

REMAINDER OF PORTION 14 OF FARM NO. 660, KLEIN RIVIER KLOOF, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF OUBOKSKRAAL PROPERTIES (PTY) LTD

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 for the following:

- consent use in terms of Section 16(2)(o) of the By-Law in order to accommodate the development of three (3) additional dwelling units, which units will be utilized as tourist accommodation, and
- amendment of the approved site development plan in terms of Section 16(2)(l) of the By-Law in order to include the three (3) additional dwelling units and a main dwelling.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Stanford Library. 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 **29 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

RESTANT VAN GEDEELTE 14 VAN PLAAS NR. 660, KLEIN RIVIER KLOOF, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK EN WYSIGING VAN DIE TERREINONTWIKKELINGSPLAN: MNRE WRAP PROJECT OFFICE NAMENS OUBOKSKRAAL (EDMS) BPK

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

- vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde die ontwikkeling van drie (3) addisionele wooneenhede op die eiendom te akkommodeer, welke eenhede vir toeriste akkommodasie aangewend sal word, en
- wysiging van die terreinontwikkelingsplan ingevolge Artikel 16(2)(l) van die Verordening ten einde die drie (3) addisionele wooneenhede en hoofwoning in te sluit.

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. 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 **29 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 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.

INSALELA INXALENYE 14 YEFAMA KLEIN RIVIER KLOOF INOMBOLO 660, ECALEDON, UMASIPALA WASE OVERSTRAND: IMVUME YOUKUSETYENZISWA, NOKUHLENGAHLENGISWA KWESICWANGCISO SOPHUHLISO LWESIZA ESIVUNYIWEYO: WRAP PROJECT OFFICE EGAMENI LIKA OUBOKSKRAAL PROPERTIES (PTY) LTD

Kukhutshwe isaziso ngokwemiba yeSoloty- 48 loMthethwana kaMasipala wase-Overstrand weSicwangciso soYilo lokuSetyenziswa koMhlaba, sonyaka wama-2020 (uMthethwana) ukuthi kufunyenwe isicelo soku kulandelayo:

- imvume youkusetyenziswa ngokweSoloty 16(2)(o) yaloMthethwana ukulungiselela iiyunithi zokuhlala ezintathu ezongezelelweyo, (indawo yokuhlala yabakhenkethi), ukuhlalisa kwipropati, apho iiyunithi ziya kusetyenziselwa ukuhlalisa abakhenkethi, kunye
- ukuhlehlengiswa kwesicwangciso sophuhliso lwesiza esivunyiweyo ngokweSoloty 16(2)(l) yaloMthethwana ukuze kubandakanye iindawo zokuhlala ezintathu (3) ezongezelelweyo kunye nendawo yokuhlala engundoqo.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: UCwangciso lweDolophu, Paterson Street, Hermanus nakwiThala leeNcwadi laseStanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / aconradie@overstrand.gov.za) ngomhla okanye ngaphambi komhla **29 UTshazimpunzi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu. Mnr. P Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Locality Plan

Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon

 Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

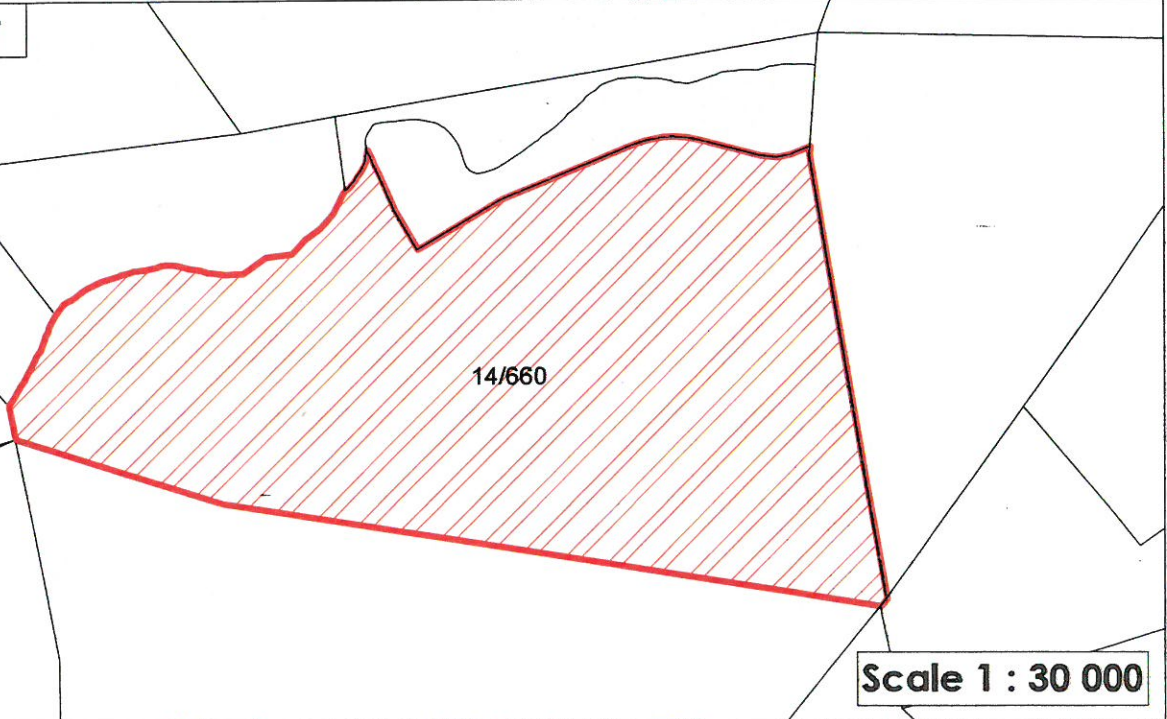
Email: admin@wrapgroup.co.za

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



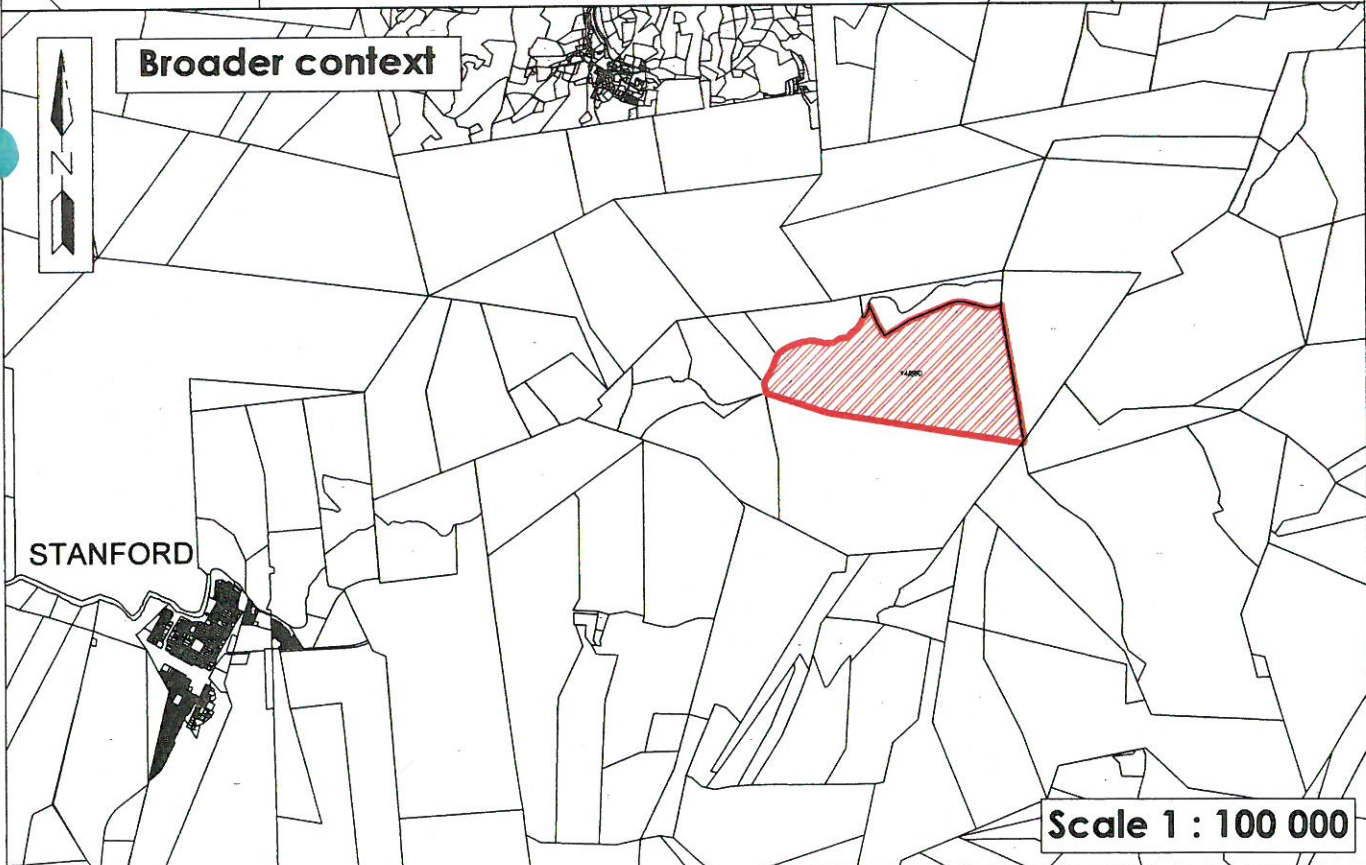
Project Office
Team Farming & Project Management

Inset



Scale 1 : 30 000

Broader context



Scale 1 : 100 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
DEADP	Western Cape Department of Environmental Affairs and Development Planning
PSDF	Western Cape Provincial Spatial Development Framework, 2014
WCLUPGRA	Western Cape Land Use Planning Guidelines Rural Areas, 2019
MSDF	Overstrand Spatial Development Framework, 2020
SDP	Site Development Plan
AGRI	Agricultural Zone 1: Agriculture (AGRI)
RZ	Resort Zone: Holiday Resorts (RZ)

2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS

Consultant	WRAP Project Office
Restrictive title deed conditions	None
Farm Number	Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon
Extent	448,1227 Ha
Current zoning	Split Zone - Agricultural Zone 1: Agriculture (AGRI) & Resort Zone: Holiday Resorts (RZ)

3. BACKGROUND AND INTENT

Remainder of Portion 14 of the Farm Klein Rivier Kloof 660, Caledon hereafter referred to as the subject property is located on the outskirts of Stanford adjacent to the R326. The subject property is owned by Oubokskraal Properties (Pty) Ltd, hereafter referred to as the applicants, who envision broadening their economic activities on the subject property.

The subject property is a well-established guest farm (Stanford Valley Farm) with various tourist accommodation and tourist facilities. Historically, DEADP granted approval (dated 16 April 2013, refer **Annexure C**) for the rezoning of four portions of the subject property measuring 3 694m² from Agriculture Zone 1 to Resort Zone 1. These four portions contain overnight tourist accommodation.

The tourist related land use approvals were obtained in earlier applications from the Overstrand Municipality which include an approval for two self-catering units and a manager's room in October 2017. The most recent approval for the subject property was obtained by WRAP Project Office to include a restaurant which was approved in May 2018. Refer to **Annexure C** for these historic approvals.



The applicants have the vision to expand the accommodation on offer of the subject property by adding three (3) additional dwelling units. These three (3) additional dwelling units will be located on the agricultural zoning portion of the property.

These three (3) additional dwelling units will be used for tourist overnight accommodation offering a different type of experience being suitable for larger families wanting to experience 'the farm life'. The additional dwelling units which will be used for short-term rentals to tourists that visit the farm and other tourist attractions in the Stanford area and will be managed by the Stanford Valley Farm.

An application for the following is required:

- 3.1. Consent use for three (3) additional dwelling units;
- 3.2. Consent use for tourist accommodation; and
- 3.3. Amendment of the Site Development Plan (SDP).

4. PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

WRAP was appointed by the applicants to compile and submit a land use planning application to achieve the vision highlighted in Section 3 of this report. The following is proposed:

4.1 Consent Use for three (3) additional dwelling units on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;

According to the OMLUS an additional dwelling unit is defined as the following:

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

These three (3) dwelling units are proposed to be used for any other use than for persons involved in agricultural related activities. In terms of the OMLUS the number of additional dwelling units shall not exceed 1 unit per 10,0 ha, up to a maximum of 5 additional dwelling units per land unit.

The proposal is to utilise three (3) additional dwelling units for family orientated self-catering tourist accommodation, which is allowed in terms of the definition above. This application will also serve to obtain consent from the OM to allow these additional dwelling units for tourist accommodation, refer to the section below.

These three (3) additional dwelling units will be built to the highest of standards and will remain within the development parameters set out in the OMLUS with a maximum floor area of 250m².

Currently there is only a farm managers' residence in terms of Agricultural accommodation. The proposed development will include the establishment of a main



dwelling unit and the proposed three (3) additional dwelling units. Refer to the **Aerial Plan – Plan 3**.

4.2 Consent use for tourist accommodation on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

As mentioned above, the three (3) additional dwelling units will be developed to be utilised as tourist accommodation. These will add additional self-catering tourist accommodation to the subject property. Tourist accommodation is a consent use in terms of the OMLUS and requires the approval from the OM.

Refer to **Plan 4** and **5** for the **Amended SDP** that illustrates these three (3) dwelling units and their locations on the subject property.

4.3 Amendment of the Site Development Plan (SDP) on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

With the new development proposal being applied for, it is of importance to ensure that the SDP is updated accordingly.

In addition to the three (3) additional dwelling units to be utilised for tourist accommodation, applied for, the applicants also want to build a main dwelling on the farm which also needs to be indicated on the SDP.

The existing approved SDP was amended to indicate the new structures (three (3) additional dwellings and a main dwelling) for which approval is required in terms of Section 16(2)(l) as indicated above. Refer to Plan 4 and 5 for the Amended SDP.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for three (3) additional dwelling units on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;

5.2 Consent Use to utilise the three (3) additional dwellings for tourist accommodation on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and

5.3 Amendment of the SDP on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 to include the proposed three (3) additional dwellings and the proposed main dwelling in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.



6. LAND USE ENVIRONMENT

The properties surrounding the subject property are zoned Agricultural Zone 1: Agriculture (AGR1). The subject property has a split zoning of Agriculture Zone 1: Agriculture (AGR1) and Resort Zone: Holiday Resorts (RZ), with land uses being shared between these two zonings. The surrounding area's zoning is illustrated in Plan 2 (zoning plan). The proposed land uses are not out of the ordinary and will be seen as ancillary uses to the existing uses on the subject property.

7. TITLE DEED

The title deed (T55565/2005) does not contain any restrictive conditions that may prohibit the approval of the consent uses and amendment of the SDP on the subject property.

8. ZONING

With the subject development proposed on the portion of the subject farm zoned Agricultural zone 1: Agriculture (AGR1) these development parameters will be assessed and not the Resort Zone's parameters.

The following zoning parameters were assessed in conjunction with the AGR1 zoning of the OMLUS as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



MOTIVATION

Agricultural Zone 1: Agriculture (AGRI)		
Land Use Restrictions		
Parameters	Proposal	Comply/ deviate
Primary use	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.	Comply as per amended SDP
Consent use	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.	Applied for and motivated
Development parameters		
Floor space	The total floor space of all buildings on the land unit may not exceed 5000 m ² , provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.	N/A as a result of the split zoning
Building lines	Street and common boundary building lines are all 30m.	Comply
Height	<ul style="list-style-type: none"> i. The maximum height of a building, measured from the base level to the top of the roof is 8,0 m, provided that; ii. Agricultural buildings other than dwelling units shall not exceed a height of 12,0 m measured from the base level to the top of the roof; and where Council is satisfied that a greater height is necessary for the agricultural function of the 	<ul style="list-style-type: none"> (i) The buildings are lower than 8m, new building will be scrutinized once building plans are submitted to the OM; (ii) N/A; and (iii) N/A.



Economic impact

The proposed development will have a large impact on the economy, not only on the financial wellbeing of the subject property, but surrounding communities will also benefit as more staff will be employed as more tourists will be attracted. Both will have a positive impact on the economy.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed development will increase the property value as more opportunities are available.

Impact on heritage

The subject property is not listed in the OM Heritage Register and no activities are triggered in terms of the National Heritage Resources Act.

Environmental impact

NEMA Listing Notice 3; Activity Number: 6 - *The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more. i. Western Cape i. Inside a protected area identified in terms of NEMPAA; ii. Outside urban areas; (aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; - excluding the conversion of existing buildings where the development footprint will not be increased.*

The three (3) additional dwellings will accommodate 4 guests per unit and the total number of guests to be accommodated is only 12.

The subject property is not located within a 5 km radius of any national park, world heritage site or core area of a biosphere reserve, and therefore the listed activity is NOT applicable to the proposed activity.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is partially located inside of the EMOZ; however, the proposed structures within this application does not necessitate action as they do not encroach onto this zone.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Scenic Route

The subject property is located adjacent the R326, identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and would not want the impact on the scenic nature thereof.



MOTIVATION

To ensure compliance the HPOZ has guidelines in place to ensure new developments do not impact the scenic route as indicated in Section 8.2.6:

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	It is of opinion that these structures will not have an impact on the scenic route.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	This application serves as method to ensure the proposed development is circulated to the relevant departments and committees.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted and is not applicable to this specific application.
8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	As previously mentioned, the application was developed to ensure compliance with the Overstrand Municipality's by-laws and schemes.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	There are existing structures on the subject property and the proposed development will not be out of character.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	The proposed development took this into consideration when placement was considered.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	This is noted and will be avoided.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	This is noted.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the	The proposed style of buildings will match the existing structures.



placement and alignment of buildings on sites.	
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	This is noted.

11.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

WCLUPGRA

Policy preface

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

Broad policy objectives

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

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

The number of additional dwelling units proposed is in line with the guidelines set out in Section 4.5 of the WCLUPGRA. The policy also highlights the importance of non-agricultural land uses and emphasize the economic viability thereof. These land uses include additional dwelling units and tourist accommodation, both of which are included in the application.

The policy cites that rural tourism and recreational facilities, and activities should not compromise farm production. The area proposed for the location of the three (3) additional dwelling units falls within a low potential agricultural area, which was not used for agricultural purposes before. The placement of the three (3) additional dwelling units will therefore not affect the agricultural viability or activities on the farm.

The policy cites that all development in rural areas should be in keeping and in scale with its location, and sensitive to the character of the rural landscape and local



distinctiveness. The application area has existing developments that will ensure the proposed development is not out of character for the subject property.

PSDF

Policy preface

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

Broad policy objectives

The PSDF outlines that the rural space economy is not only about agricultural development but is about a broad-based agrarian transformation, diversifying rural economic activities, tourism and not harming functional ecosystems. In line with the PSDF strategy for opening opportunities in the rural space economy the following dimensions exist.

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

The policy cites the need for the greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.

The application proposes alignment with the maximum number of additional dwelling units, indicating that the applicant attempts to stay within the allowable scale.

The policy states that public investment should be channelled in rural development initiatives that could add real and sustained improvements to the rural community. The construction phase of the development will create temporary jobs and the proposed short term rental opportunities created by the additional dwelling units will also provide new opportunities with tourists exploring the surrounding rural area and spending money at other tourist related activities in the area.

The approved activities already have a large impact on the surrounding rural community through job creation, while adding meaningful skills development to these employees.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK – MSDF

Policy Preface

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



Consistency of the proposal with the policy

The policy promotes the development of rural areas to promote tourist related activities. The proposal is in line with creating a unique enterprise that will attract more tourist to the Stanford area. The proposal for the three (3) additional dwelling units will protect the agricultural aspect of the subject property. The proposed additional dwelling units are not out of character for the area or for the subject property as the subject property is being operated as a guest farm.

12. PLANNING PRINCIPLES

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

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the three (3) additional dwelling units do not perpetuate apartheid spatial development imbalances. The proposed development will create a sustained economic flow (guests), that will benefit the previously disadvantaged throughout the construction, operation, and upkeep phases of the development.

Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal to introduce additional accommodation options to the subject property will ensure the farm remains sustainable and continue to deliver service of the highest level.

Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the applicant has options on methods to achieve efficiency. The vision is to grow and ensure the subject property can function at the highest capacity which requires the three (3) additional dwelling units to achieve this vision.

Spatial resilience

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

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



13. EVALUATION

The applicant has the vision to increase the tourist overnight offering of the subject property, by adding three (3) additional dwelling units to the subject property that will specifically cater for families that want to do self-catering.

The three (3) additional dwelling units will be built and located close to the existing tourist facilities to not feel out of character of the area. The proposed development will not impede on views, sunlight or negatively affect the character of the area.

The proposal is in harmony with all relevant spatial planning policies which illustrates that the applicant did not arbitrarily invent this application but had due consideration for relevant spatial planning policies.

14. RECOMMENDATION

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

- 14.1 Consent Use for three (3) additional dwelling units** on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;
- 14.2 Consent Use for tourist accommodation** on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 14.3 Amendment of the SDP** on the Remainder of Portion 14 of the Farm Klein Rivier Kloof 660 to include three (3) additional dwellings and a main dwelling in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

