

PORTION 18 OF THE FARM NO. 679, PAAPJES VALEY, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF H & N GREVER

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the amendment of the approved site development plan in terms of Section 16 (2)(l) of the By-law, in order to convert an existing structure on the property into the main dwelling.

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 be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **17 June 2022**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

GEDEELTE 18 VAN DIE PLAAS NR. 679, PAAPJES VALEY, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM WYSIGING VAN DIE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: MNRE WRAP PROJECT OFFICE NAMENS H & N GREVER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die wysiging van die goedgekeurde terreinontwikkingsplan ingevolge Artikel 16(2)(l) van die Verordening, ten einde 'n bestaande struktuur op die eiendom in die hoofwoning te omskep.

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 die Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar op die voorstel moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **17 Junie 2022**, met vermelding van u naam, adres, kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INXALENYE 18 YEFAMA INOMBOLO 679, PAAPJES VALEY, ECALEDON, UMASIPALA WASE OVERSTRAND: IMVUME NOKUHLENGAHLENGISWA KWESICWANGCISO SOPHUhLISO LWESIZA ESIVUNYIWEYO: WRAP PROJECT OFFICE EGAMENI LIKA H & N GREVER

Kukhutshwe isaziso ngokwemiba yeSoloty- 48 loMthethwana kaMasipala wase-Overstrand weSicwangciso soYilo lokuSetyenziswa koMhlaba, sonyaka wama-2020 (uMthethwana) ukuthi kufunyenwe isicelo soku kulandelayokuhlehlengiswa kwesicwangciso sophuhliso lwesiza esivunyiweyo ngokweSoloty 16(2)(l) yaloMthethwana ukuze ' kuguqulwe isakheko esele sikhona kwipropati ekubeni sibe yeyona ndawo yokuhlala ingundoqo.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: UCwangciso lweDolophu, Paterson Street, Hermanus nakwiThala leeNcwadi laseStanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **17 EyeSilimela 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu. Mnr. P Roux** kule nombolo yomxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Locality Plan

Portion 18 of the Farm Paapjes Valey 679, Caledon

 Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Urban Planning & Project Management

Inset



18/679

Scale 1 : 2000

Suburban context



998

Scale 1 : 4 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
AGRI	Agricultural Zone 1: Agriculture

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Farm Number	Portion 18 of the Farm Paapjes Valey 679, Caledon
Extent	0,8567ha / 8567m ²
Zoning	Agricultural Zone 1: Agriculture

3. BACKGROUND AND INTENT

Portion 18 of the Farm Paapjes Valey 679, Caledon, hereafter referred to as the subject property, is located approximately 11km from Baardscheerdersbosch (refer **Plan 1 – Locality Plan**). The property owners (Hilton Grever & Natalie Grever), appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**). The property owners bought the property in 2021, to escape the busy streets of Cape Town.

The subject property has a historic land use approval (refer **Annexure C – Historic Approval**), that allows for the following: An additional dwelling unit, farm shop/stall, place of entertainment, recreational facilities, and tourist accommodation. A Site Development Plan (SDP), indicating all these uses, was approved. The property owners reviewed the approved SDP and wants to amend the SDP. Their intention is to renovate and convert an existing structure on the subject property into their main dwelling unit. This will result that the need for the construction of an additional structure on the subject property, will fall away. The dwelling already built on the subject property will then be regarded as the additional dwelling unit of the property.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS INTENT

WRAP compiled this report to ensure the property owners' vision is achieved. The following is proposed:

4.1. Amendment of an approved site development plan in terms of Section 16(2)(L) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The indicates all the approved land uses (refer to Figure 1 below):

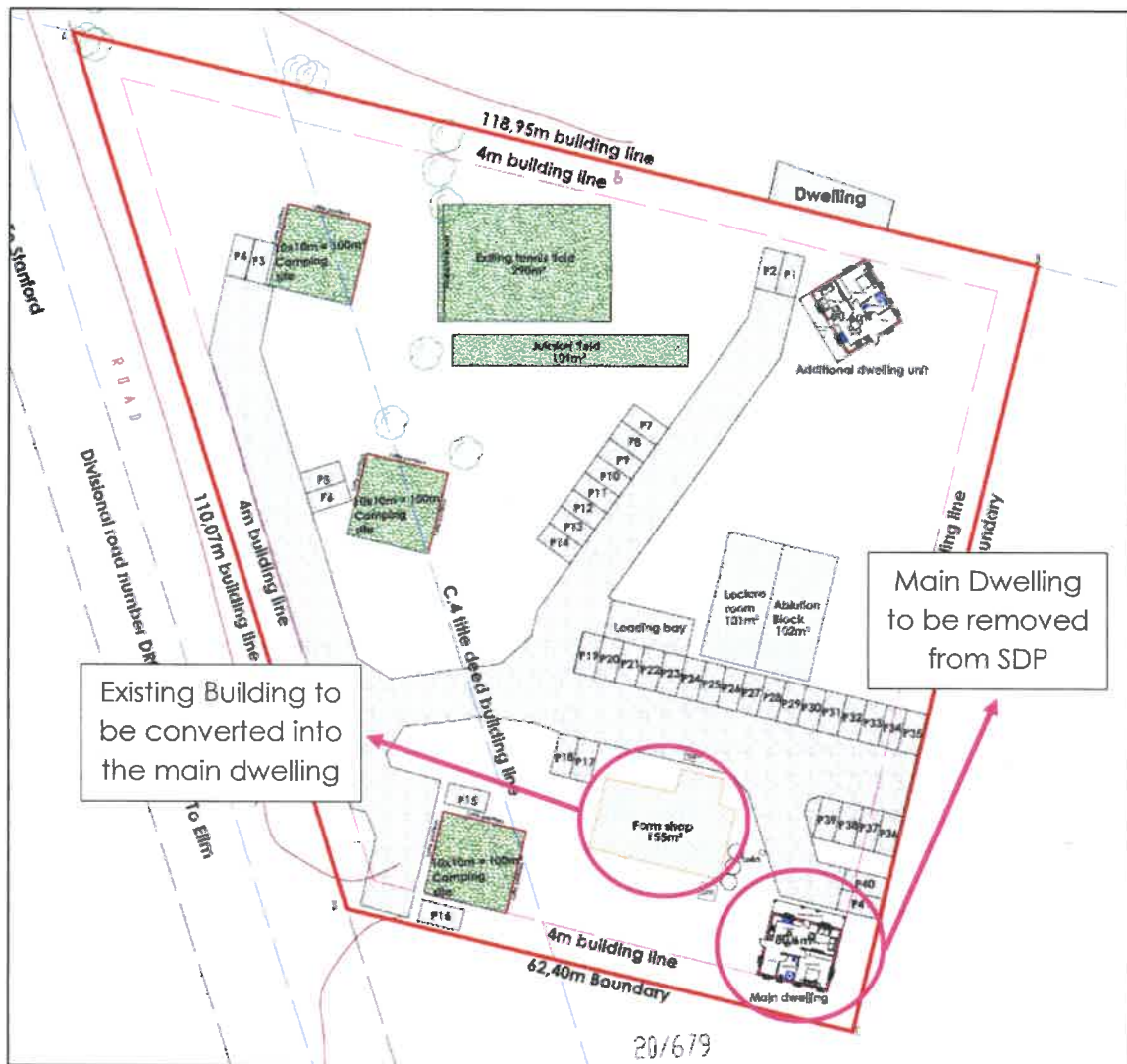


Figure 1: Historic Approved SDP

The property owners envision renovating and converting the existing building located on the subject property, into their main dwelling unit. The building has a footprint of 155m² and was proposed to accommodate the Farm Shop/Stall. The proposal is to also to add two swimming pools to the subject property, one that will be used by the proposed main dwelling and the other will be located in close proximity to the additional dwelling unit. (Refer **Plan 4 – Amended SDP**)



MOTIVATION

The property owners appointed Gericke Architects to design the proposed conversion. The materials will be of the highest quality and will be in line with the requirements of the Overstrand Municipality's Building Control. Once the proposal is approved the property owners will be required to submit building plans to the Overstrand Municipality's Building Control for approval.

5. APPLICATION

Considering the above, application is made for the following:

5.1. Amendment of an approved site development plan in terms of Section 16(2)(L) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are predominantly zoned Agricultural Zone 1: Agriculture. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan). The proposed amendment is not out of the ordinary and is allowed in terms of the OMLUS.

7. TITLE DEED

Title deed T53433/2021 (refer **Annexure B**) was perused and there are no conditions that restrict the proposed amendment of the SDP.

8. ZONING

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) (q) of the OM By-Law:



MOTIVATION

AGRICULTURAL ZONE 1: AGRICULTURE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.	Main Dwelling House	Comply
Consent use that may be applied for	Additional Dwelling Units , Agricultural Industry, Animal Care Centre, Aquaculture, Day Care Centre, Farm Shop/Stall , Fertiliser Plant, Guest House, Hotel, Institution, Intensive Animal Farming, Intensive Horticulture, Lodge, Mining, Place of Assembly, Place of Entertainment , Place of Instruction, Plant Nursery, Riding Stables, Service Trade, Tourist Accommodation , Tourist Facilities , Transmission Apparatus, Utility Services, Wellness Centre and 4x4 Trail.	Historic Approval: <ul style="list-style-type: none"> - An additional dwelling unit; - Farm shop/stall; - Place of entertainment; - Recreational facilities; and - Tourist accommodation. 	Comply
Development parameters			
Floor space	The total floor space of all buildings on the land unit may not exceed 5000 m ² , provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.	<ul style="list-style-type: none"> • Proposed Main dwelling 155m²; • Additional dwelling unit 80,6m²; • Lecture room 101m²; • Ablution block 102m²; <p>The tennis court, jukskei field and camping sites are not buildings and have not been factored into the calculation.</p> <p>The total floor space is 438,6m².</p>	Comply
Building lines	Street building line is 4m Common boundary building line is 4m	No buildings are located closer than 4m from the boundary line.	Comply



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<p>Height</p>	<p>i. The maximum height of a building, measured from the base level to the top of the roof is 8,0m provided that;</p> <p>ii. Agricultural buildings other than dwelling units shall not exceed a height of 12m 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 bona fide agricultural activities, are exempt from the requirement of 16.6.</p>	<p>i. None of the existing or proposed buildings exceed 8m;</p> <p>ii. There are no agricultural buildings on the subject property;</p> <p>iii. Comply</p>	<p>Comply</p>
<p>Parking</p>	<p>Parking and access shall be provided on the land unit in accordance with the OMLUS</p>	<p>Dwelling house = 2 parking bays; Additional dwelling unit = 1 parking bay; Camping sites = 3 parking bays Lecture room will accommodate 26 people = 13 parking bays; Tennis court = 2 parking bays for 4 players; Jukskei field = 5 parking bays for 10 players There are 28 parking bays required and 39 parking bays are provided.</p>	<p>Comply</p>
<p>Loading bays</p>	<p>The minimum off-street loading requirements are 1 bay per 500m² for the first 1000m² of GLA, thereafter 1 bay per 1000m².</p>	<p>The total floor space is 438,6m² and 1 loading bay is provided.</p>	<p>Comply</p>
<p>Site development plan</p>	<p>Council may require that a site development plan (SDP) be submitted for approval in accordance with 16.3.</p>	<p>An Amended SDP is submitted.</p>	<p>Comply</p>



9. SERVICES

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

Electricity

Electricity is provided by Eskom.

Water

A borehole was drilled on the subject property which is supplemented by rainwater harvested from all roofs to provide potable water.

Sewage

Conservancy tanks will be installed which are to be emptied by a private service provider.

Solid Waste

The owners will collect and dispose of solid waste at an OM waste transfer station.

Access and egress

Access and egress to the subject property is gained from an existing access point at 13,42km from Divisional Road number DR01218.

10. NEED AND DESIRABILITY

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 land use application was to ensure the subject property meets the needs of the property owners. The desirability is more often a personal feeling of the property owners. The intent is to amend the SDP according to the vision that the property owners have for the subject property. The proposal is not proposed to benefit any other users or persons. The proposed amendment will increase the property value.

To achieve their vision, the property owners have 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 main dwelling house will be accommodated within the existing building. No additional approvals are sought as a main dwelling is a primary right in terms of the OMLUS. The additions will comply with the OMLUS's development parameters ensuring no views, sunlight, or the character of the area is affected.

Economic impact

There is little to no impact on the economy. The additions proposed on the existing building will temporarily employ a contractor that will use workers to assist in the



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construction phase. Building materials will be purchased at local suppliers which will have a positive impact in the surrounding economy.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The development will not affect the property values of surrounding properties.

Impact on heritage

The subject property is not listed in the OM Heritage Register.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within the Coastal Protection Zone.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Scenic Route

The subject property is located adjacent a scenic route (Divisional Road number DR01218). The property owners acknowledge the significance of the route and would not want to impact on the scenic nature thereof.

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

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	This is noted and all future plans submitted to the OM will consider this.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	The affected parties will be afforded the opportunity to comment on the application during the public- and authority commenting period.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted and is not applicable to this application as it is not located on a slope.



MOTIVATION

8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	This is noted and is not applicable to this application, the proposal is to renovate an existing building.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	This is noted, the subject property is not proposed to be developed and only the approved land uses will be proposed.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	This is noted.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	This is noted and is not applicable to this application as it is not located on a slope.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	This is noted and all future plans submitted to the OM will consider this.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	No new buildings are currently proposed the proposal is to renovate an existing building, into the main dwelling.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	This is noted and is not proposed.

11.3 Spatial Planning Policies

This proposal to amend the SDP is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.



12. PLANNING PRINCIPLES

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

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for an amended SDP will not contribute to past spatial injustices.

Spatial sustainability

Spatial sustainability in the context of land use planning, means promoting mixed use environments which allow for a functional space economy to flourish. The mixture of the proposed tourist related land uses and activities on the subject site promote a functional space economy which is currently absent on the subject property.

Efficiency

Efficiency refers to the need to create rural areas that optimise on the use of space, energy, infrastructure, resources and land. The land uses allowed on the subject property are intended to optimise on the use of space, infrastructure, resources and land on the subject property within the carrying capacity limits of the subject property.

Spatial resilience

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

Good administration

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



13. EVALUATION

The property owners have bought the property with the vision to develop a suitable main dwelling that will meet their requirements. The approved SDP contains a main dwelling shown as a separate building located on the subject property. The property owners however have a vision to rather renovate and convert an existing building and furnish it to be utilised as their main dwelling unit.

The proposal for the amendment is in harmony with all relevant spatial planning policies which illustrates that the property owners did not arbitrarily invent this proposal but had due consideration for relevant spatial planning policies. The title deed also is not restricting the proposed amendment and the historic approval annexed hereto indicates past alignment with the relevant spatial planning policies.

14. RECOMMENDATION

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

- 14.1 Amendment** of an approved site development plan in terms of Section 16(2)(L) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.



Aerial Map
Portion 18 of the Farm Paapies
Valley 679, Caledon

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrappgroup.co.za

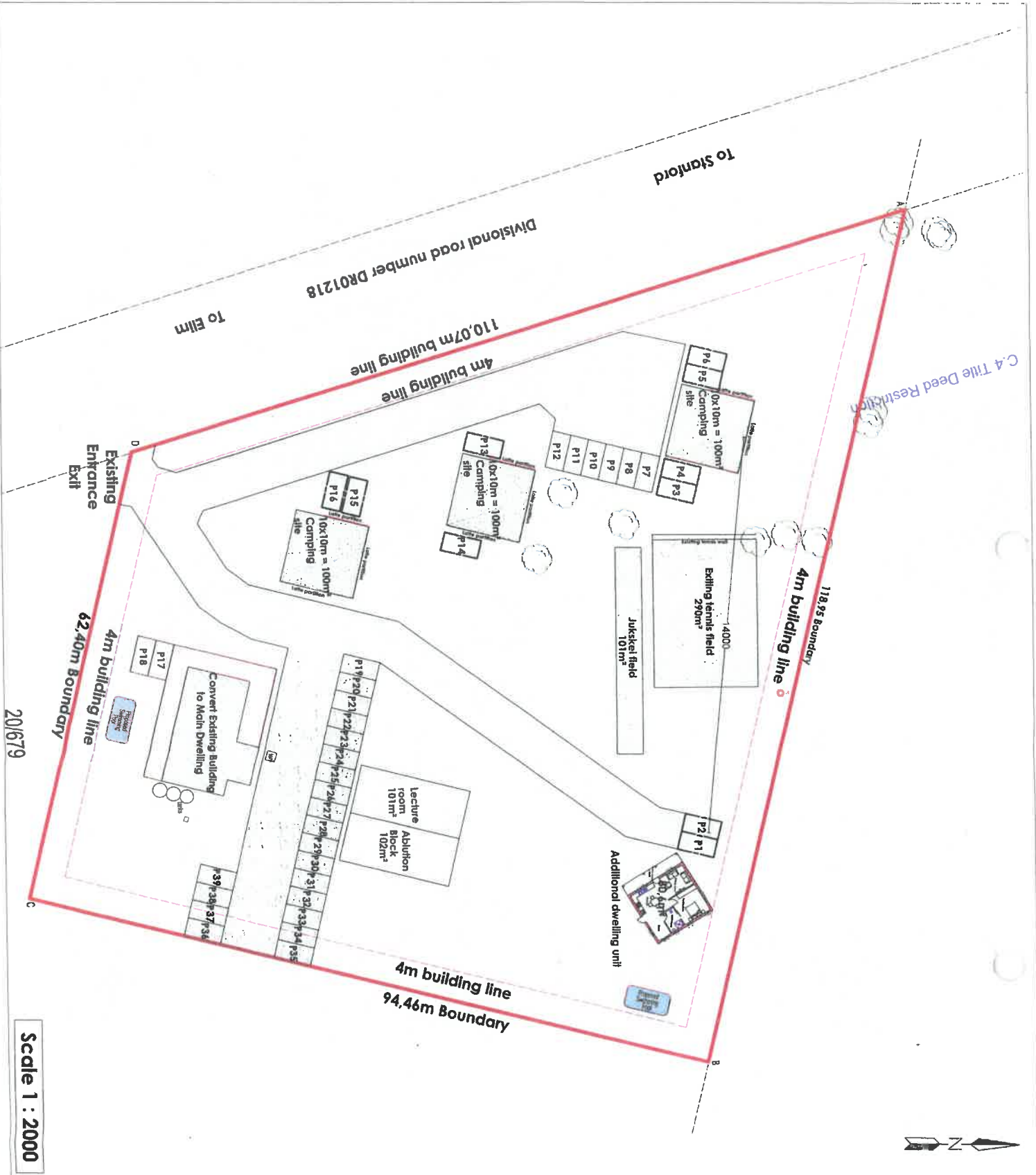
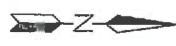
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

NTS



Project Office
Town Planning & Project Management

AMENDED
 Site Development Plan
 Portion 18 of the Farm Paapjes
 Valley 679, Caledon



Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

Tel: 028 313 1411

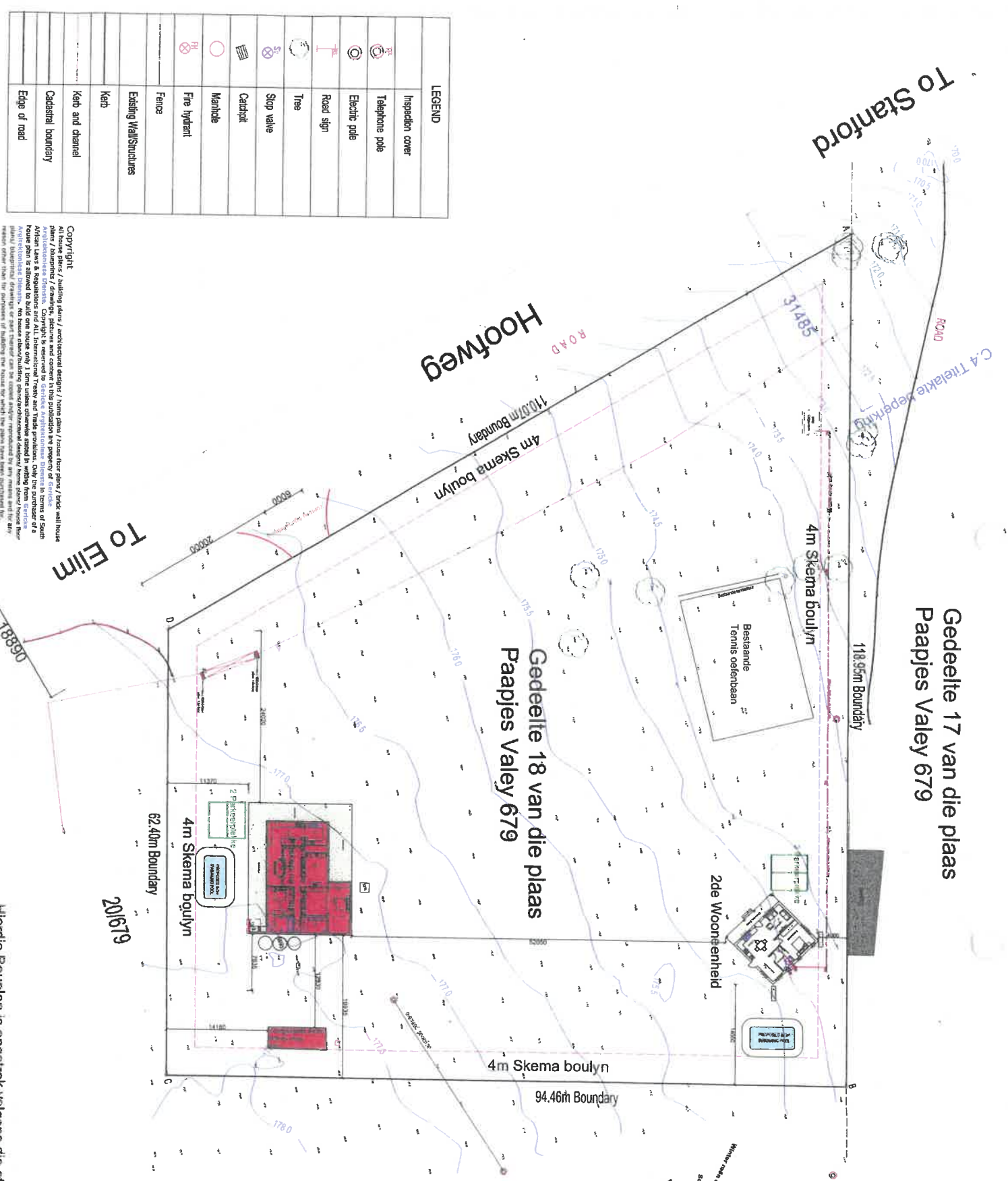
Email: admin@wrapp.co.za

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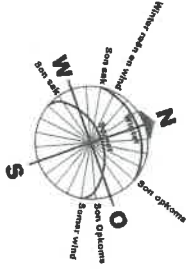


Copies of A3

Gedeelte 17 van die plaas Paapjes Valley 679



█	Nuwe Steenwerk
█	Nuwe Houtwerk
█	Nuwe Rietdoolyn
█	Nuwe Stormwaterlyyn
█	Nuwe Staal
█	Nuwe Fondasies / Beton



Bestaande Gebou omskep in Woning:	155.47m ²
Aanbouwing:	7.17m ²
Onderdak Sleep:	99.01m ²
2de Woning:	78.11m ²
Swembad:	36.00m ²
Totaal:	339.76m²
EFF:	0.8567Ha
Dekking:	3.97%

Gerieke Argitektoniese Dienste
Johan Gerieke
 P.-Arch.Draught. (D2669)
 Posbus 392, Gannabai, 7200
 Telfaks: 028 394 1659 Sel: 082 453 8554
 gerd@jks.co.za
 Lid van SAIT: S07023

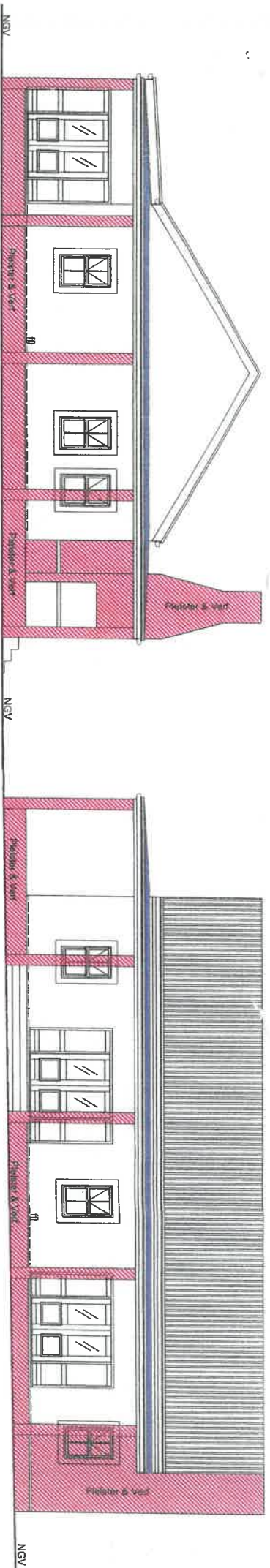
Beskrywing:
 Voorgestelde Aanbouwing vir Mnr H
 Grever, Gedeelte 18
 van die plaas Paapjes Valley 679,
 Paapjesvallei,
 Oewerstrand Munisipaliteit.

Plan nagelees deur: Daum:
 J.S. Gerieke

Okkupasie SANS10400:	
Tekening:	Terrinplien
Doel:	Munisipale Goedkeuring
Projek #:	18/H/G/22
Skaal:	1:500
Bladsy:	A3
Datum:	22 Februarie 2022

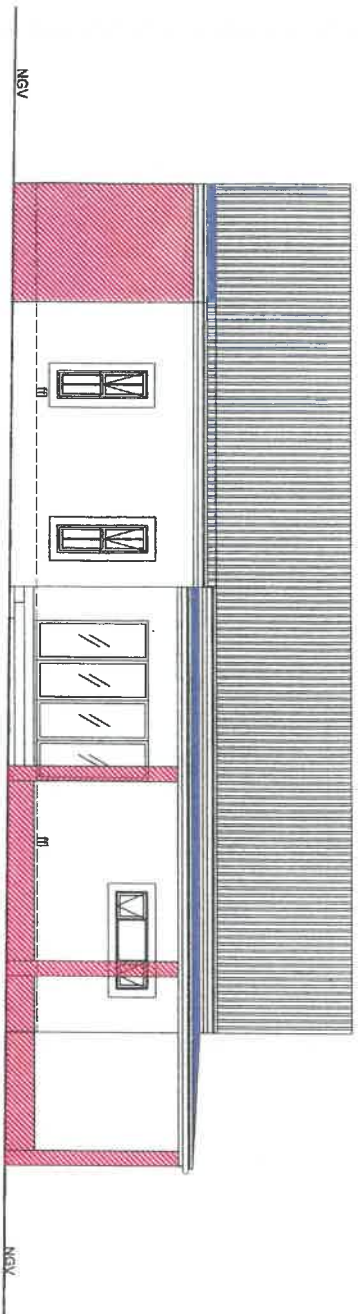
	Inspection cover
	Telephone pole
	Electric pole
	Road sign
	Tree
	Stop valve
	Catchpit
	Manhole
	Fire hydrant
	Fence
	Existing Wall/Structures
	Kerb
	Kerb and channel
	Cadastral boundary
	Edge of road

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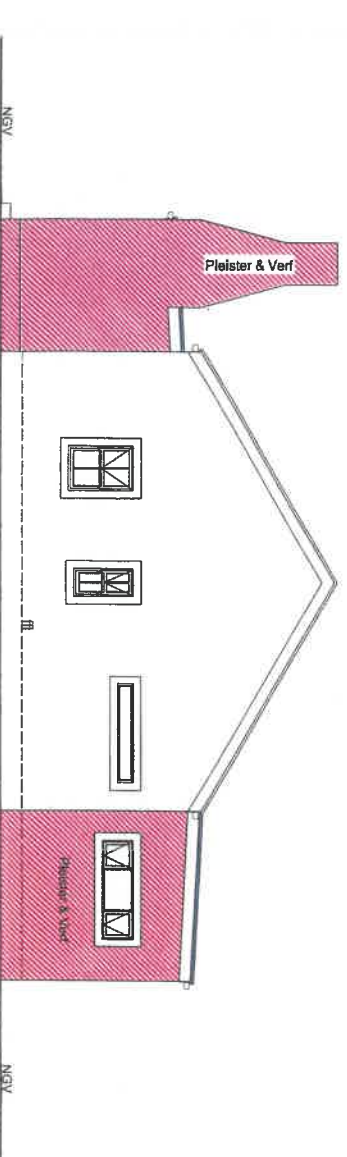


Noordwes Aansig Skaal 1 : 100

Suidwes Aansig Skaal 1 : 100



Noordoos Aansig Skaal 1 : 100



Suidoos Aansig Skaal 1 : 100

Oppervlaktes :

Bestaande Gebou	155,47m ²
omskerp in Woning :	
Aanbouwing :	7,17m ²
Onderdak Slaap :	99,01m ²
2de Woning :	78,11m ²
Swembad :	36,00m ²
Totaal :	339,76m²
Erf :	0,8567Ha
Dekking :	3,97%

Gerieke Argitektoniese Dienste

Johan Gerieke
 P. Arch. Draught. (D2889)
 Posbus 382, Gansthal, 7220
 Telfaks : 028 394 1659 Sel. : 082 453 8554
 gnd@raxess.co.za
 Lid van SAT : S07023

Beskrywing :

Vorgestelde Aanbouwing vir Mnr H Grever, Gedeele 18 van die Plas Paaples Valley 679, Paaplesvlei, Overstrand Munisipaliteit.

Plan nagaan deur : Datum :
 JLS Gerieke

OKkupaste SANS10400 :

Tekening :	Aansigle
Doel :	Munisipale Goedkeuring
Projek # :	18/H/G/22
Skaal :	1:100
Bladsy :	3
Datum :	22 Februarie 2022

