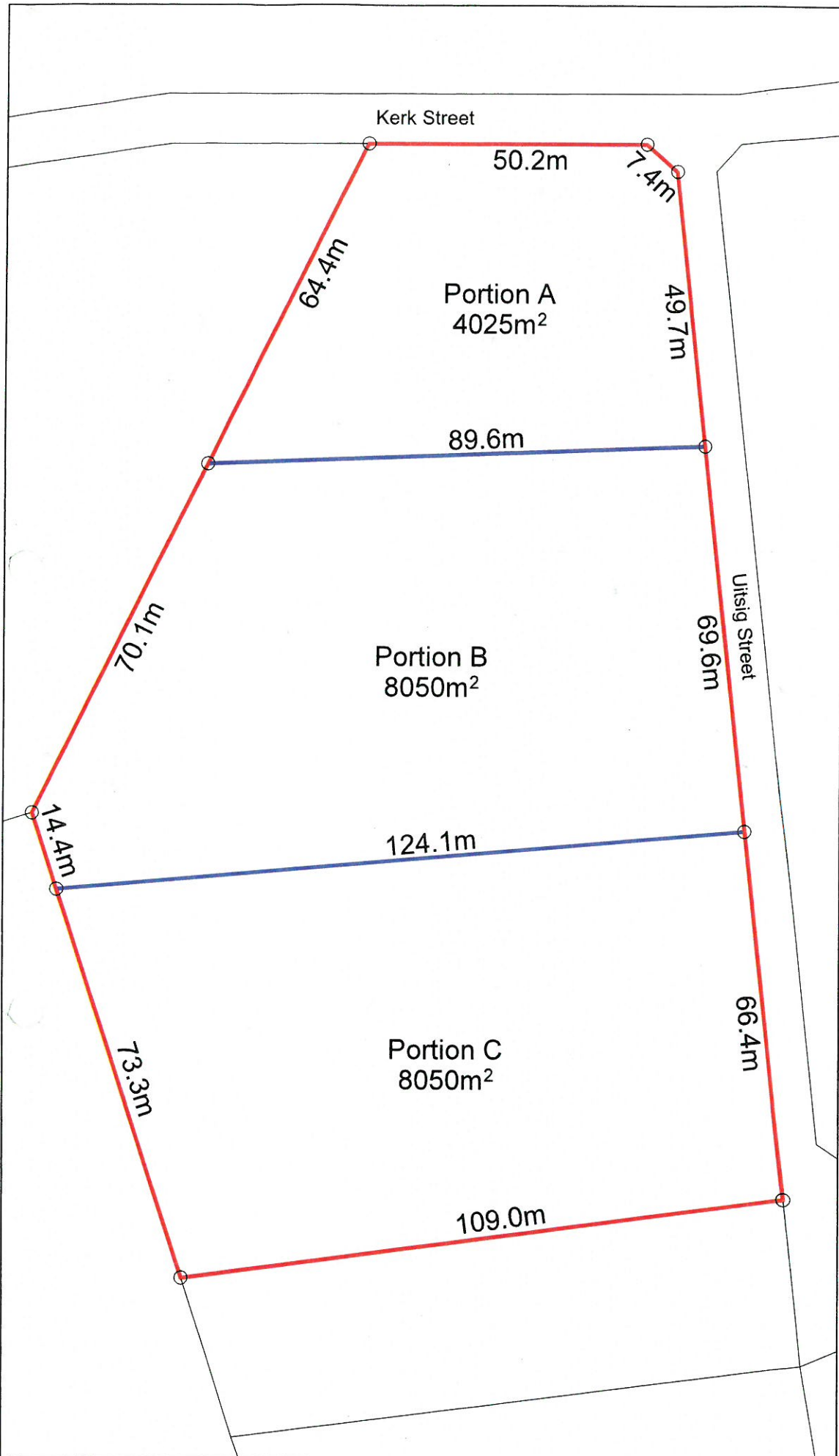


PROJECT
 Portion 158 of Farm 213
 Baardskeerdersbos

TITLE
 Subdivision Plan

 Proposed properties

 Subdivision Lines




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CLIENT

DRAWN BY Author	CHECKED BY Checker	DATE 02/19/18
SCALE (B4) As indicated	PROJECT NUMBER 0001	
DRAWING NUMBER Rev3		

InterActive Town & Regional Planning

Andre Wehahn Pr. Plo. AR27/1998
 B. J. van der Stoep (Town and Regional Planning)
 Telephone: 082 465 0480
 Cell phone: 082 465 0480
 E-Mail: wehahn.a@gmail.com



Subdivision plan
 A4 Scale 1 : 1000

