

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
22 March 2016
(Also the agenda for the Mayoral Committee Meeting: 30 March 2016)**

15.

**PORTION 22 OF THE FARM MODDER RIVIER 654, CALEDON DIVISION :
APPLICATION FOR CONSENT USE : PORT WILD PROPS 11 (PTY) LTD**

**Farm 654/22 (2741)
SW van der Merwe
22 January 2016**

(028) 313 8900

Hermanus Administration

1. Executive Summary

To consider an application for consent use (tourist accommodation) submitted by Port Wild Props 11 (Pty) Ltd, the registered owner of Portion 22 of the Farm Modder Rivier 654, Caledon Division.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B and the applicant's Motivation Report as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Section 2.2 of the Overstrand Integrated Zoning Scheme Regulations
Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background

The subject property measures ±97 ha in extent and is zoned for Agricultural Zone 1 purposes. The property is situated ±10km east of Stanford and is developed with a primary dwelling, associated outbuildings and a manager's cottage.

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The applicant proposes to utilise the existing manager's cottage ($\pm 200\text{m}^2$ in extent) for tourist's accommodation purposes. Application is also made for the construction of a campsite comprising four tented platforms, ablution facilities and communal cooking/food preparation area. The aforementioned structures will be situated outside the 32m buffer from the existing dam and stream.

In terms of the Scheme Regulations the following definitions pertaining to the proposed consent uses should be noted, namely:

*“**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 campsites, provided that the use complies with the requirements of any other relevant legislation.”*

Discussion

The application was advertised in the prescribed manner and notices were served on the adjoining property owners and the applicable government departments. Four letters of objection were submitted (refer to Annexure D) which could be summarised as follows:

- Object to the provision of a campsite as water is a scarce resource that feeds a number of surrounding properties where agricultural activities is dependent on water;
- Increased water usage will detract from the value of surrounding properties which is reliant on water for its existence, and
- Sewage system will impact negatively on water users downstream.

Townplanner's Comment

From the above it is clear that no objection is raised to the consent use application pertaining to the use of the existing manager's dwelling for tourist accommodation purposes. The objections relate to the impact of additional water use as a result of the four campsites on the adjoining properties. The applicable primary rights pertaining to the subject property allow the construction of amongst other labour's cottages as a primary right. In this case only a primary dwelling and one manager's dwelling has been constructed whilst the property is not used for agricultural activities that requires irrigation or water for animals, but only for the harvesting of fynbos.

The opinion is held that compared to the applicable primary rights which have not been exercised in this case the impact of a campsite comprising four stands is deemed to be low and would not have a significant impact on the surrounding properties and associated water users. As such the opinion is

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held that an argument based on negative impact on property value in this regard cannot be sustained.

It should further be noted that the proposed sewage system will be a closed system to the specifications of DAFF and would be situated further than 32m from a watercourse. As such it would not negatively impact on water users downstream.

The applicant's comment on the objection is attached as Annexure E.

Evaluation

The Overstrand Municipal Spatial Development Framework, 2006 (SDF) promotes amongst other strategic policies tourism and local economic development in the municipal area. The SDF further promotes the protection of the natural environment and high potential agricultural land, whilst also supporting diversification of funding streams from non-agricultural activities (i.e. tourism and tourist facilities) in order to support the income generated from agricultural activities.

The subject property remains zoned agricultural and apart from the harvesting of fynbos is not utilised for agricultural purposes. The opinion is held that the proposed tourist accommodation facilities (campsite and self catering unit) would not negatively impact on the character of the area whilst it would support the principles of economic development and promote tourism into the area. It will also serve to support and enhance the viability of the subject property. The proposal is also supported by the Western Cape Department of Agriculture.

The campsite will be located in an already disturbed area, outside the 32m buffer from a watercourse, whilst the sewage system would be a closed system to the specification of DAFF. Details will be submitted to the Municipality for approval, prior to the commencement of the development.

The subject property is not located in an area where municipal services are readily available. As such the applicant will be responsible for the provision of services and the removal of refuse to an approved municipal dumping site. The applicant will also have to demonstrate that water is available in compliance with the relevant SANS standard to ensure it is suitable for human consumption.

The Title Deed does not contain any restrictive conditions that prohibit the proposed development.

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Conclusion

That the application be supported as per the recommendation below.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Fire Department

The proposed use is subject to compliance with requirements of National Fire Protection Regulations SANS 10400T:2011 and the Overstrand Community Fire Safety Bylaw PN 6454 of 2007

Department of Health

Activities on premises should comply with all relevant Health Requirements and not cause any pollution, nuisances or risk to Health

Environmental Officer

The application does not trigger any listed activities and therefore has no implication on the NEMA regulations.

Senior Manager, Engineering Services

Services Report attached as Annexure F

Senior Manager: Operational Services

Comment attached as Annexure G.

10. Annexures

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Letters of objection
- Annexure E: Applicant's comment on objections

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Annexure F: Services Report
 Annexure G: Senior Manager: Operational Services : Gansbaai
 Annexure H: Comments: Department of Transport
 Annexure I: Comments: Telkom
 Annexure J: Comments: BGCMA
 Annexure K: Comments: Cape Nature
 Annexure L: Comments: Department of Health
 Annexure M: Comments: Department of Agriculture
 Annexure N: Comments: Eskom

RECOMMENDATION:

1. that the application received from Portwild Props 11 (Pty) Ltd, the owners of Portion 22 of Farm Modder Rivier 654, Caledon Division, for a consent use (tourist accommodation) in terms of the provisions of Section 2.2 of the Overstrand Integrated Zoning Scheme Regulations, **be approved**;
2. that the approval in 1 be subject to the following conditions:
 - (a) that the development rules applicable to Agricultural Zone I be complied with;
 - (b) that prior to the submission of building plans, a Site Development Plan be submitted for approval by the Senior Manager : Town- and Spatial Planning which Site Development Plan will become the masterplan for the development and shall as a minimum indicate the siting of the proposed facilities (campsites, ablution and cooking facilities, parking phasing), elevational detail, etc.;
 - (c) that details of the sewage system be submitted for approval by the Senior Manager : Engineering Services prior to the submission of building plans;
 - (d) that the comments received from the Department of Transport (Annexure H), Telkom (Annexure I), BGCMA (Annexure J), Cape Nature (Annexure K), District Health (Annexure L), Department of Agriculture (Annexure M), and Eskom (Annexure N), be adhered to;
 - (e) that Council reserves the right to rescind this approval without payment of compensation should any justified complaints be received with regard to noise and disturbance/the manner in which the establishment is conducted;

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- (f) that full details of any structures pertaining to renewable energy proposals (solar/photovoltaic panels/wind turbines), be submitted for prior approval by the Senior Manager: Town- and Spatial Planning and that any additional requirements the Municipality in this regard may have, be complied with;
 - (g) that any additional conditions that Council may deem fit be imposed and be implemented by the developer should a public disturbance or nuisance be created;
 - (h) that proof with regard to the sustainability and capacity of the water source be submitted prior to the approval of building plans; and
 - (i) that commercial rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget.
3. that the applicant be notified of its right of appeal in terms of the provisions of Section 62 of the Municipal Systems Act, 2000 (Act 32 of 2000) with regard to the above decision and conditions of approval.

RESPONSIBLE OFFICIAL :	S VAN DER MERWE
TARGET DATE FOR IMPLEMENTATION :	13 APRIL 2016
TARGET DATE TO INFORM APPLICANT :	13 APRIL 2016
TARGET DATE TO INFORM OBJECTOR :	13 APRIL 2016

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(028) 313 8900

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 MARCH 2016, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

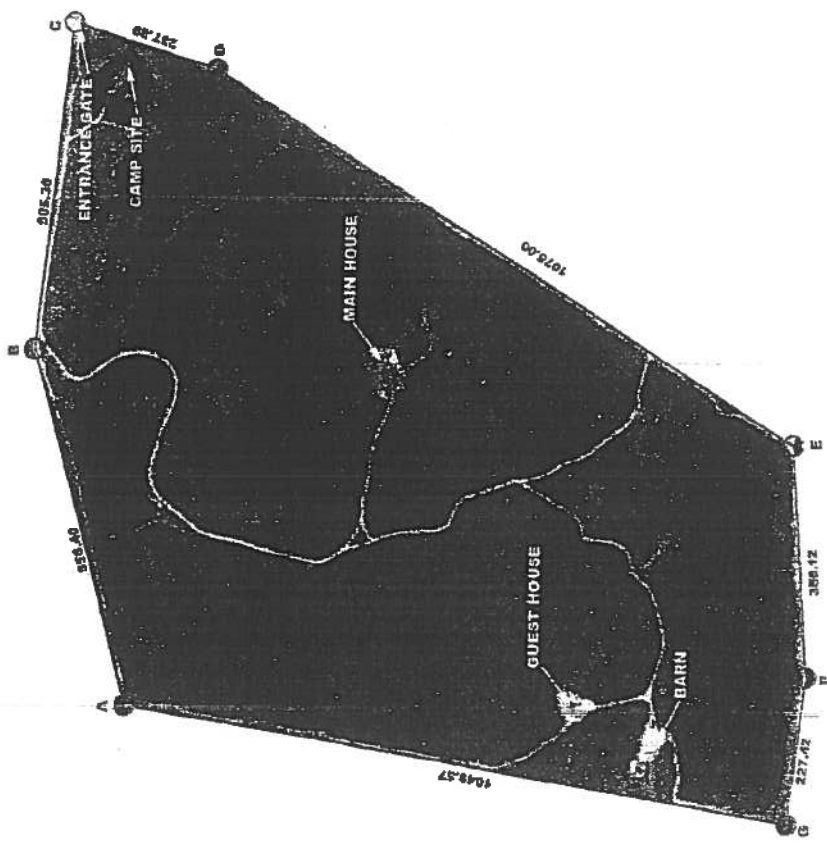
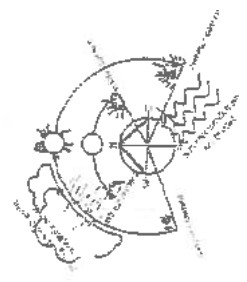
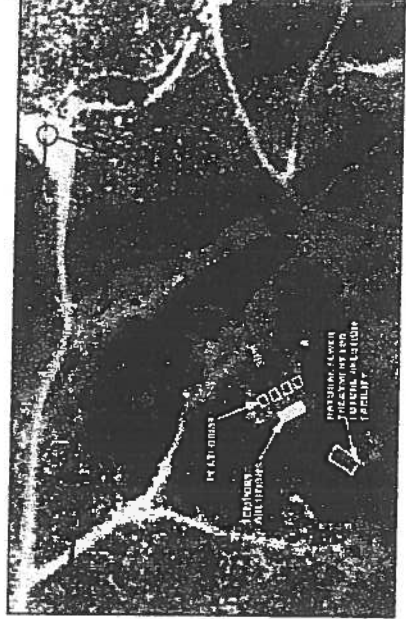
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LIGGINGSPAN / LOCALITY PLAN
Portion 22 / 654 Modderivier



PLAN NO. 1
Drawing
CAMP SITE
Client
Mrs. Gordon
FARM
SECTION 22 OF FARM
MODERNISED 664
Scale AS SHOWN
STAMPED - WCAPB
BIG DESIGN
124, 208, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



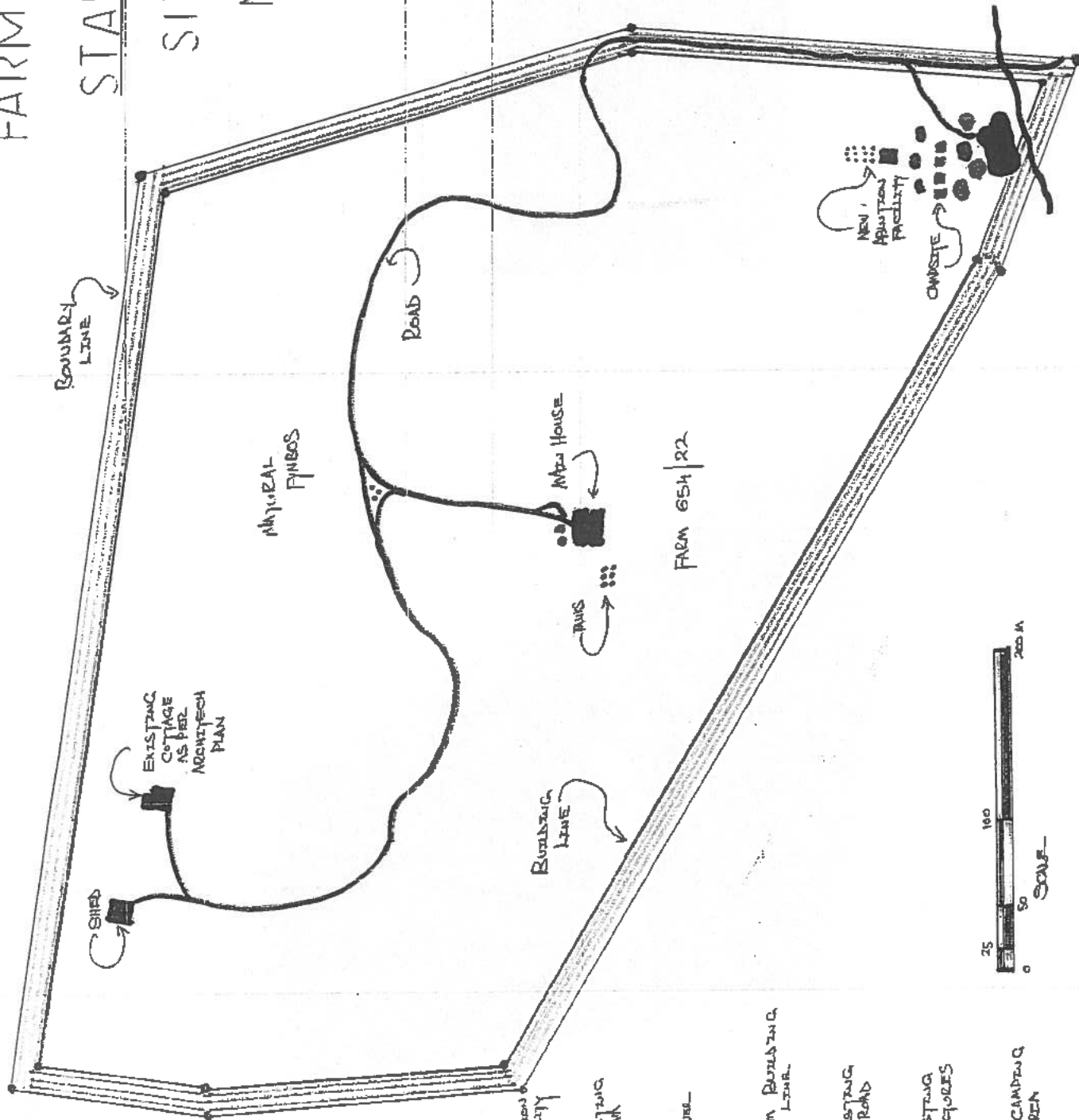
SITE PLAN
1:1000

CAMP SITE
1:25








FARM 654 / 22

STANFORD

SITE DEVELOPMENT - MENT PLAN



LEGEND

-  NEW ADULTON FACILITY
-  EXISTING BANK
-  RIVER
-  30M BUILDING LINE
-  EXISTING ROADS
-  EXISTING STRUCTURES
-  NEW CAMPING AREA

Consent Use Application

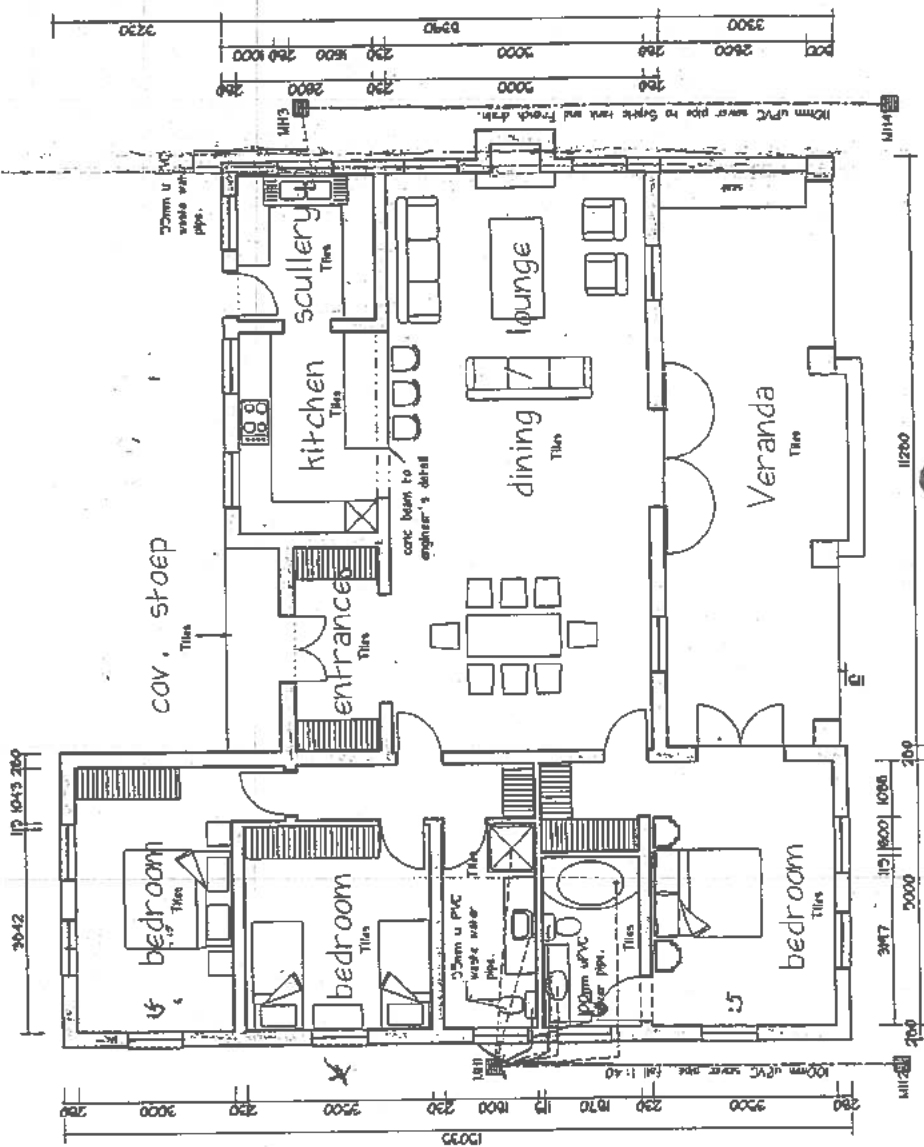
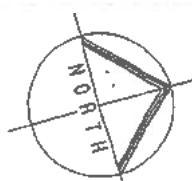
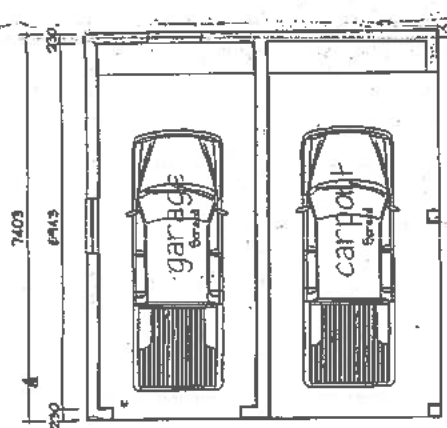
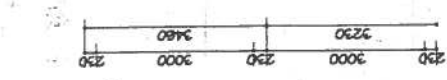
ANNEXURE B1/5

PART WILD PROPS 11 (PPL) LTD

COTTAGE & CAMP SITE



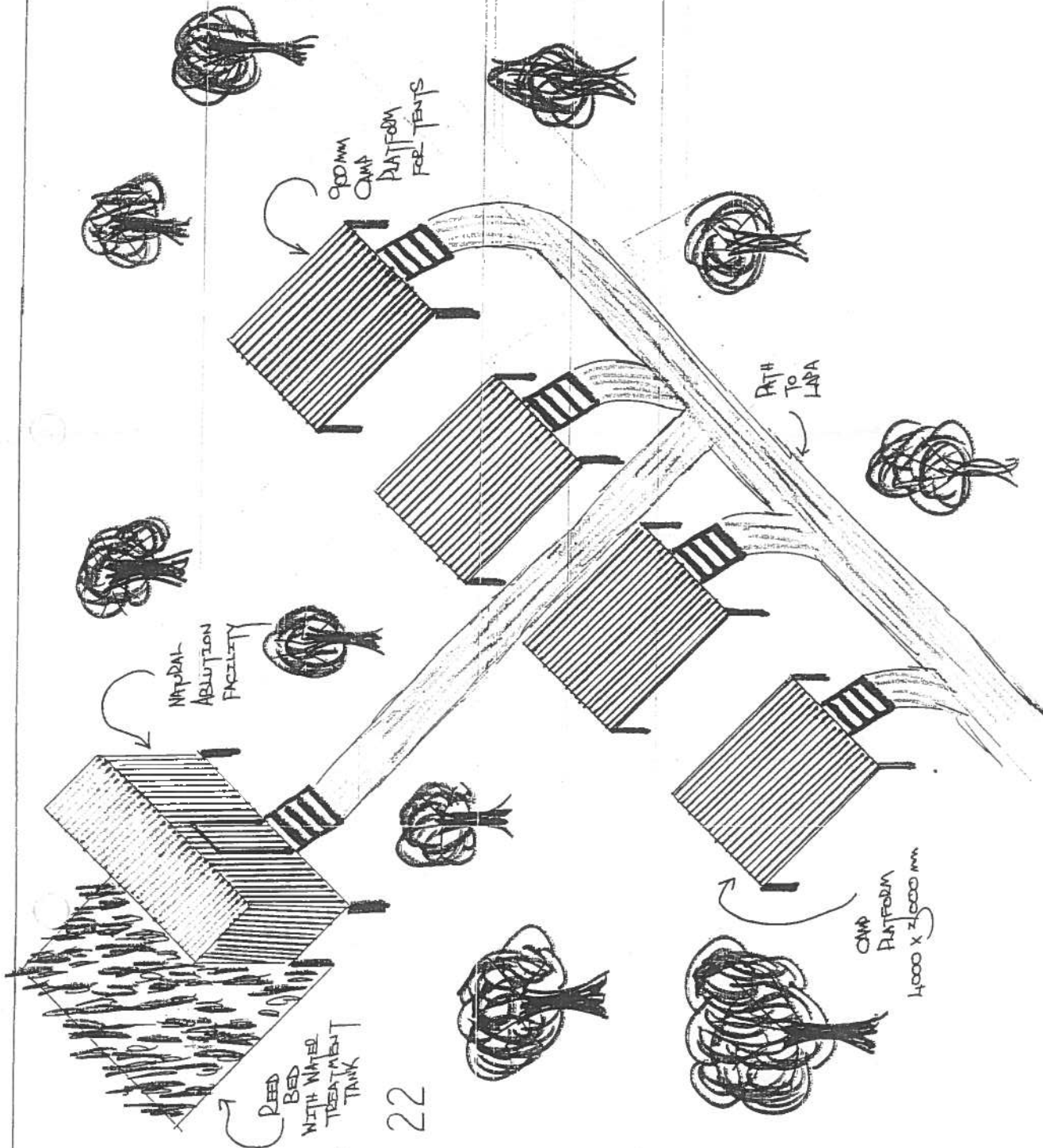
<p>NOTES:</p> <p>ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY BY-LAWS.</p> <p>QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT T & P SPECIFICATIONS.</p> <p>ALL STRUCTURAL WORK TO BE SUPERVISED BY A REGISTERED PROFESSIONAL ENGINEER.</p> <p>CONTRACTOR TO NOTIFY ALL LOCAL AUTHORITIES AND OVERSEASING OFFICE AND TO CHECK STATE ADMINISTRATION OF THE APPLICABLE TOWN PLANNING REGULATIONS, THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 1977 (AS AMENDED) AND BUILDING STANDARDS ACT 1977 (AS AMENDED) FOR CORRECT SETTING OUT OF BUILDINGS.</p> <p>REVISIONS TO NOT TO BE SCALE AND/OR LISTED REVISIONS TO BE USED.</p> <p>THE CONTRACTOR OF THIS DRAWING IS ASSIGNED TO THE ARCHITECT. THIS DOCUMENT ONLY TO BE USED ON THE SITE FOR WHICH IT WAS PREPARED UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT.</p>	<p>Ground Floor 170m²</p> <p>Verandah 37m²</p> <p>Car, Stoep 4m²</p> <p>Garage/Carport 50m²</p> <p>Total 266m²</p>
	<p>CLIENT:</p> <p>MR & MRS GORDON</p> <p>ARCHITECT:</p> <p>MAUREEN WOLTERS ARCHITECT</p> <p>16/2 Jordan Street P.O. Box 133 STANFORD 7250 Call: 082 461 3028 Email: maureen@maurw.co.za</p>
<p>PROJECT:</p> <p>MANAGER'S COTTAGE FARM GORDON STANFORD</p>	
<p>DESCRIPTION:</p> <p>GROUND FLOOR PLAN</p>	
DATE	FEBRUARY 2007
SCALE	1:100
DRAWN BY	JG
CHECKED BY	AW
DRG. NO.	01



BOLLEWERK
SUPPLYING CONTRACTORS OF HIGH
 2007-03-28
 MUNICIPALITY OF
 OVERSTRAND
 MUNICIPALITY

21/05/2007
 Maureen Wolters

OVERSTRAND MUNICIPALITY
 Building plan No. _____ is recommended for approval subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977.
 It is approved subject to the applicable Town Planning regulations, the National Building Regulations and Building Standards Act 103 of 1977.
 City/Township Council Officer
 Date: _____
 This approved building plan No. _____
 Approved by: _____



CAMP
SITE

LAYOUT

FARM 654

STANFORD

22

CAMP SITE & ABLUTIONS



Port Wild Property Holdings

**Port Wild Props 11 (Pty) Ltd
Trading as Felicita Farm
PO Box 79, Constantia, 7848**

Modderrivier Farm, Salmonsdam Rd, Stanford, 7210

Cell: (+27) 0845949999 Fax: (+27) 0865433333

APPLICATION FOR CONSENT USE

(FARM 654/22)

BACKGROUND

The farm was purchased in 2007 and a main house, "managers cottage" and shed were erected.

This motivation is for an application for consent use in terms of the new Overstrand Scheme Regulations for tourist accommodation as there is a requirement for accommodation in the Salmonsdam area which attracts tourists to visit the beautiful valley.

PROPERTY DESCRIPTION

The farm 654/22 is situated 10 kilometres from the picturesque village of Stanford, in the Western Cape. The farm of 100ha is spectacularly situated with the outlook on the Klein River mountain range and has un-alienated Fynbos and a Milkwood forest with a small dam and a natural stream and there is a great respect for the flora and fauna.

The farm directly contributes to its conservation and upliftment of our local communities, who clear the farm of alien plant species. The farm is within a rural area and the land is currently used only to allow the natural fynbos to grow and to be selectively picked and sold to supply a source of income.

CERTIFIED TITLE DEED

Attached.

Managing Director: W.B Gordon

Company Registration No. 2006/011095/07

Vat No. 4630230233

SITE DIAGRAM

Attached.

PROPOSAL

Consent use is requested to utilise the existing "mangers cottage" to offer eco-accommodation. The cottage will be utilised for short or long term accommodation with a strict policy on usage. The floor area of the cottage is 180 square meters with a 20 square meter garage.

Further the erecting of four army style tents in a camping area which does not affect the natural environment. The tents will be elevated off the ground by 900mm and connected via timber walkways to the lapa, food preparation hut and an ablution facility. Each tent will be approximately 20 square meters.

ACCESS ROAD

Access to the farm is obtained directly from minor road No.4030.

PROVISION OF SERVICES

The farm is 100% solar powered as the source of electricity. Water for domestic purposes is pumped to holding tanks behind the main house. The water is not utilised for irrigation. Waste water is piped to septic tanks from the existing buildings.

For the ablutions at the tent area an eco-friendly facility will be erected which will be outside the prescribed area of nearest natural water.

The refuse is removed to Stanford's Municipal refuse facility.

RECOMMENDATION

The consent use for tourist accommodation will not have a negative impact on the current character and land values of the surrounding farms. The farm in a rural area and natural resources are being utilised in order to enhance a unique venue.

Tourism is a fast growing industry in the area and the proposed consent use will add to the supply and demand of accommodation.

Current trends and requests are clear with the development of other tourist facilities in the area, such as Grootbos, Blue Gum and Stanford Valley.

CONCLUSION

With regards the above it will be appreciated if the Overstrand Municipality would approve the application.

TP- A Theart
(S Jd Marwe)

MODDERRIVIER PLAAS

Portion 654 / 19

STANFORD



15 April 2015

IN RESPONSE TO APPLICATION OF PORTION 22 OF THE FARM MODDERRIVIER NO 654.
OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : W GORDON obo PORT
WILD PROPS 11 (PTY) LTD

ATT : S MULLER

Director : Infrastructure and Planning

Dear Sir

As the owners of the above property, Modderrivier Farm portion 654 /19 we wish to object to the application for the consent use for camp site on the above farm.

I have been running a commercial dairy as well as other farming operations on the above farm for a number of years and my business is completely reliant on our regular water source. Whilst we welcome increased tourism and development in our area, we have already had land users upstream filling dams outside of their water usage rights which is a major concern for us.

Kind Regards

[Handwritten Signature]
PJ Louw

082 775 8785

FILE NO:	AM 22/654
SCAN NO:	16
COLLABORATOR NO:	777012

PO Box 19
Stanford
7210

17 APR 2015

20 APR 2015

TP - A Theert
(Suld Merve)

MODDERRIVIER PLAAS

Portion 654 / 9 and 654 / 0

STANFORD



15 April 2015

IN RESPONSE TO APPLICATION OF PORTION 22 OF THE FARM MODDERRIVIER NO 654.
OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : W GORDON obo PORT
WILD PROPS 11 (PTY) LTD

ATT : S MULLER

Director : Infrastructure and Planning

Dear Sir

As the owners of the above property, Modderrivier Farm, we wish to object to the application for the consent use for camp site on the above farm.

After farming on the above farm since the late 1800's our experience has taught us how precious and limited our water supply is.

We are concerned that that the increased usage of the water for the camp site as well as the sewage system will impact negatively upon the users further downstream.

Kind Regards

A.S De Villiers
082 690 5458

FILE NO:	PH 22/654
SCAN NO:	13
COLLABORATOR NO:	776995

17 APR 2015

TP - A Theart
C Submouset

MODDERRIVIER PLAAS

PORTION 654 / 13 and 654 / 6

STANFORD



15 April 2015

IN RESPONSE TO APPLICATION OF PORTION 22 OF THE FARM MODDERRIVIER NO 654.
OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : W GORDON obo PORT
WILD PROPS 11 (PTY) LTD

ATT : S MULLER

Director : Infrastructure and Planning

Dear Sir

As the owners of the above property, Modderrivier Farm, we wish to object to the application for the consent use for camp site on the above farm.

Our concern is to protect the water source which feeds a number of properties along this line.

We feel that the increased usage of the water supply will detract from the value of our property.

Kind Regards P.S.

Robyn Chalmers

Email : chalmersr@mweb.co.za

FILE NO:	Plm 22/654
SCAN NO:	14
COLLABORATOR NO:	777000

Klenrivier Beleggings
PO Box 234
Stanford
7210

17 APR 2015

26 APR 2015

TP - A Theat
(S idmerne)

DIE KLEIN MODDERRIVIER PLAAS CC

PORTION 654 / 25

STANFORD



PO Box 1015
Stanford 7210

16 April 2015

IN RESPONSE TO APPLICATION OF PORTION 22 OF THE FARM MODDERRIVIER NO 654,
OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : W GORDON obo PORT
WILD PROPS 11-(PTY) LTD

ATT : S MULLER

Director : Infrastructure and Planning

Dear Sir

As the owners of the above property, Die Klein Modderrivier, we wish to object to the application for the consent use for camp site on the above farm.

Our only concern is to protect the water source which feeds a number of properties along this line.

Whilst we understand the importance of Tourism in our area, water is also a major consideration for us .

Kind Regards

Mr and Mrs Husk

Website : www.overberggems.co.za

E-mail: kevinhusk@hermanus.co.za

Kevin Cel: 082 809 3585

Natalie Cel: 082 893 2282

Klein modderrivier Plaas CC
cd Husk
PO Box 1015
Stanford
7210

FILE NO:	Ph 22/654
SCAN NO:	15
COLLABORATOR NO:	777009

17 APR 2015

20 APR 2015

Ilze le Roux - Re: PTN 22-654 MODDERRIVIER

From: Dudley Coetzee
To: Ilze le Roux
Date: 24/03/2015 10:46 AM
Subject: Re: PTN 22-654 MODDERRIVIER

I have no comment

Regards

Dudley

>>> Ilze le Roux 2015/03/23 03:32 PM >>>

Kindly provide this office with your written comments on the attached application.

Kind Regards

Ilze Le Roux
Senior Clerk
Town Planning, Overstrand Municipality
Tel: (028) 313 8900
Fax: (028) 313 2093
email: ileroux@overstrand.gov.za

>>> <scanner@overstrand.gov.za> 23/03/2015 03:30 PM >>>

This E-mail was sent from "RNP13DB3C" (Aficio MP 2000).

Scan Date: 23.03.2015 14:30:10 (+0100)

Queries to: scanner@overstrand.gov.za

Alida Calitz - RE: Prt 22/654

From: "Wayne Gordon" <wg@defsol.co.za>
To: alida@overstrand.gov.za
Date: 2015/04/24 12:19 PM
Subject: RE: Prt 22/654
Attachments: PWP response to OM.pdf; DSC_0015.jpg; DSC_0018.jpg; DSC_0020.jpg;
 20150423_133508_resized.jpg; 20150423_133358_resized.jpg;
 20150423_133328_resized.jpg; 20150423_133307_resized.jpg

Dear Alida, (Attention: Sir / Madam S. Muller)

Please find our response to the objection letters and photos.

Kind regards,

Wayne Gordon
 Port Wild Props 11 (Pty) Ltd
083 653 3303

From: Alida Calitz [alida@overstrand.gov.za]
Sent: 21 April, 2015 12:47 PM
To: wg@defsol.co.za
Subject: Prt 22/654

Dear Gordon,

Attached herewith please find a letter for your comment.

Kind Regards

Alida Calitz
 Town Planning



Overstrand Municipality

A: 16 Paterson Street, Hermanus, 7200 | P: P.O Box 20, Hermanus, 7200
 T: +27 (0) 313 8900 | F: +27 (0) 313 2093
 E: alida@overstrand.gov.za | W: www.overstrand.gov.za

Vision Statement: "To be a centre of excellence for the community"

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>>> Town Planning <scans@overstrand.gov.za> 2015/04/21 12:47 PM >>>

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 Device Model: SHARP MX-M310N

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FILE NO:	PTA 22/654
SCAN NO:	29
COLLABORATOR NO:	779223



Port Wild Property Holdings

Port Wild Props 11 (Pty) Ltd
 Trading as Felicita Farm
 PO Box 79, Constantia, 7848

Modderrivier Farm, Salmonsdam Rd, Stanford, 7210

Cell: (+27) 0845949999 Fax: (+27) 0865433333

S. Muller

24 April 2015

Director: Infrastructure and Planning

RE: IN RESPONSE TO THE OBJECTION LETTERS.

Please find our response to the letters of objection and some comment regarding the consent application as a whole. We have replied to all the objections as one, as the objections are duplicated letter with the primarily objection being water consumption.

On the consent application as a whole:

- We note that there was no objection to the use of the "manager's cottage" as a guest facility.

On the objections regarding water consumption:

- The 'camping facility' has a low impact on water resources, intentionally, compared to an application for the construction of buildings which is considered a primary right.
- The objectors are the main culprits of water loss due to them ignoring the responsibility to combat the alien vegetation which impacts hugely on natural water resources. (Attached photos). Our farm has gone through an extensive eradication process of alien vegetation to allow natural fynbos to thrive. We continuously clear the natural waterway and ensure the waterway is alien free. One of the neighbouring farms owners, whom objected, has excessive alien vegetation growth on the farm and along the farm's extensive waterway, which absorbs a vast amount of the precious resource and affects the fellow objectors.

Continued...

Managing Director: W.B Gordon

Company Registration No. 2006/011095/07

Vat No. 4830230233

28 APR 2015

28 APR 2015

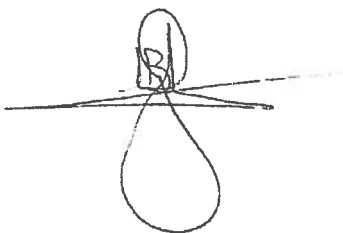
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Continued...

- Water is used sparingly in all manners of living, which is only for personal consumption. On the farm, sewerage is managed in an eco friendly manner and in accordance with Municipal regulations with no violation of water rights.
- The farm does not use the water source for irrigation as the objectors do.
- The objections are based on a concern that the 'campsite' will consume water, when the objectors themselves are expanding their farming and business operations for financial gain, utilising more water from the natural water source.
- The 'campsite' is basic family orientated accommodation where we teach potential visitors and family members the value of water, being entirely off the electricity grid and ensuring alien free growth of natural fynbos.
- One of the objectors whom mentioned a property value detraction, which is clearly absurd, should approach their fellow objectors to get them to utilise the resource more efficiently and encourage them to clear alien vegetation from the waterways.
- The proposed 'campsite' facility is not intended to be utilised on a full time basis.

We hope this reply will nullify any objections.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'W.B. Gordon', written over a horizontal line. The signature is stylized and somewhat abstract.

W.B Gordon
Managing Director

