

**PORTION 20 OF FARM KLEYN HAGEL KRAAL NO. 321, BREDASDORP DIVISION: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF WOLFGANG JOHANN PEVERELLI**

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 consent use in terms of Section 16(2)(o), in order to accommodate the agricultural industry to operate a micro-manufacturing distillery 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 Gansbaai Library, Main Road, Gansbaai. 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) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **13 May 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. 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 20 VAN PLAAS KLEYN HAGEL KRAAL NR. 321, AFDELING BREDASDORP: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS WOLFGANG JOHANN PEVERELLI**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is om vergunningsgebruik ingevolge Artikel 16(2)(o), ten einde die landboubedryf te akkommodeer om 'n mikro-vervaardigingsdistilleerderij op die eiendom te bedryf.

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 skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **13 Mei 2022**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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.

**NXALENYE 20 YEFAMA KLEYN HAGEL KRAAL INOMBOLO 321, ICANDELO LASEBREDASDORP: ISICELO SEMVUME YOKUSETYENZISWA: ABAKWA WRAP PROJECT OFFICE EGAMENI LIKA WOLFGANG JOHANN PEVERELLI**

Esi sisaziso esikhutshwa ngokweSoloty 48 esifundwa kunye neSoloty 16(2)(o) loMthethwana kaMasipala woYilo lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba kufunyenwe isicelo imvume youkusetyenziswa ngokweSoloty 16(2)(o) ukuze kulungiselelwe ishishini lezolimo ukuba lisebenze i-micro-manufacturing distillery kwipropati.

Linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 e-Paterson Street, e-Hermanus, kunye neThala lencwadi e-Gansbaai, kwisitalato sase Main Road, e-Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **13 UTshazimpunzi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **kuMnu SW van der Merwe** ku-028-313-8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

# Locality Plan

## PORTION 20 OF THE FARM KLEYN HAGEL KRAAL 321, BREDASDORP

 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



**Inset**



17/321

20/321

**Scale 1 : 10 000**

**Broader context**



**PEARLY BEACH**

**Scale 1 : 30 000**



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**1. ABBREVIATIONS**

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<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>OM By-Law</b>	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
<b>DEADP</b>	Western Cape Department of Environmental Affairs and Development Planning
<b>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020
<b>SDP</b>	Site Development Plan
<b>AGRI</b>	Agricultural Zone 1: Agriculture

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**2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS**

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<b>Consultant</b>	WRAP Project Office
<b>Property</b>	Portion 20 of the Farm Kleyn Hagel Kraal 321, Bredasdorp
<b>Restrictive title deed conditions</b>	None
<b>Property extent</b>	36,4964 Ha
<b>Current zoning</b>	Agricultural Zone 1: Agriculture

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**3. BACKGROUND AND INTENT**

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Portion 20 of the Farm Kleyn Hagel Kraal 321, Bredasdorp hereafter referred to as the subject property, is located on the outskirts of Pearly Beach, adjacent the R43 heading to Elim. The property owner Mr Wolfgang Johann Peverelli leases the subject property to Zanosec (Pty) Ltd (hereafter referred to as the tenants). They envision developing an agricultural industry on the subject property.

The specific agricultural industry is a distillery, and the tenants has a history in working with high pressure 'kettles', 'boilers' etc. In addition to their knowledge, they have a unique recipe for whisky, gin and brandy that will be used if the proposal is approved. At first the liquor products will be manufactured from agricultural produce grown in proximity of the subject property, but over time their own agricultural produce will be established on the subject property.

The end vision for the agricultural industry is to operate a micro-manufacturing distillery where liquor is manufactured from their own agricultural produce sold for off-site consumption. This means that they want to distil the liquor and sell to clients to consume at home. An application for a licence for the micro-manufacturing of liquor and sale of liquor for consumption off the premises where the liquor is manufactured, will be submitted to the Western Cape Liquor Authority, which will be processed simultaneously with this land use application.



The small volume of liquor that will be produced will be bottled and stored on site, and there will be a tasting facility where small volumes are tasted by patrons interested in buying the product. The micro-manufacturing distillery will be located in a new building that is proposed to be built on the subject property.

An application for the following is required:

- Consent Use for an Agricultural Industry.

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#### 4. PROCEDURE TO ACHIEVE THE TENANT'S INTENT

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WRAP Project Office was appointed 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 to allow an agricultural industry on Portion 20 of the Farm Kleyn Hagel Kraal 321, Bredasdorp in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.**

The subject property has an extent of 36,4964Ha, that is currently being utilised for various uses that are associated with agriculture related activities. The tenants have the vision to expand upon these activities by introducing an agricultural industry to the subject property.

The land use is allowed in terms of the OMLUS with the consent of the OM. An agricultural industry is defined as the following:

*"agricultural industry" means an enterprise for the processing of agricultural related products on or close to the land unit where these agricultural products, whether land- or marine-based (such as aquaculture), are grown, harvested and raised where processing in such proximity is necessary due to the nature, perishability and fragility of such agricultural products or promotion of tourism related activities, and includes, inter alia, dairies, wineries, **distilleries**, olive processing facilities, breweries and other facilities required for the processing of agricultural products where produce packed is not produced on the land unit but does not include service trades.*

The tenants envision utilising the agricultural industry as a distillery which is defined in the OMLUS as the following:

*"distillery" means a place where hard liquor is distilled and may include a selling point to the general public, tasting facilities and the provision of light meals, which is subservient to the main use, but does not include a restaurant and/or pub;*

The definition of a distillery encompasses the need of the tenants as they want to produce liquor on the subject property and sell the liquor from the tasting facility to patrons/tourists for consumption off the premises. This will introduce a new tourist attraction that will increase the tourism offering, that will draw more tourists to the Pearly Beach area. The approval of the proposal will have a long-term economic impact on the surrounding area, from the construction phase to the operation of the agricultural industry.



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**5. APPLICATION**

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Considering the above, application is made for the following:

**5.1 Consent Use to allow an agricultural industry** on Portion 20 of the Farm Kleyn Hagel Kraal 321, Bredasdorp in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

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**6. LAND USE ENVIRONMENT**

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The properties surrounding the subject property are also zoned Agricultural Zone 1. The surrounding area's zoning is illustrated in Plan 2 (zoning plan). The agricultural industry is not out of the ordinary and will be seen as an ancillary use to the existing uses on the subject property.

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**7. TITLE DEED**

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The title deed of the subject property (T73497/2006) does not contain any restrictive conditions which may prohibit the approval of the consent use to allow an agricultural industry on the subject property.

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**8. ZONING**

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



**MOTIVATION**

<b>Agricultural Zone 1: Agriculture (AGR1)</b>		
<b>Land Use Restrictions</b>		
<b>Parameters</b>	<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.	Comply
<b>Consent use</b>	Additional Dwelling Units, <b>Agricultural Industry</b> , 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.	<b>Applied for and motivated</b>
<b>Development parameters</b>		
<b>Floor space</b>	The total floor space of all buildings on the land unit may not exceed 5000 m <sup>2</sup> , 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.	Comply
<b>Building lines</b>	Street and common boundary building lines are all 30m.	Comply
<b>Height</b>	i. The maximum height of a building, measured from the base level to the top of the roof is 8.0 m, provided that;	Comply
	Existing buildings – 718m <sup>2</sup> New structure (Agricultural Industry) – ±90m <sup>2</sup> <b>Total – 808m<sup>2</sup></b>	
	Comply, the proposed structure will be located inside of the 30m building lines.	Comply
	(i) The buildings are lower than 8m and will be addressed during building plan submission process; (ii) N/A; and	Comply



**MOTIVATION**

	<p>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 building, it may permit such greater height; and</p> <p>iii. Earth banks and retaining structures shall comply with 16.6, provided that earth banks and retaining structures, which in the opinion of Council are associated with the bona fide agricultural activities, are exempt from the requirements of 16.6.</p>	(iii) N/A.	
<p><b>Parking</b></p>	<p>The provision of parking is provided in accordance with Section 17.1.3 of the OMLUS:</p>	<p><b>Dwelling Unit</b> 2 Parking bays are available for the dwelling unit.</p> <p><b>Agricultural Industry</b> The new building will be approximately ±90m<sup>2</sup>. 2 parking bays will be provided.</p>	<p>Comply</p>
<p><b>Loading</b></p>	<p>The minimum off-street loading must be provided to the satisfaction of the Engineering Department.</p>	<p>Loading bays will be provided if required, but with the subject property being a farm, there is ample space for loading and off-loading purposes.</p>	<p>Comply</p>



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## 9. SERVICES

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

### **Electricity**

The subject property is connected to the OM's electricity network.

### **Water, Sewage and Solid Waste**

The subject property is connected to well points and several boreholes, it needs to be noted there is no licenced water on the property. There is sufficient potable water capacity for the current and future needs of the subject property as well as the water requirements of the proposed agricultural industry.

The sewage and waste from the proposed agricultural industry will be contained in a new conservancy tank and regularly emptied and transported to the Pearly Beach sewerage works.

Solid waste will be collected in containers and regularly transported to the Pearly Beach transfer station. For a full waste management plan refer to **Annexure C – Waste Management Plan**.

### **Access and Egress**

Access and egress to the subject property are gained from the R43. In addition to the access road providing access to the subject property there is also a right of way servitude registered over the access road in favour of surrounding property owners to gain access to their properties and the R43. The approval of this application will not have an impact on the right of the servitude holders.

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## 10. NEED AND DESIRABILITY

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

### **Need and desirability**

The need for the proposed development arose from the tenant's vision to be able to utilise the subject property for more than it is current uses. With the agricultural industry manufacturing a unique product, it will unlock potential on the subject property that have not been explored yet.

The desirability is more often a personal feeling of the applicant that may in the future benefit others. By introducing a new land use to their property, the tenants in the future can employ people to increase the economic footprint of the subject property.

In addition to the above, the tenants will be creating a new tourist attraction in the Pearly Beach area that will attract more patrons and tourists to the area. To achieve their vision, the applicant has appointed WRAP Project Office to submit this application to ensure the proposed development is not in contradiction to any policies, legislation or title deed conditions.

**Impact on views, sunlight and character of the area**

The subject property is located in an agricultural setting and the proposed agricultural industry is not out of character of the area. The proposed structure will also not encroach on or deviate from the development parameters of the current zoning. It is therefore not predicted to have an impact on the views or sunlight of any person or property.

**Economic impact**

The impact on the economy will be tangible once manufacturing of the whisky, gin and brandy has commenced. These will then be marketed to the public and attract new tourists to the Pearly Beach area.

**Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposed development will increase the property value as more agricultural opportunities are unlocked. The proposal is in line with various agricultural industries that are being operated across the Overstrand.

**Impact on heritage**

The subject property is not listed in the OM Heritage Register. Therefore, we are of the opinion there is no impact on the heritage aspect of the subject property.

**Environmental impact**

The subject property is partially located within a wetland, refer to figure below:

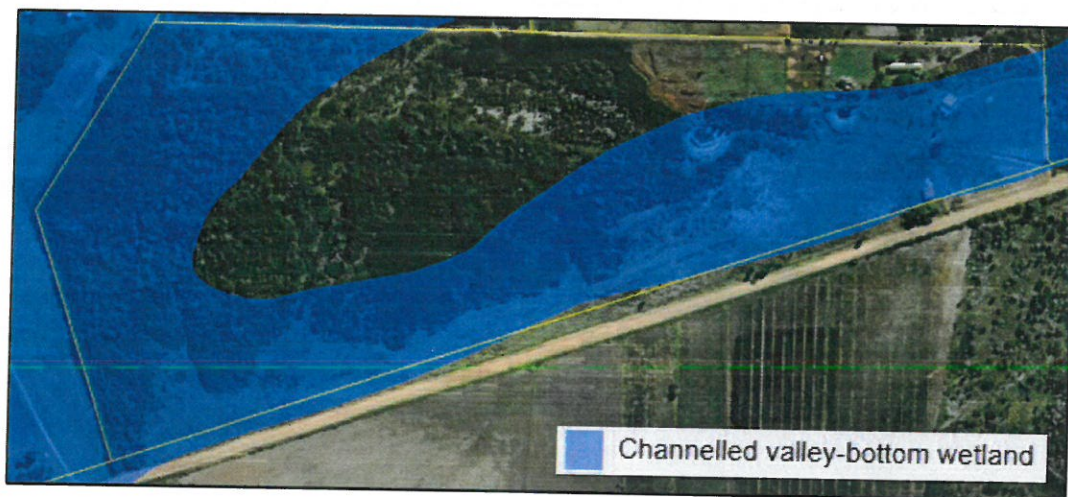


Figure 1: Wetland Overlay in relation to the subject property

No listed activities in terms of the National Environmental Management Act are triggered by this proposal. The proposal is to build a  $\pm 90\text{m}^2$  structure to accommodate the agricultural industry.



The two listed activities that may come into question are the following –

**GNR327. Listing Notice 1. Activity 12.**

The development of—

- (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or
- (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs—
  - (a) within a watercourse;
  - (b) in front of a development setback; or
  - (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;

**Activity 19.**

The infilling or depositing of any material of more than 10 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic meters from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving—

- a) will occur behind a development setback (i.e. outside of the urban edge)
- b) is for maintenance purposes undertaken in accordance with a maintenance management plan;
- c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (Note: activity 21 refers to mining activities)
- d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or
- e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

**As mentioned, the proposed structure is smaller than 100m<sup>2</sup> and it is not proposed that more than 10m<sup>3</sup> is excavated. Based on this we are of the opinion that the proposed development does not trigger any listed activities.**

Refer to Annexure C for the proposed plans of the agricultural industry.

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**11. POLICIES AND REGULATIONS**

**11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within this zone.

**11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is not located within this zone.

**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

File 21/15

Portion 20 of the Farm Kleyn Hagel Kraal 321, Bredasdorp  
December 2021 & Amended January 2022

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compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

### **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 within the urban edge. The SDF was drafted after considering input from national and provincial state departments and the public and provides a shared spatial vision which development proposals 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 utilise not only produce grown in the surrounding areas produce to produce the liquor, but also create a new tourist attraction in the Pearly Beach area, while protecting the agricultural aspect of the subject property. The proposed development is a small-scale micro-distillery that will be operated independently.

## **12. PLANNING PRINCIPLES**

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

#### **Spatial justice**

Spatial justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the agricultural industry does not perpetuate apartheid spatial development imbalances. The proposed industry will create a sustained economic flow, which 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 operate an agricultural industry will ensure a sustainable development as it will attract tourists and utilise surrounding areas' produce.

#### **Efficiency**

This proposal is intended to maximise the usage of the subject property and ensure the applicant has options on methods to achieve economic growth.

#### **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**



## MOTIVATION

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The OM has a credible history 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.

## **WASTE MANAGEMENT PLAN**

### **1. Approach to waste**

- 1.1 Making the reducing of the volumes of waste a priority;
- 1.2 If reduction is not feasible, the maximum amount of waste to be recycled; and
- 1.3 If waste cannot be recycled, it is to be disposed of in the most environmentally responsible manner as possible.

### **2. Handling of operational waste**

It is expected that the operational phase will result in the production of general waste consisting of mostly cardboard, paper, plastic, tins, and metals. The actual distilling process will produce barley and maize used in the distilling process as well as wastewater used in the cleaning of the distillery and equipment.

The following waste management principles will apply:

- 2.1 The applicant will develop, implement, and maintain a waste inventory reflecting all waste generated during operation;
- 2.2 Adequate waste collection bins will be supplied on site;
- 2.3 Recyclable waste will be removed from the general waste stream and stored separately;
- 2.4 All waste will be stored in appropriate temporary storage containers prior to be taken to the waste storage area for final sorting. Waste storage shall be in accordance with all best-practice guidelines and under no circumstances shall waste be burnt on site;
- 2.5 Used maize and barley that remains after the whisky making process is completed, will be sun-dried and put through a hammer mill after which it will be put through a pellet machine to be use as feed for sheep and cattle;
- 2.6 Any wastewater generated from the distilling process and cleaning of the distillery and equipment will be stored in a conservancy tank and treated to an acceptable level to be used for irrigation purposes;
- 2.7 All recycled waste will be removed from site by a contractor collecting recycled waste; and
- 2.8 All other, non-recyclable waste will be removed to the Pearly Beach transfer station.

### **3. Prevention of pollution**

- 3.1 A dedicated waste area will be established;
- 3.2 The dedicated waste area will be in a location that will minimise the potential for impact on the surrounding environment, including the prevention of contaminated run off, seepage etc;
- 3.3 The waste storage area will be located away from water courses and will ensure no degradation of the environment;
- 3.4 The waste storage area will be under roof and storage containers will be covered; and
- 3.5 Any wastewater generated from cleaning the waste area will be contained in a conservancy tank, treated to an acceptable level and used for irrigation.

### **4. Monitoring of waste management activities**

The following records will be kept of the volumes or mass of the different waste streams that are generated on site:

- 4.1 Monthly volumes/mass of the different waste streams collected;
- 4.2 Monthly volumes/mass of the waste that is disposed of at a landfill site;
- 4.3 Monthly volumes/mass of the waste that is recycled;
- 4.4 Monthly volumes of waste water contained, treated and re-used; and
- 4.5 Monthly volumes of maize and barley dried, milled and pelleted and used for animal feed.

Aerial Plan  
Portion 20 of the Farm  
Kleyn Hagel Kraal 321, Bredasdorp

Subject property

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

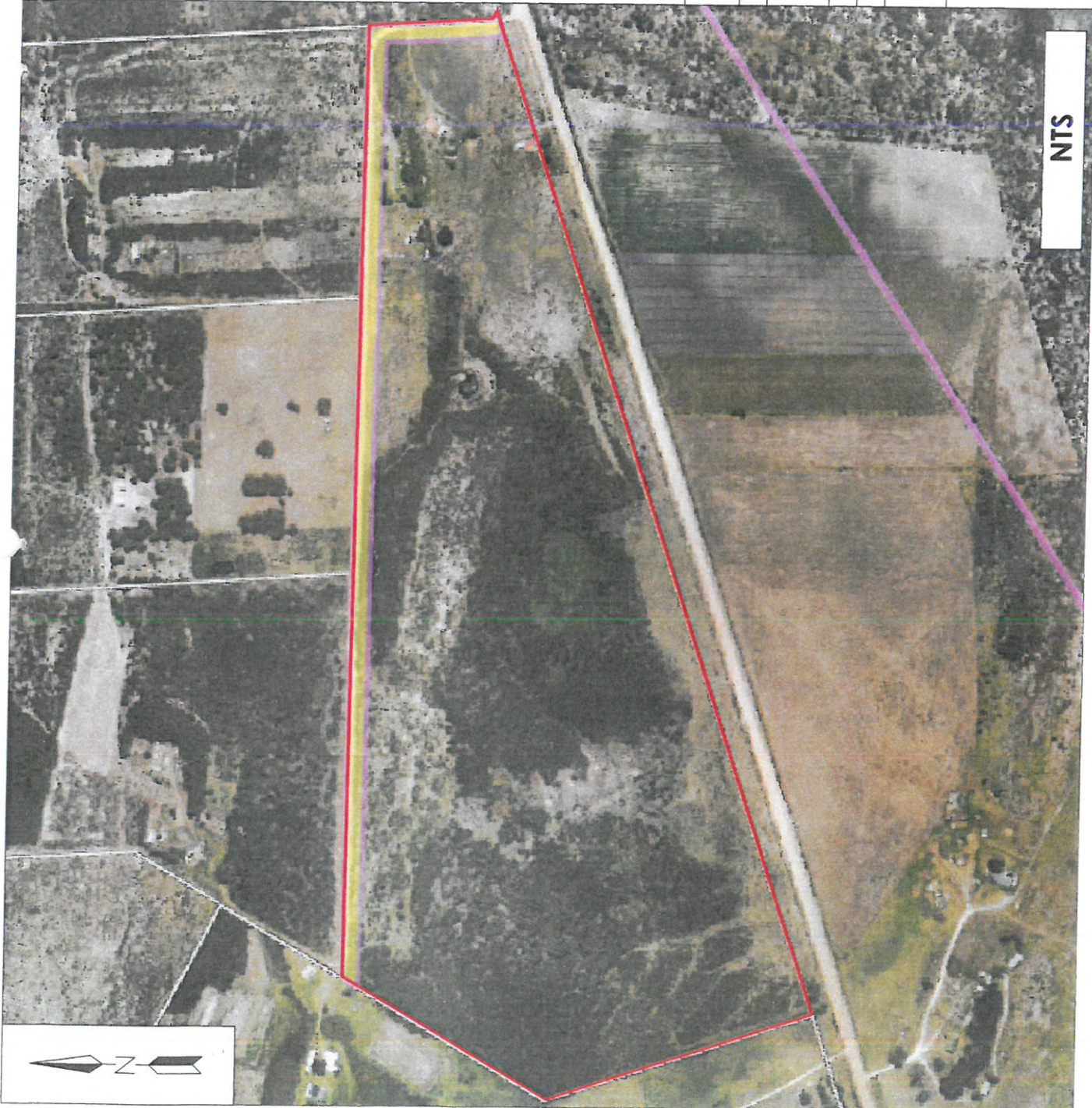
Unit B, Standard House,

Corner of Royal and Dirkie Uys

Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management



NTS

**Inset Area - Site Development Plan**  
 Portion 20 of the Farm  
 Kleyn Hagel Kraal 321, Bredasdorp

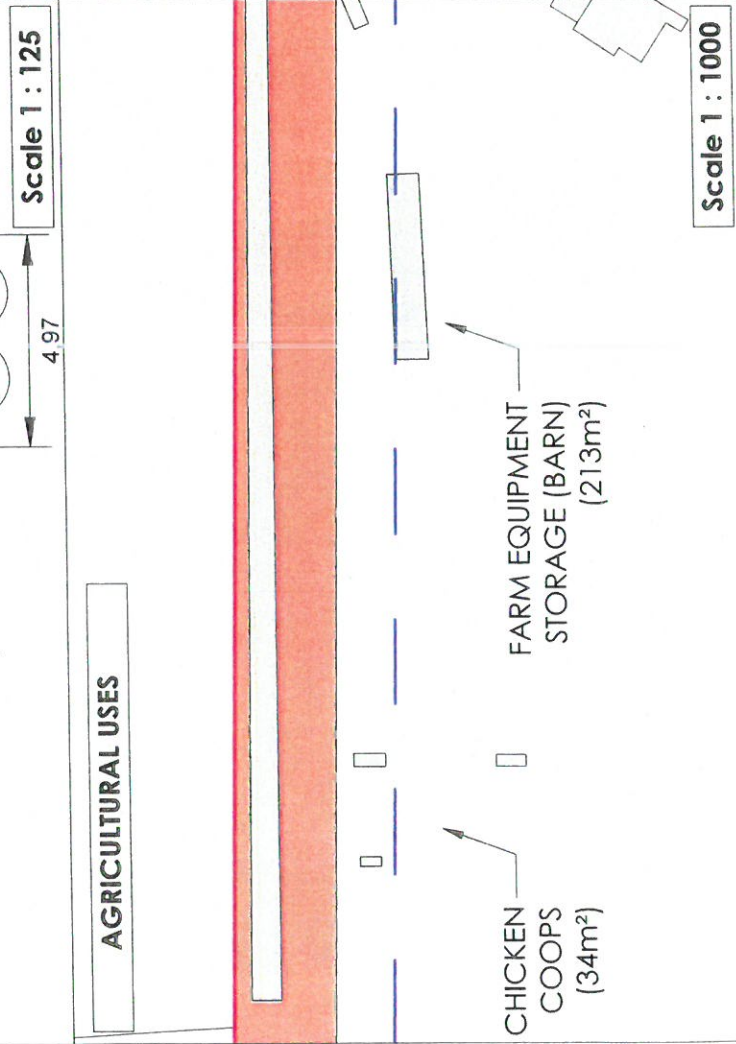
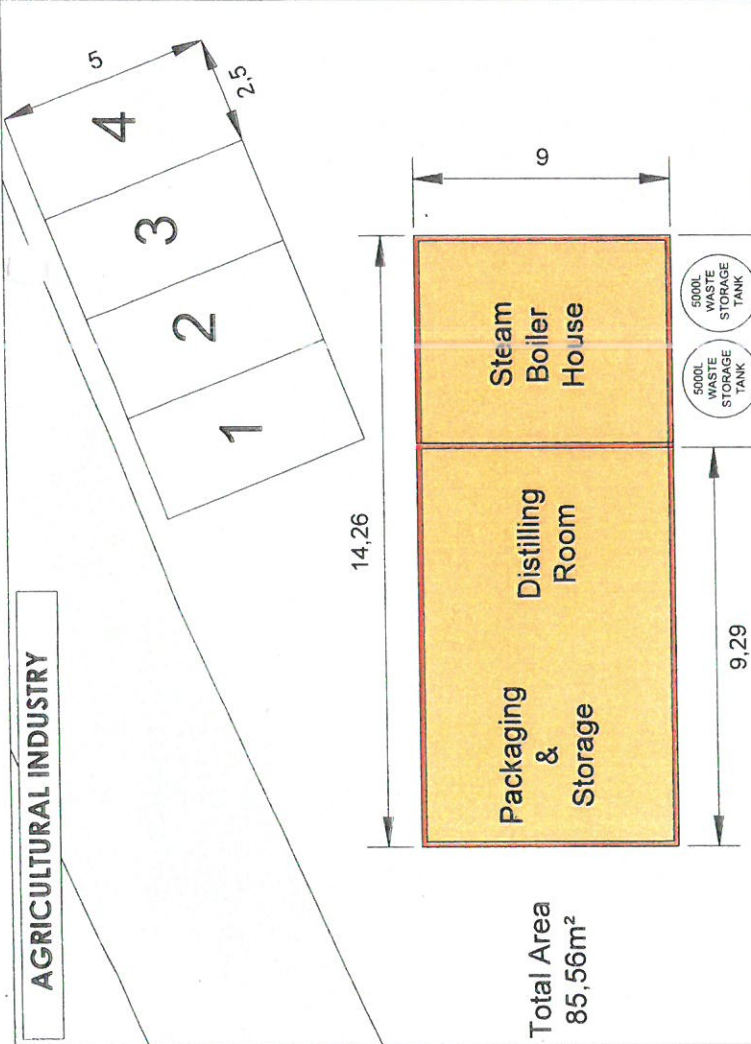
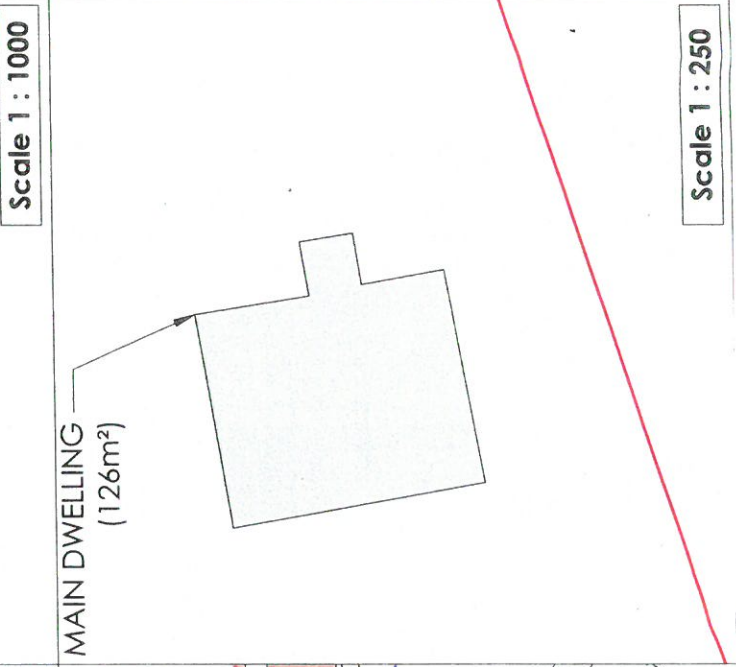
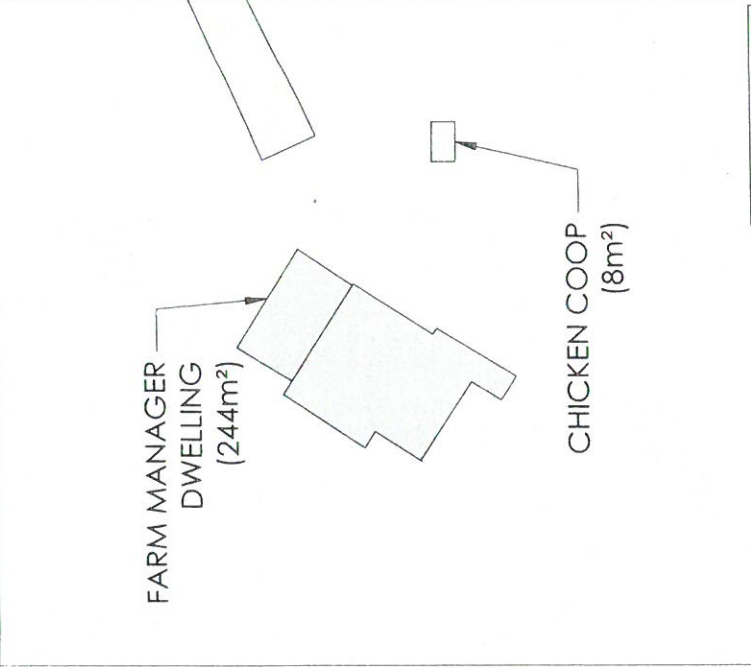
Existing Structures

Proposed Agricultural Industry

Gravel Road

Plan prepared by: Thian Jansen  
 All distances are approximate  
 and subject to a survey  
 Tel: 028 313 1411  
 Email: admin@wrapgroup.co.za  
 Unit B, Standard House, Corner of Royal and Dirkie Uys  
 Street Hermanus, 7200

**Project Office**  
 Town Planning & Project Management



Inset Area - Site Development Plan  
Portion 20 of the Farm  
Kleyn Hagel Kraal 321, Bredasdorp

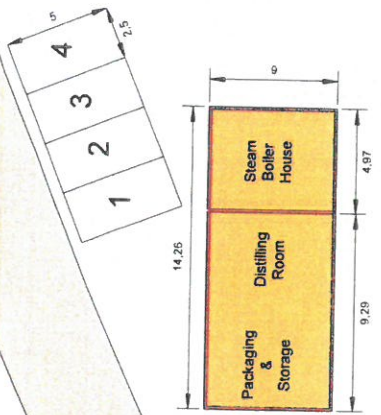
Existing Structures



Proposed Agricultural Industry



# 30m Building Line



Total Area  
85.56m<sup>2</sup>

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411  
Email: admin@wrapgroup.co.za

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



**Project Office**  
Town Planning & Project Management

Scale 1 : 250

Site Development Plan  
Portion 20 of the Farm  
Kleyn Hagel Kraal 321, Bredasdorp

18,89m Right of Way Servitude



Existing Structures



Inset Area



Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

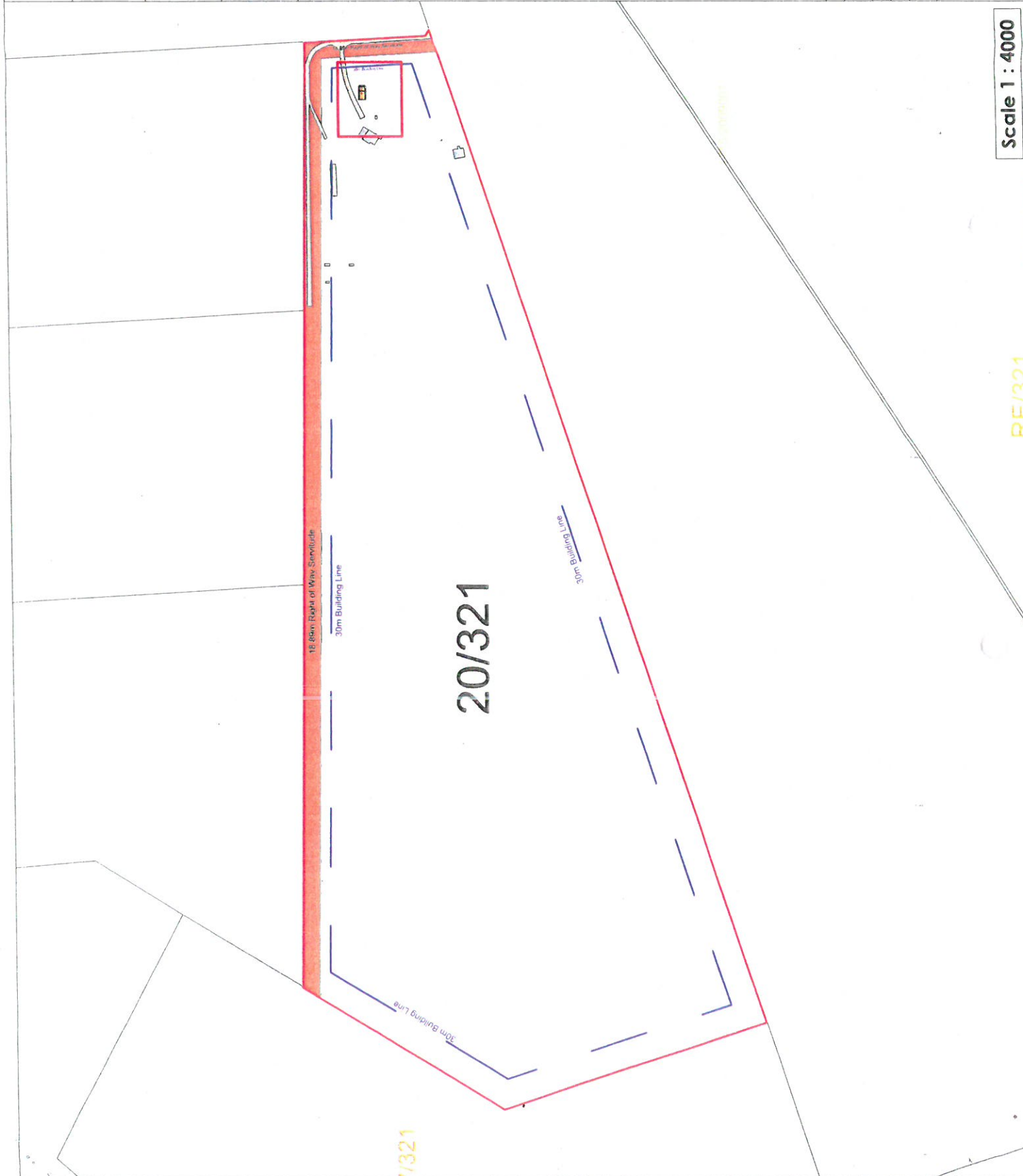
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



**Project Office**  
Town Planning & Project Management



Scale 1 : 4000

RE/321