

### PORTION 3 OF THE FARM HEMEL EN AARDE NO. 587, A DIVISION OF CALEDON: APPLICATION FOR CONSENT USE: PLAN ACTIVE (obo K & D TRUST)

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), for:

- tourist facilities to accommodate food and beverage stalls, a picnic area, children's play area, hiking, trail running and mountain bike trails (with bicycle wash station) and related toilet and shower facilities; and
- tourist accommodation to accommodate four (4) eco cabins.

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. 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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **20 May 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** 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 3 VAN DIE PLAAS HEMEL EN AARDE NR. 587, AFDELING CALEDON: AANSOEK OM VERGUNNINGSGEBRUIK: PLAN ACTIVE (nms K & D TRUST)

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), vir:

- toeristefasiliteite wat bestaan uit kos- en drankstalletjies, 'n piekniekarea, speelarea vir kinders, stap-, roetedraf- en bergfietsroetes (met fietswasstasie) en verwante toilet- en stortgeriewe; en
- toeriste-akkommodasie om vier (4) eko-hutte te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. 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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **20 Mei 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. H Olivier** 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 3 YEFAMA IFARM HEMEL EN AARDE NO. 587, ICANDELO LECALEDON: ISICELO SESIVUMELWANO UKUSEBENZISA: PLAN ACTIVE (obo K & D TRUST)

Kukhutshwe isaziso esimayela nemiba yeSolotya lama-48 likaMasipala elingeziHlomelo zoMthethwana ongeZicwangciso zokuSetyenziswa koMhlaba kaMasipala eOverstrand ku2020, isaziso eso sithi (soMthethwana) kufunyenwe isicelo sokuvumela ukusetyenziswa ngokwemiba yeSolotya le16(2)(o), elimayela:

- neefasilithi zabatyeleli ukulungiselela izitali zendawo zokugcina ukutya neziselo, indawo yokubambela ipikiniki, indawo yokudlala abantwana, ukuhyaika/ukunyuka intaba, umzila wokubaleka/itreyile yokubaleka kunye neebhayisekile zokunyuka intaba (nezitishi zokuhlamba iibhayisekile) kunye nezindlu zangase/iithoyilethi neendawo zokushawarisha; kunye
- nendawo yokuhlala abatyeleli ukulungiselela iikhebheni ezine (4) ezingqinelana nendalo.

linkcukacha eziphelileyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwixesha eliphakathi kwentsimbi ye08:00 neye16:30 kwiSebe: LeZicwangciso zeDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeSolotya lama-51 nelama-52 zoMthethwana ongentla kwMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi **kwama20 kuMeyi 2022**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa ku**Mnu. H Olivier** kwa 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi nokufunda nokubhala angahamba kwiSebe leZicwangciso zeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.

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**PROPOSED CONSENT USES**  
**REMAINDER PORTION 3 OF THE FARM HEMEL  
& AARDE NO. 587**  
**DIVISION CALEDON**  
**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

**1. BACKGROUND**

The company Plan Active has been appointed by Mr. Toni Linde, on behalf of Die K en D Trust, the owner of Remainder Portion 3 of the farm Hemel & Aarde no. 587, to submit an application for the consent uses to accommodate tourist facilities and tourist accommodation on the subject property.

The subject property forms part of the larger Ertjiesvlei Farm. The owner intends to diversify the land use on Remainder Portion 3 of the farm Hemel & Aarde no. 587 in order to offer tourists an unique experience on the subject property. The development will be eco-friendly, and all attempts were made during the planning design phase to keep the development footprint to a minimum.

This application proposes a consent use for tourist facilities to accommodate food and beverage stalls, a picnic area, children's play area, nature trails (hiking, trail running and mountain biking) and related toilet and shower facilities. An application for consent use for tourist accommodation units is also submitted to accommodate four eco cabins on the subject property.



## **2. APPLICATION DETAILS**

Application is made in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consent use of Remainder Portion 3 of the farm Hemel & Aarde no. 587 to accommodate tourist facilities on the subject property;
- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consent use for tourist accommodation to accommodate four (4) eco cabins on Remainder Portion 3 of the farm Hemel & Aarde no. 587.

## **3. GENERAL APPLICATION INFORMATION**

### **3.1 PROPERTY DESCRIPTION**

The subject property is 113,0180ha in extent and held by title deed no. T82767/1995.

The K & D Trust owns Remainder farm Hemel & Aarde no. 587, Remainder Portion 3 of the farm Hemel & Aarde no. 587 (the application property) and Portion 4 of the farm Hemel & Aarde no. 587. The subject properties are adjacent to one another and is known as the Ertjiesvlei Farm.

The subject property is situated ±13km north-east of Hermanus (travelling on the R320 / Hemel & Aarde Road from Hermanus to Caledon). The subject property is located north of the R320 / Hemel & Aarde Road and situated on the edge of the municipal demarcated boundary between Overstrand and Theewaterskloof Municipalities. Refer to the locality plan and aerial photograph attached. The subject property is situated in an agricultural and tourism environment.

### **3.2 ZONING**

The land is zoned Agricultural Zone I and is utilized as such.

### 3.3 LAND USE

Remainder Portion 3 of the farm Hemel & Aarde no. 587 is used for agricultural purposes.

The following structures can be found on Remainder Portion 3 of the farm Hemel & Aarde no. 587:

- Dwelling with shed ( $\pm 200\text{m}^2$ ).

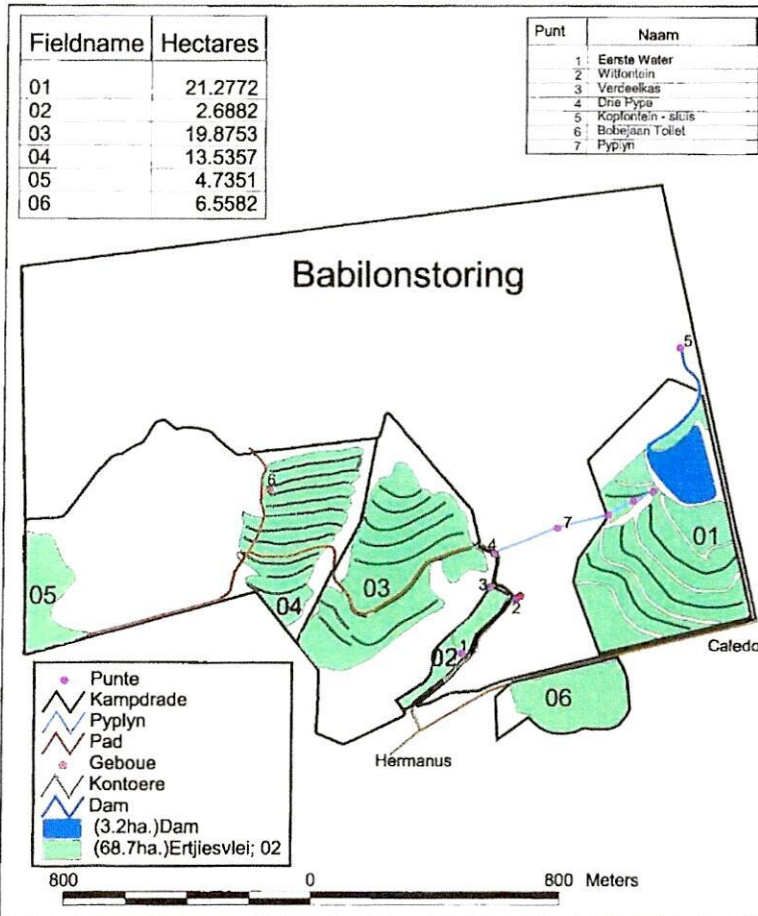
The following existing land uses are on the subject property:

<i>Land use</i>	<i>Irrigated (ha)</i>	<i>Dry land (ha)</i>	<i>Total Extent in hectares</i>
Pastures ( $\pm 40$ cattle on Field 1)		21,2772	21,2772
Mountainous land, veld, access roads, mountain biking trails, werf, etc.			91,7408
<b>TOTAL</b>			<b>113,0180</b>

As previously mentioned, the K & D Trust owns Remainder farm Hemel & Aarde no. 587, Remainder Portion 3 of the farm Hemel & Aarde no. 587 (the application property) and Portion 4 of the farm Hemel & Aarde no. 587. A Climate Analysis was compiled by Agrimotion for the whole Ertjiesvlei Farm in May 2019 to determine whether the climate in the area will allow for new future plantations on the farm in future. The owner envisages to cultivate the Ertjiesvlei Farm in future to produce kiwifruit, cherries, nectarines and apples. The Climate Analysis concluded that the proposed crops are 80% suitable to produce on the farm. The owner intends to cultivate Field no. 1 (on Remainder Portion 3 of the farm Hemel & Aarde no. 587) as indicated on the plan below with kiwifruit in 2022.

Ertjiesvlei  
68.7 ha.

# Haasjeskop Boerdery



Date: Aug 13, 2002  
 Farm Name: Ertjiesvlei  
 Client Name: Haasjeskop Boerdery  
 Number of Fields: 6  
 Total Hectares: 68.7



Map 1: Ertjiesvlei Farm agricultural activities map. Field no. 1 is positioned on the subject property; Fields no. 2-5 are part of the owner's adjacent properties; Field no. 6 was previously subdivided.

Land uses that surround Remainder Portion 3 of the farm Hemel & Aarde no. 587 are agricultural activities and tourism related land uses.

### 3.4 PROPOSED DEVELOPMENT

The following are proposed:

- The **consent use** of Remainder Portion 3 of the farm Hemel & Aarde no. 587 in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to accommodate the following **tourist facilities** on the subject property:
  - Food and beverage stalls;
  - Picnic area;
  - Children's play area;
  - Hiking, trail running and mountain biking trails (with bicycle wash station); and
  - Related toilet and shower facilities.
- The **consent use** of Remainder Portion 3 of the farm Hemel & Aarde no. 587 in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for **tourist accommodation** to accommodate four (4) eco cabins on the subject property.

#### 3.4.1 Background

The owner intends to diversify the land use on Remainder Portion 3 of the farm Hemel & Aarde no. 587 to attract tourist to the subject property and to offer tourists an unique experience. The proposed facilities will cater for families with children. A development area was identified after consulting the Department of Agriculture (Elsenberg) on the subject property outside of the existing Field 1 (agricultural activities) area and within the mainly disturbed areas. The latter was done to ensure that the proposed development adheres to the requirement of clustering tourist facilities and tourist accommodation units on the farm and also to have the least impact on the current farming activities. Cognisance was also given to the position of the dam on the subject property and to optimally plan and design around the natural features and stunning views from the subject property.

The position of the tourist facilities was determined to ensure easy accessibility from existing farm roads, the proposed designated parking area to all facilities / land uses proposed as well as to ensure that the servicing of the respective structures will have a minimal impact on the environment. The position of the proposed tourist accommodation units (four eco cabins) was determined to ensure accessibility from the existing farm road, while still being clustered with the proposed tourist facilities yet placed far enough to ensure the privacy and tranquillity of guests staying over. The eco cabins will be positioned in an already disturbed area outside

of agricultural land.

### **3.4.2 Proposed tourist facilities**

An application is submitted for a consent use for tourist facilities. The proposed tourist facilities are described follows:

#### **1. Hiking, trail running and mountain biking trails**

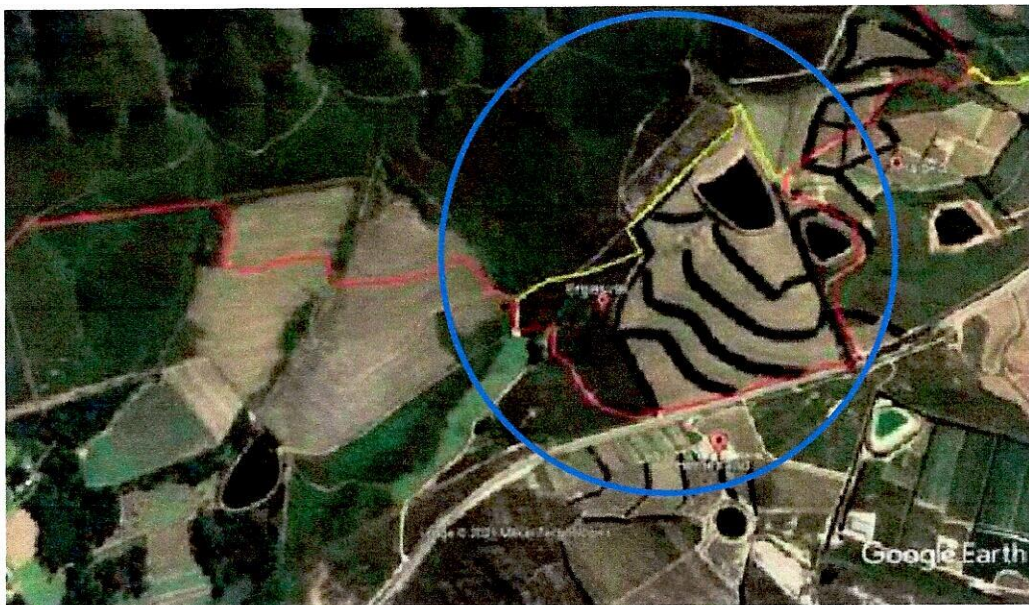
The Hemel & Aarde Valley is well known for its exceptionally beautiful hiking, trail running and mountain biking trails. The owner wants to add to the experience of the existing hiking, trail running and mountain bike trails in the Valley and will offer locals and tourists to the area new and exciting "stops" when visiting the area for these outdoor activities. Except for the beautiful valley itself, these activities will attract locals and tourists to the farm and will form one of the main attractions to the farm.

An application is submitted for the consent use for tourist facilities to accommodate hiking, trail running and mountain biking trails on the subject property.

The existing Hemel and Aarde mountain biking (MTB) trail extend over the subject property (the so called "black route" MTB trail). The owner intends to keep the existing MTB trail as well as other existing routes on the farm used by mountain bikers. No new routes are proposed on the subject property. The existing MTB trails on the owner's properties (i.e. the Ertjiesvlei Farm that consists of four adjacent properties) range from 5km to 40km. Refer to the existing MTB trails indicated on the aerial photograph below:



Map 2: The Hemel & Aarde mountain biking trails on the Ertjiesvlei and adjacent Hemel & Aarde farms (Remainder Portion 3 of the farm Hemel & Aarde no. 587 demarcated in yellow)



Map 3: The yellow and red lines on the map above indicate alternative routes on Remainder Portion 3 of the farm Hemel & Aarde no. 587 that connect to the larger Hemel & Aarde Mountain Bike Trail.

A bicycle wash station will also be developed on the site for use by the mountain bikers visiting the farm. The bicycle wash station will be  $\pm 12,5\text{m}^2$  in extent. The position of the bicycle wash station is indicated on the site development plan.

Minor clearing will be undertaken to accommodate the hiking and trail running routes. Where possible (and to the largest extent) the hiking and trail running routes will follow the existing contours and farm roads on the subject property. The hiking and trail running routes will be demarcated on the subject property and no Fynbos or veld will be removed or disturbed to accommodate the proposed hiking and trail running routes. It is anticipated that the trail running trail will cover a distance of  $\pm 5$ km. The farm will also cater for extended hiking trail routes into the mountain areas. In addition, the owner wants to create a new, unique hiking / trail running trail in the form of a whale on the subject property. This route will also be known as the whale hiking trail and will be  $\pm 1,1$ km long. Refer to the map below indicating the concept layout of the proposed whale hiking trail:



*Map 4: Proposed whale hiking trail on Remainder Portion 3 of the farm Hemel & Aarde no. 587*

## **2. Food and beverage stalls**

The food and beverage stalls will be developed in such a way that all tourists visiting the subject property will be catered for. The stalls will be especially popular with the cyclists starting, during or after completing the mountain biking trails that is partially located on the subject property. A total of six (6) stalls are proposed that will be constructed over time on the farm, in the positions indicated on the site development plan, although the owner will initially only construct two stalls on the subject property. As the market requires, the additional stalls

will be developed up to a maximum of six.

The stalls will serve refreshments such as cooldrinks, coffee, etc. A snack bar is envisaged that will sell basic products that caters for the whole family. The snack bar will include picnic food. The products to be sold will mostly be outsourced to local businesses. Eventually the owner will also apply for a liquor licence for on-site consumption of liquor and the sale of liquor. The idea is to showcase locally produced wines, gin, beer, other distilled liquor products and food stuffs.

The food and beverage stalls will take the form of containers and will be  $\pm 30\text{m}^2$  in extent each. The total floor area of the six stalls will therefore amount to  $\pm 180\text{m}^2$ . Refer to the site development plan and images of examples of the food and beverage stalls envisaged for the site below:



*Image 1: Example of proposed food and beverage stall.*

### **3. Picnic area and children's play area**

A specific area north of the proposed food and beverage stalls will become a dedicated picnic area. The picnic area will be  $\pm 1,2426\text{ha}$  in extent and will include picnic tables and / or designated areas for picnics. The picnic area will have a "bring-your-own-blanket" policy. Guests will have the option of pre-ordering a picnic basket or alternatively shopping for food and beverages at the food and beverage stalls.

Ancillary to the picnic area the owner intends to construct a children's play area. The children's play area and picnic area are ideal activities that families can partake in while other family members and friends are exploring the mountain biking and other trails in the area and on the farm. The children's play area will be a demarcated area of  $\pm 430\text{m}^2$  and will include monkey bars / climbing frames in trees and a small "hobbit" house to explore. One of the structures

will also take the form of a whale shaped climbing frame to create awareness of the prominence of whales in the area.

Refer to the site development plan indicating the position of the picnic area and the children's play area. Below are examples of the picnic area and children's play area envisaged for the site:



*Images 2 and 3: Examples of picnic area envisaged for the site.*

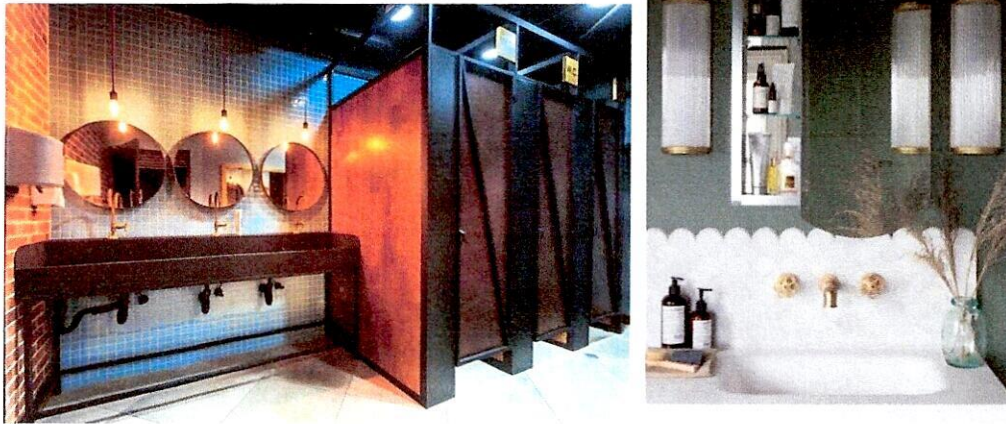


*Images 4 and 5: Example of whale shaped climbing frame for children's play area.*

#### **4. Toilet and shower facilities**

The toilet and shower facilities will take the form of two containers on opposite sides of the walkway between the parking area and the food and beverage stalls. Each container will be  $\pm 30\text{m}^2$  in extent and includes at least two lavatories for men and two lavatories for women. The ablutions will also include shower facilities for cyclists visiting the farm. Refer to the site development plan indicating the position of the toilet and shower facilities. The images below

are examples of the ablutions envisaged for the site:

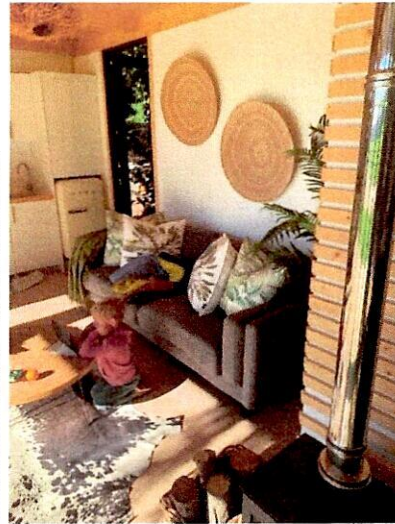
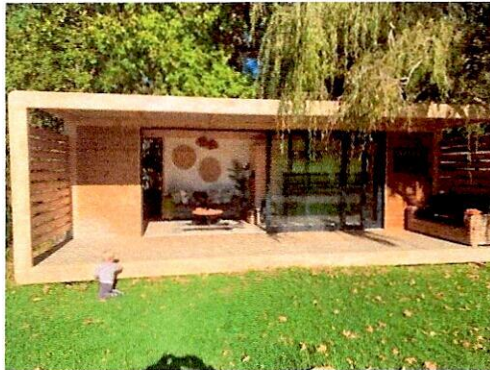


*Images 6 and 7: examples of toilet and shower facilities*

### **3.4.3 Tourist accommodation units (eco-cabins)**

An application is submitted for a consent use to accommodate four tourist accommodation units (eco-cabins). The four eco cabins also referred to as Bungalo units in this report will provide tourist accommodation options on the farm as an ancillary use to the tourist facilities. The four units will take the form of eco cabins. The owner intends to place Bungalo units on the subject property. The Bungalo units are considered as modular living. It proposes a carbon free footprint (i.e. no permanent foundation) and eco sustainable living with off grid service provision options (solar panels and eco-friendly lavatories).

The four eco cabins will be ultra-contemporary self-catering units overlooking the farm and the stunning Hemel & Aarde Valley. Two of the cabins will accommodate a maximum of four guests each and will be  $\pm 81\text{m}^2$  in extent each (dimensions of 9m x 9m). The other two cabins will accommodate a maximum of two guests each and will be  $\pm 54\text{m}^2$  in extent respectively (dimensions of 6m x 9m). The total number of guests for all four the cabins amount to twelve (12). Thus, no more than fourteen (14) guests will be accommodated in the proposed eco-cabins at any given time. Refer to the images below indicating what the typical Bungalo unit looks like:

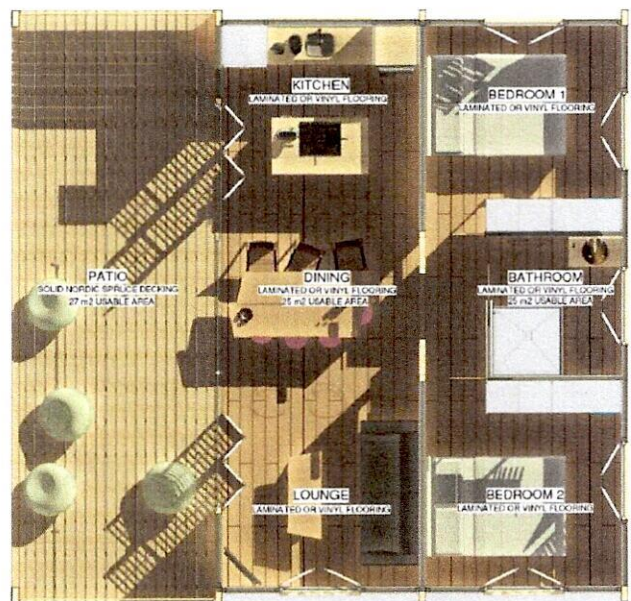
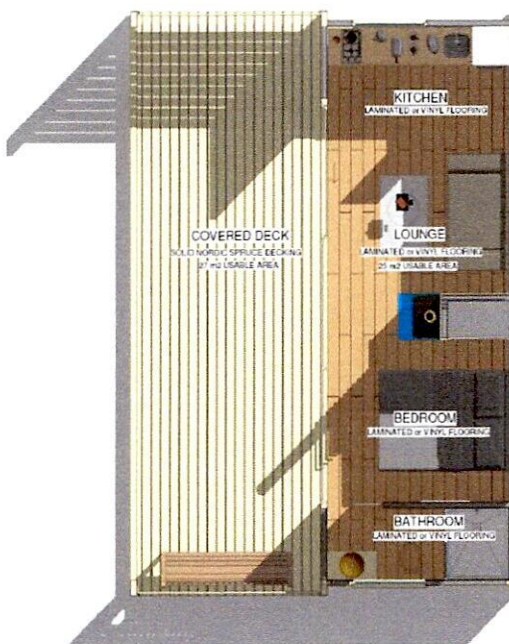


Images 8 & 9: Examples of the eco cabins (Bungalos) proposed for the site.

Visit [www.bungalo.co.za](http://www.bungalo.co.za) for more information on the Bungalo units proposed. The typical Bungalo floor layouts for the one- and two-bedrooms units are as per the images below:

**bungalo 54**

**bungalo 81**



Images 10 and 11: Typical floor layout of a one-bedroom Bungalo unit and a two-bedroom Bungalo unit.

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

**“Tourist accommodation”** means the letting of rooms or individual units on a temporary

basis to paying lodgers or guests, and includes a guest house, bed and breakfast, backpackers establishment, and camp sites, provided that the use complies with the requirements of any other relevant legislation;”

The tourist accommodation units on the farm will be as follows:

• Unit 1	±54m <sup>2</sup> *	2 guests
• Unit 2	±81m <sup>2</sup> *	4 guests
• Unit 3	±81m <sup>2</sup> *	4 guests
• <u>Unit 4</u>	±54m <sup>2</sup> *	2 guests
<b>TOTAL</b>	<b>±270m<sup>2</sup>*</b>	<b>12 guests</b>

\*Carbon free footprints

All land use restrictions pertaining to tourist accommodation units will be complied with.

The target market for the tourist accommodation is nature lovers wanting to experience this beautiful area of the Hemel & Aarde Valley. The subject property boasts of abundant eco-tourism activities such as fauna and flora, hiking trails and mountain biking trails. It will therefore be solely an eco-tourism venture to diversify the farm's source of income.

The proposed eco cabins will be positioned next to existing internal farm roads. The Critically Biodiversity Areas (CBA) Map for the subject property indicates that the four proposed eco cabins will be positioned within the CBA: terrestrial. The client has however confirmed that this specific area on the farm was intensively used as pastures in the past. In addition, strips / blocks of vegetation in this specific area have been altered to create a fire break to create a buffer to slow and control a fire that might arise from the mountain areas. The CBA map does therefore not reflect the true status of the conservation worthy areas on the farm. The area where the four eco cabins will be developed is considered an already disturbed / transformed area. The latter together with the fact that the proposed eco cabins will have no carbon footprint, confirms that the tourist accommodation units can be favourably considered at the position indicated on the site development plan.

A small board walk will be developed from the parking bays up to the eco cabins instead of a paved walkway to keep the impact on the environment to a minimum. The four (4) proposed tourist accommodation units / eco cabins will not trigger any listed activities in terms of NEMA (with specific reference to the maximum number of guests allowed for tourist accommodation purposes and the removal of 300m<sup>2</sup> or more indigenous vegetation). Refer to *Section 3.12.2*

### *Environmental Impact.*

One parking bay is required per tourist accommodation unit. One parking bay is therefore proposed for each eco cabin. The parking bays will be positioned next to the existing gravel farm road to keep the impact to a minimum. Refer to the site development plan attached. Provision is therefore made for ample parking space for guests visiting the eco cabins.

#### **3.4.4 General information pertaining to the tourist facilities and tourist accommodation units**

Only the food and beverage stalls and toilet and shower facilities will constitute floor area when considering the tourist facility structures for development. The mountain biking trails, picnic area and children's play area will constitute limited new floor space. The eco cabins and boardwalks will have carbon free footprints and relatively small floor areas. The new walkway from the parking area to the food and beverage stalls and picnic area will be  $\pm 330\text{m}^2$  in extent.

The detail pertaining to the proposed tourist facilities and tourist accommodation units (eco cabins) is as follows:

BUILDING DESCRIPTION	EXTENT / UNIT	TOTAL UNITS	NO. OF VISITORS
<b>Tourist facilities</b>			
1. Hiking, trail running and mountain biking trails	Existing MTB trails; hiking and trail running trails to follow existing contours and farm roads.	n/a	
2. Bicycle wash station	$\pm 12,5\text{m}^2$	1	
3. Food and beverage stalls	$\pm 30\text{m}^2$	6	
4. Picnic area	$\pm 1,2426\text{ha}$	1	
5. Children's play area	$\pm 430\text{m}^2$	1	
6. Toilet and shower facilities	$\pm 30\text{m}^2$	2	
<b>TOTAL NEW FLOOR AREA</b> (6 food & beverage stalls and 2 toilet facilities only)	<b><math>\pm 252,50\text{m}^2</math></b>		<b><math>\pm 180 - 270</math></b>

<b>Tourist accommodation (eco cabins)</b>			
Unit 1	±54m <sup>2</sup>		2 guests
Unit 2	±81m <sup>2</sup>		4 guests
Unit 3	±81m <sup>2</sup>		4 guests
Unit 4	±54m <sup>2</sup>		2 guests
<b>Total new floor area</b>	<b>±270m<sup>2</sup></b>		<b>12 guests</b>

The positions of all the proposed tourist facilities and tourist accommodation units are shown on the site development plans attached. All the proposed structures will be positioned next to the existing internal farm roads and no new roads will be created to access the structures. New walkways from the parking area to the food stalls, picnic and children's play area are proposed.

The proposed tourist facilities and tourist accommodation units will be clustered within a specific area on the farm. The natural features, current farming activities and views on the farm determined the position of the proposed tourist facilities and eco cabins. Most of the proposed tourist facility structures will have small development footprints.

It is difficult to place a number on the guests allowed to visit the farm; hence we propose that the parking requirements guide the total number of guests allowed to visit the farm. The food and beverage stalls will require a minimum of 4 parking bays per 100m<sup>2</sup> GLA. This requires a mere 8 parking bays at most (GLA of ±180m<sup>2</sup> envisaged for food and beverage stalls). However, the other tourist activities will attract people to the farm to participate in mountain biking, picnic, etc. Hence, we propose that the total number of guests allowed to visit the farm be calculated based on the total number of parking bays provided for on site. A total of 90 parking bays will be provided on site. We therefore suggest that the total number of guests allowed be at least 180 people with a maximum of 270 people (i.e. based on an average of 2 to 3 people travelling per vehicle). The proposed consent use for tourist facilities complies with the parking requirement policy for tourist facility developments in the Overstrand. Parking will be provided in already disturbed areas as indicated on the site development plans and photographs attached.

The tourist facilities will be open 7 days a week. The operating times will differ during summer and winter and are anticipated as follow:

- Summer:
  - Weekdays: 08:30 - 18:30;
  - Saturdays and public holidays: 06:30 – 19:30;
  - Sundays: 06:30 – 16:30.
- Winter:
  - Weekdays: 09:00 – 17:00;
  - Saturdays and public holidays: 08:00 – 17:30;
  - Sundays: 08:00 – 16:30.

Ample parking bays are provided in a single parking area positioned near the proposed tourist facilities.

The proposed change in land use will not have a negative impact on any natural vegetation on the subject property. The footprints of the proposed structures were carefully chosen to ensure that the impact on the natural environment is kept to a minimum. The proposed structures will not be situated on high potential agricultural land – (Field no. 1 remains intact) and therefore the impact will be kept to a minimum. The proposed tourist facilities and tourist accommodation units will have no impact on the existing viable agricultural land and the existing and future agricultural activities on the farm.

The tourist facilities and tourist accommodation units will not lead to the fragmentation of ownership of land and therefore adheres to the objectives of the Agricultural Land Act, Act 70 of 1970. The draft site development plan / layout was discussed with the Department of Agriculture Western Cape (Elsenburg) prior to the finalization of the land use application. Elsenburg gave their in-principal consent for the proposed tourist facilities and tourist accommodation proposal. Refer to their letter dated 22 November 2021 attached. The final application was circulated to them for their formal and final approval.

All the proposed tourist facilities and tourist accommodation units will comply with the land use restrictions for Agriculture Zone I. Although the detail designs and layout plans are not available for the proposed tourist facilities and tourist accommodation units, the total floor space of all the structures on the subject property will not exceed the allowable 5 000m<sup>2</sup> floor

area for AGR1 zoned properties. In addition, the proposed tourist facilities and tourist accommodation units will not encroach the 30m farm building lines.

The existing dwelling and shed's footprint and use will remain unchanged.

The new tourist facilities and tourist accommodation units will create new employment opportunities in the area. There are no labourers living permanently on the farm. New staff members will be employed from the Hermanus / Caledon area, as and when required. It is therefore evident that the farm contributes and will continue to contribute towards job creation in the Overstrand region.

The proposed change in land use does not propose activities that will lead to uncalled for smoke, smells, noise or dust and will therefore not have a negative impact on the adjacent property owners or the ambiance of the Hemel & Aarde Valley.

For details pertaining to the services on the subject property refer to Section 3.7.1 of this report. Section 3.11 motivates the application further in terms of the applicable local and regional spatial planning policies.

The proposed consent uses do not have a negative impact on the surrounding farms as the subject property's zoning will remain unchanged. The owner simply intends to apply for the secondary right on the subject property to allow them to diversify the existing land uses with ancillary land uses. The reasons for the diversified land uses are to provide visitors / tourists to the farm with a unique outdoor experience.

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

The proposed consent uses of Remainder Portion 3 of the farm Hemel & Aarde no. 587 are not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

### **3.5 CHARACTER OF THE ENVIRONMENT**

The subject property is situated in the picturesque Hemel & Aarde Valley and last mentioned is known as an area with many tourism valued sites and attractions luring thousands of tourists to the area annually.

The Hemel & Aarde Valley is characterised by agricultural activities, resorts, tourist facilities (such as wine tasting facilities, function venues, restaurants, farm stalls, etc.), tourist accommodation (although only a few exist) and recreational facilities (mountain biking trials, adventure activities, etc.). The proposed tourist facilities and tourist accommodation units are therefore in line with the existing character of the area.

Visually the proposed tourist facilities and tourist accommodation units will blend in well with the natural and built environment.

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

Due to the size and location of the property as well as the fact that the subject property already forms part of the Hemel & Aarde mountain biking trails the proposed tourist facilities and tourist accommodation units can be accommodated on the subject property. The subject property is situated in the picturesque Hemel & Aarde Valley and last mentioned is known as an area with many tourism valued sites and attractions luring thousands of tourists to the area annually.

The owner still envisages to develop the farm to its full potential in terms of the agricultural land / activities (hence the compilation of the Climate Analysis and the new Kiwifruit orchards envisaged for 2022). It is however of utmost importance to diversify the land use to diversify the income of the farm and to ensure the viability thereof. The natural beauty, surrounding agricultural activities and location in the Hemel & Aarde Valley is indicative of the potential the property has to create a tourist experience on the subject property, without compromising the agricultural land use. The owner therefore took the aforementioned into consideration and decided to contribute towards the tourist facility and tourist accommodation options in the Hemel & Aarde (and Greater Hermanus) area.

### **3.7 ECONOMIC IMPACT**

The proposed consent uses will have a positive impact on the economy of the area. By allowing the consent uses of the subject property, it diversifies the land uses on the subject property and affords the owner the opportunity to generate additional income that would be re-invested in the conservation and cultivation of the land.

The consent uses being applied for are to ensure the viability of the farm through diversification. The diversification of the land uses will add to the diversification of sources of income on a farm that cannot be economically viable by means of agricultural activities only.

The existing farming activities as well as the proposed tourist accommodation and tourist facilities create and will continue to create permanent employment opportunities. It is common cause that tourism plays an important role in the Western Cape's economy and in the Overstrand area in particular. It is anticipated that the employees will mostly, or all come from the neighbouring Caledon and Hermanus area. This number excludes staff and contractors involved in alien vegetation clearing. Further employment would be generated for goods sourced and services obtained from the surrounding farming community.

In addition, temporary employment opportunities will be created in the construction phase of the proposed development. It is therefore evident that the farm contributes and will continue to contribute towards job creation in the Overstrand region. Local businesses will benefit from construction material purchases. The diversified land uses will add value to the subject property once the development is complete and fully operational. This will imply higher rates and taxes payable to both the municipality and SARS. In addition, the proposed tourist accommodation units will also have positive spin-offs to the local service providers and businesses in the area.

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

### **3.8 SOCIAL IMPACT**

It is the property owner's intent to protect the sense of place of the area while generating sufficient income to manage the land sustainably and develop the farm to its fullest agricultural potential.

The consent uses will attract more tourists to the area. The impact on the social wellbeing and social coherence of the adjacent property owners will be minimal given that the zoning and land use will be in line with the character and spatial planning policies for the area. The tourist facilities will attract many visitors to the farm; however, the traffic will be spread throughout the day. Tourist facilities and tourist accommodation in general are not associated with higher levels of crime in an area.

The proposed tourist accommodation units will have no impact on the general health and wellbeing of people on surrounding farms and residents.

### **3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES**

#### **3.9.1 PROVISION OF SERVICES**

The provision, operation and maintenance of the services will be the responsibility of the farm owner. Here follows the information pertaining to the provision of services for the proposed tourist facilities and tourist accommodation units (eco cabins):

#### **Water availability**

Remainder Portion 3 of the farm Hemel & Aarde no. 587 has lawful water use. The extent of the lawful water use of the subject property was confirmed by Breede-Gouritz Catchment Management Agency (BGCMA) as follows:

Section of NWA	Type of Water Use	Existing Lawful Water Use		
		Volume (m <sup>3</sup> /annum) <sup>±</sup>	Source	Irrigation Board or Water User Association Scheme
21(a)	Taking of water for irrigation purposes	110 000*	Surface water	

\* In addition to the water use that was declared on 17 February 2015.

Refer to a copy of the Confirmation of Existing Lawful Water Use letter from BGCMA dated 11 December 2020.

The position of the existing water tanks (2x 5000l) is indicated by the blue marker on the aerial photograph below. These tanks are continuously filled by the existing fountain on the subject property (free flow). The owner will install an underground electrical cable from the pump

station to the tanks. A pressure pump will then provide the eco cabins with water. A 500l water tank will also be installed at each eco cabin that will continuously be filled up with rainwater and / or the pressure pump at the fountain. The water lines will be installed underground next to the existing farm roads from the existing tanks to the eco cabins. A small board walk will be developed from the existing road up to the eco cabins. The water lines will be installed under the board walks to ensure the minimum impact on the environment.

Water for the food and beverage stalls and ablutions will come from the existing water tanks (free flow from the tanks to the tourist facility structures).

### **Sewerage**

A septic / conservancy tank will be installed at the position as indicated on the aerial image below. The position was determined to ensure unfettered access for the municipal trucks to empty the tank. The sewerage lines will also be installed next to the existing farm roads and underneath the boardwalks leading to the respective eco cabins. The ablution facilities' sewerage lines to the septic / conservancy tank will be installed underground.

### **Stormwater**

The impact of the proposed development will have an insignificant effect on the accumulation of stormwater on the farm. No underground stormwater system is envisaged, and the runoff will as often as possible be dispersed into the field to prevent the accumulation thereof. Care will be taken to eliminate any scouring effects at the released areas.

### **Electricity**

Eskom is the supply authority and an overhead line is feeding the farm. The current overhead electricity line runs up to the existing pump station. From the pump station the electrical cables will be installed underground up to the water tanks, food and beverage stalls, etc.

The electricity provision to the proposed eco cabins will be off grid with solar energy and the provision / installation of low energy home appliances.

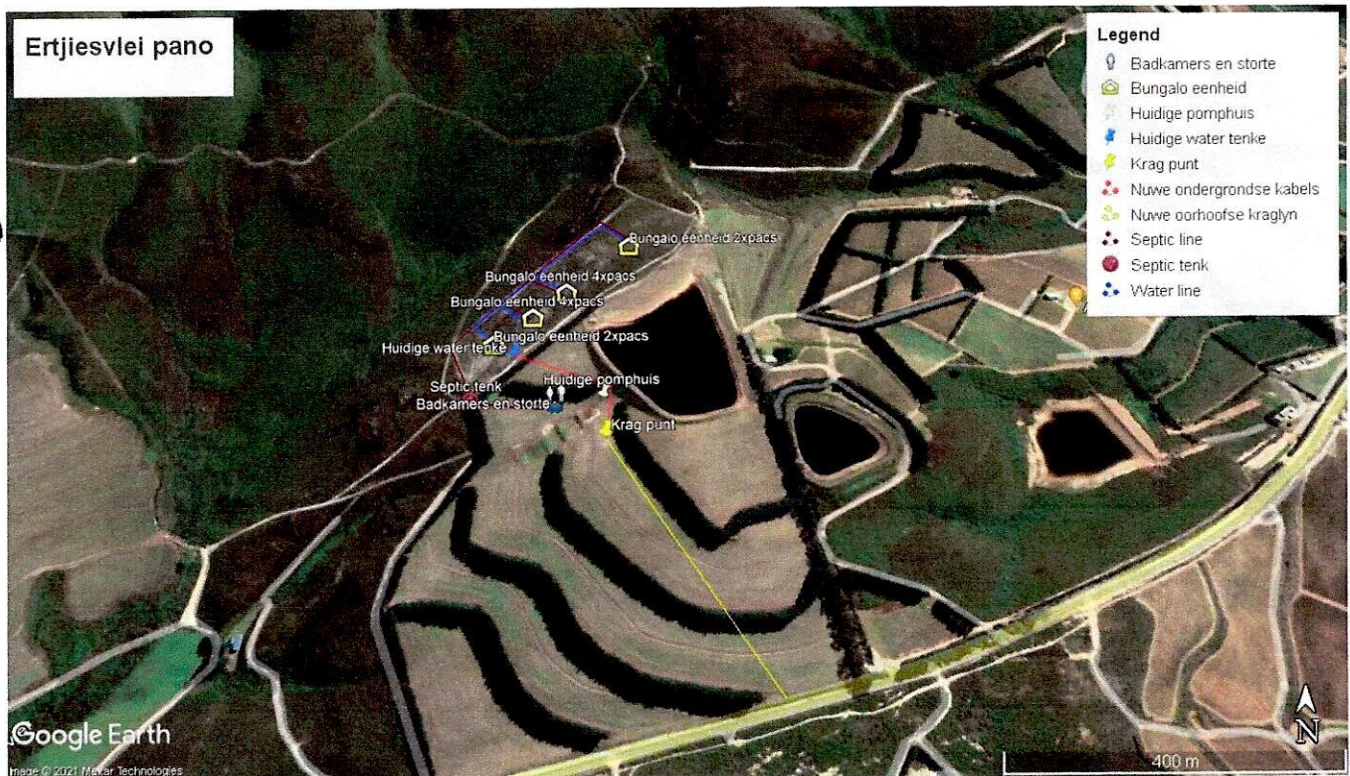
### **Fire Protection**

Fire extinguishers will be provided in accordance with the SANS 10400 T and W regulations for fire fighting purposes.

## Solid Waste

A waste recovery / recycling process will be implemented, and all recyclable waste will be removed from the waste stream. The farm management will collect the solid waste and will cart it away to the municipal solid waste dump site

The aerial image below indicates the proposed installation of services on the subject property to accommodate the proposed consent uses:



Map 2: Aerial image indicating existing and proposed services infrastructure

### 3.9.2 TRAFFIC IMPACT, PARKING AND ACCESS

Since we are not applying for a subdivision of Remainder Portion 3 of the farm Hemel & Aarde no. 587, no additional access points or access roads will be created and the existing access points and roads will remain. Access to the subject property is obtained from the Hemel & Aarde Road (the R320 travelling from Hermanus to Caledon). The existing access point to the farm will be used to provide access to the proposed tourist facilities and tourist accommodation units (eco cabins). The access point is indicated on the site development plan. During pre-submission discussions with the District Roads Engineer's (DRE's) office it was indicated that the proposed access point is supported in principle. The application will be circulated to the DRE for their formal comment.

The food and beverage stalls will require a minimum of 4 parking bays per 100m<sup>2</sup> GLA. This requires a mere 8 parking bays at most (GLA of ±180m<sup>2</sup> envisaged for food and beverage stalls). There is no specified parking requirement for picnic areas, children's play areas and mountain biking trails / pump tracks. A dedicated parking area with ninety (90) parking bays will be created. Based on the number of parking bays provided it is anticipated that a maximum of 180 to 270 guests (i.e. 2 to 3 visitors per vehicle) will be accommodated at the venue. Traffic will however be spread throughout the day.

All servitudes right-of-way, servitude areas and services servitude being referred to in title deed no. T82767/1995 will remain.

### **3.10 TITLE DEED**

The title deed T82767/1995 has no restrictions that need to be removed for this application to be approved. Since the title deed conditions are straight forward, a conveyancer's certificate is not submitted with this application.

All the servitudes and conditions pertaining to water usage and access as described in the title deed will remain unchanged for the purposes of this application.

There is no bond registered against the subject property.

### **3.11 FORWARD PLANNING & OTHER LAND USE DOCUMENTS**

#### **3.11.1 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2014)**

##### **DEVELOPMENT OUTSIDE THE URBAN EDGE**

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

- Does not alienate unique or high value agricultural land or compromise existing farming activities.
- Does not compromise the current or future possible use of mineral resources.
- Is consistent with the cultural and scenic landscapes within which it is situated.

- Does not involve extensions to the municipality's reticulation networks (i.e. served by off-grid technologies)
- Does not impose real costs or risks to the municipality delivering on their mandate.
- Does not infringe on the authenticity of rural landscapes.

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

- Existing roads will be used to accommodate the proposed tourist facilities and tourist accommodation units (keeping the impact on the environment to a minimum).
- There is no impact on the agricultural productive landscape since the proposed tourist facilities and tourist accommodation units will be in already transformed areas outside of the existing agricultural fields on the subject property. Areas available for the possible establishment of future agricultural activities on the subject property will not be affected.
- The proposed development does not compromise any possible future use of mineral resources.
- The provision, operation and maintenance of the services will be the responsibility of the farm owner. Additional services as described in Section 3.7.1 can be provided on site without having a negative impact on the environment.
- The tourist facilities and tourist accommodation units are a small-scale development to keep the impact on the rural landscape to a minimum.

From the above it is evident that the proposed development is consistent with the PSDF's (2014) criteria to reach the Provincial objectives to strengthen and diversify the rural economy.

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

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

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

- The tourist facility and tourist accommodation units will not compromise the existing or future farming production activities;
- The tourist facility and tourist accommodation units will be accommodated within already transformed portions of land and / or the removal of vegetation will be kept to a minimum;
- Adequate provision is made for access (existing) and parking (one parking area is proposed to keep the impact to a minimum);
- The existing and proposed structures are compatible with the overall built vernacular of the area.

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

### **3.11.3 OVERBERG DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (2017)**

The objective of the ODSDF (2017) is to optimise the rich and balanced mix of the Overberg's agriculture, tourism, heritage, conservation resources and eco system services within their scenic setting. With this application conserving the natural environment and maintaining the agricultural landscape are still promoted, and careful consideration is given to appropriate development rights. In addition, the tourist appeal and rural land use for Remainder Portion 3 of the farm Hemel & Aarde no. 587 are promoted and consistent with the Western Cape Land Use Planning Guidelines for Rural Areas (2019).

### **3.11.4 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)**

The *Overstrand Spatial Development Framework (2020)* stipulates that Remainder Portion 3 of the farm Hemel & Aarde no. 587 is situated outside the urban edge of the Overstrand region. The policy earmarks the subject property as "agricultural" and "other natural areas". Refer to the SDF Plan (2020) for the Overstrand region below:



Map 3: Overstrand SDF (2020)

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

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

In addition, the 2050 Vision of the Overstrand SDF (2020) includes the key policy of ensuring that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities.

Remainder Portion 3 of the farm Hemel & Aarde no. 587 will be used for tourism and agriculture purposes. The footprint of the proposed tourist facilities and tourist accommodation units as well as the impact on the agricultural land will be minimal. The zoning will remain for agricultural purposes. It is submitted that the proposed land use will respect the rural character

(with reference to the design of the structures and the green energy used) and is compatible with the area.

The proposed development will promote rural tourism in the Hemel & Aarde / Greater Hermanus area without degrading the critically biodiversity areas and agricultural land present on the subject property. The unique rural character of Hermanus is still promoted with this application.

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

### **3.12 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION**

#### **3.10.1 HERITAGE VALUE**

The application does not involve changing the character of a site larger than 5 000m<sup>2</sup> since the total extent of the proposed tourist facilities and tourist accommodation units will not exceed 5 000m<sup>2</sup> and the greater extent of the subject property's character will remain unchanged. Consequently, the proposed consent uses will not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

The proposed land use (tourist facilities and tourist accommodation units) will be accommodated in new structures on the subject property. Furthermore, the subject property is not earmarked as a property with heritage value and is also not associated with any persons or groups of heritage value or any past slavery occurrences.

#### **3.10.2 ENVIRONMENTAL IMPACT**

The extent, use and position of the tourist accommodation units and tourist facilities and the provision of services for the proposed tourist facilities and tourist accommodation units do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The proposed tourist accommodation units (eco cabins) will be

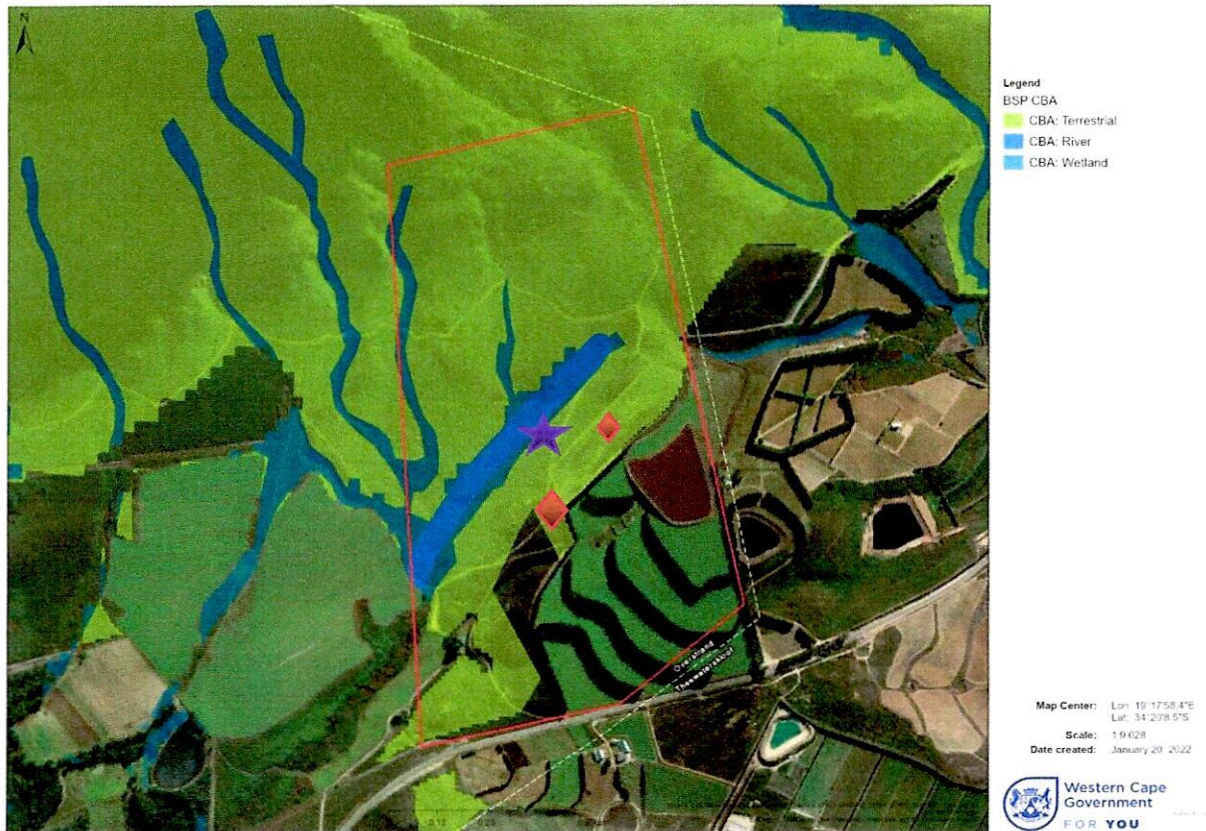
positioned next to existing farm roads. A small board walk will be developed for each unit from the parking bay up to the eco cabins instead of a paved walkway, to keep the impact on the environment to a minimum. The four (4) proposed tourist accommodation units / eco cabins will not trigger any listed activities in terms of NEMA (with specific reference to the maximum number of guests allowed for tourist accommodation purposes and the removal of 300m<sup>2</sup> or more indigenous vegetation). The four eco cabins (Bungalo's) will have a carbon free footprint (i.e. no permanent foundation).

The development footprint of the tourist facilities is small and within already disturbed areas; hence it is not anticipated that 300m<sup>2</sup> or more of indigenous vegetation will be removed to accommodate the proposed development.



There are Critically Biodiversity Areas (CBA) indicated for the subject property. The proposed tourist facilities and parking area falls outside of the CBA. In addition, only four units with relatively small floor areas (carbon free footprints) are proposed (two units of ±54m<sup>2</sup> each and two units of ±81m<sup>2</sup> each). The proposed eco cabins will be positioned next to existing farm roads. The Critically Biodiversity Areas (CBA) Map for the subject property indicates that the four proposed eco cabins will be positioned within the CBA: terrestrial. The client has however confirmed that this specific area on the farm was intensively used as pastures in the past. In addition, strips / blocks of vegetation in this specific area have been altered to create a fire break to create a buffer to slow and control a fire that might arise from the mountain areas. The CBA map does therefore not reflect the true status of the conservation worthy areas on the farm.

The area where the four eco cabins will be developed is considered an already disturbed / transformed area. In addition, only four units with relatively small floor areas (no carbon footprint) are proposed (two units of ±54m<sup>2</sup> each and two units of ±81m<sup>2</sup> each). The aforementioned confirms that the tourist accommodation units can be favourably considered at the positions indicated on the site development plan.

It is therefore submitted that the carbon free footprint and boardwalks to give access to the units will have a low impact on the CBA on the farm. The position of the eco cabins can therefore be positively considered for approval. Refer to the CBA map below:



Map 4: Critically Biodiverse Areas Map overlay on Remainder Portion 3 of the farm Hemel & Aarde no. 587

-  Tourist facilities & parking area
-  Location of four proposed eco cabins

### 3.13 PLANNING PRINCIPLES

The planning principle of spatial resilience do not apply to this application.

Spatial justice: This principle addresses the need to address the past imbalances regarding opportunity. The proposed development will contribute to addressing past apartheid spatial imbalances by providing access to employment opportunities particularly to the historically economically disadvantaged. This will increase the spending power of the employees by enabling upward economic mobility by being able to afford services, facilities and access to residential opportunities.

The proposed application will not further promote the spatial development imbalances. The

proposed application is in character with the existing rural area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposal has no negative impact on the conservation worthy areas and agricultural land on the farm. The development footprints will be kept to a minimum and within the 5 000m<sup>2</sup> floor area allowed for all structures on the farm. The tourist accommodation units and tourist facilities will not have a negative impact on the economic viability of the agricultural land. The tourist accommodation units and tourist facilities will rather add to the economic viability / self-sustainability of the subject property without negatively impacting on the conservation worthy / agricultural areas and surrounding farms.

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

The proposal is to an improved farm within an established agricultural and tourism area and will therefore not impact on a sensitive environment.

Efficiency: Ertjiesvlei Farm is easily accessible and conveniently located close to Hermanus, and situated within the Hemel & Aarde Valley, which makes travelling to the farm to make use of the tourist facilities easy and accessible to everybody. Currently the subject property is a working farm with no tourist facilities and tourist accommodation units associated with the farm.

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

Good administration: Our company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the

relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

#### **4. RECOMMENDATION**

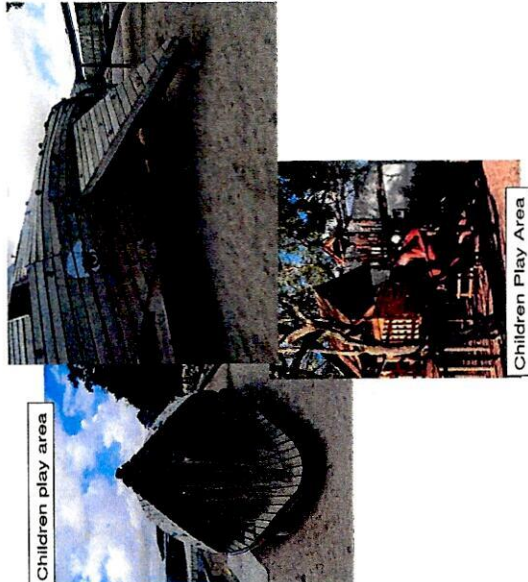
When this application is evaluated it is important to take note of the following:

- The proposed consent uses will not have a negative impact on the existing or future agricultural activities;
- The proposed tourist facilities and tourist accommodation units will be accommodated in already transformed areas and therefore the impact on the environment will be kept to a minimum;
- Carbon free footprints are proposed for the proposed eco cabins;
- The proposal is compatible with the existing character of the area;
- No additional access points or roads are proposed. All road infrastructure already exists;
- Services for the new structures can easily be provided without having a negative impact on the environment;
- The zoning will remain Agricultural Zone I;
- The proposal complies with the development management scheme land use restrictions applicable to AGR1 zoned properties;
- There are no restrictive title deed conditions that prohibit the proposed land use;
- The proposed consent uses of the subject property comply with the spatial planning policies of the area;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impacts in the area and that it will contribute towards the Overstrand rural area's tourist (specifically the agri-tourism) significance and value.



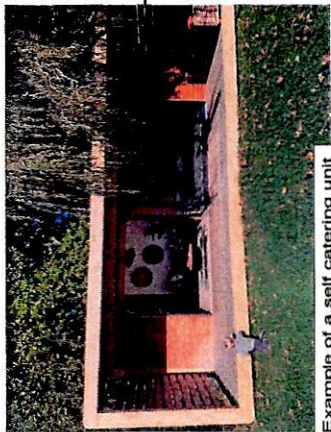
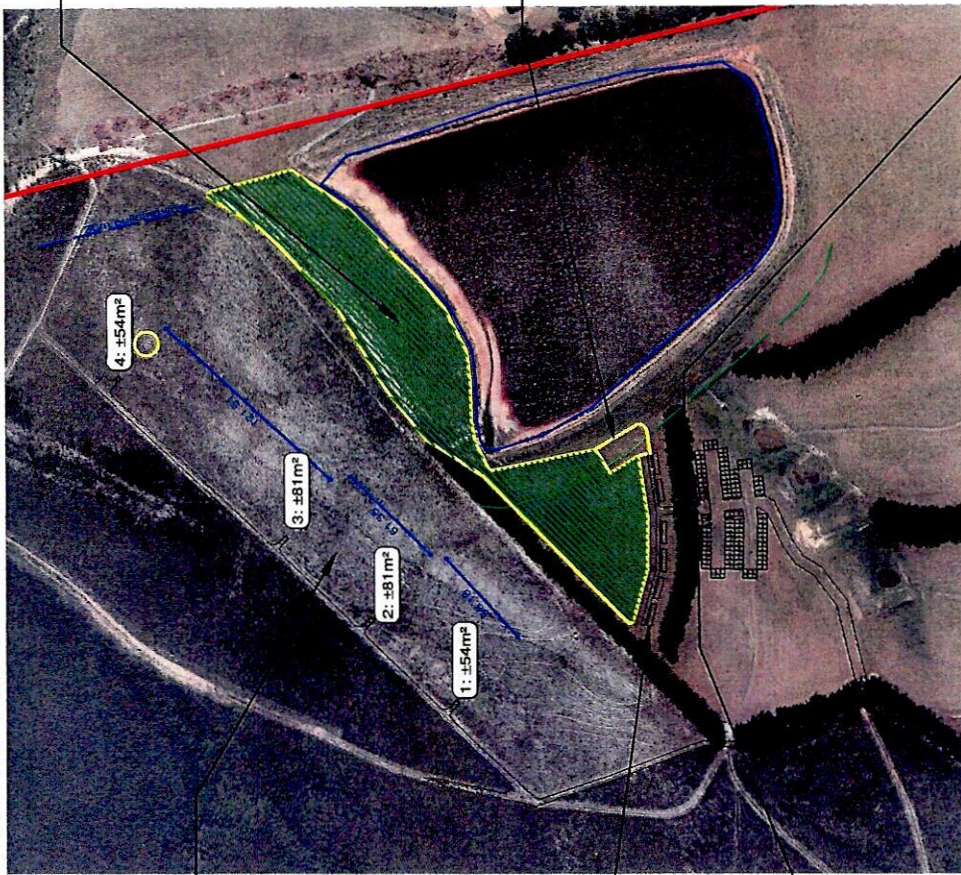
Example of the picnic area



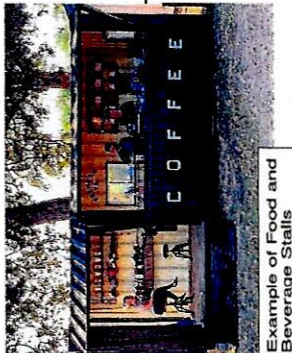
Children play area



Example of toilet and shower facilities



Example of a self catering unit



Example of Food and Beverage Stalls

Bicycle Wash Station



**NOTES:**

- Existing farm access roads
- Parking area for tourist facilities (90 parking bays)
- Toilets and shower facilities (±30m² x2)
- Food and beverage stalls (±32m² each x6 = 192m²)
- Picnic area (±180-270 guests)
- Children play area
- Proposed position of four (4) eco cabins
- Bicycle wash station
- Zoning: AGR1 with tourist facilities & tourist accommodation

**PLA'n Active**  
Stads- en Sireeksbeplanners  
Town & Regional Planners

All distances approximate  
and subject to survey.  
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Property Description:  
**REMAINDER PORTION 3  
OF FARM HEMEL &  
AARDE NO.587**

Plan Description:  
**SITE DEVELOPMENT  
PLAN (A)**

Scale: 1:2800  
Drawing Nr:  
farms87mncb3.dwg  
Date: January 2022



